

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 changes recommended by the Independent Hearings Panel are based on Council's 'Reply Provisions' version, which include:

- Text recommended to be added/deleted by proposed PC14
- Text recommended to be added/deleted within s42A reports.
- Text recommended to be added/deleted from expert conferencing/joint witness statements.
- Text recommended to be added/deleted within s42A reports in response to matters raised during Hearings.

Where the Independent Hearings Panel recommends that the proposed PC14 provision be accepted the text is changed to bold underlined for the added text, and changes to ~~bold strikethrough~~ for text to be deleted.

Where the Independent Hearings Panel recommends that green definitions or the blue links to other provisions and/or external documents are accepted they *remain* unchanged.

Changes recommended by the Independent Hearings Panel (including to proposed PC14 provisions, definitions and links) are shown as bold underlined for text in the Council's 'Reply Provisions' that are recommended to be accepted or for additional new text, and ~~bold deleted~~ for text to be deleted (ie the purple and orange colours in the Council's 'Reply Provisions' have been removed).

3. Further Instructions and Explanations for Council

- a. There are the following further instructions or explanations:
 - i. Appendix 14.16.2 – Recession planes to be updated with 4m and 60° diagram;
 - ii. Appendix 14.16.5 – Tsunami inundation area to be deleted on the basis that it is replaced by the Tsunami Risk Management Area: and
 - iii. Appendix 14.16.11 - Grouping of Residential Visitor Accommodation Zone Sites to be checked that the zoning references align with the Panel recommendations and the Group A, B and C rule references to be checked.

14.16 Appendices

Appendix 14.16.1 Measurement and assessment of noise

- a. The measurement of noise shall be in accordance with [NZS 6801:1991, 'Measurement of Sound'](#) and assessed in accordance with [NZS 6802:1991, 'Assessment of Environmental Sound'](#).
- b. For the purposes of administering these rules the following meanings shall apply:
 - i. dBA means the A-frequency weighted sound pressure level in decibels relative to a reference sound pressure of 20 micro pascals.
 - ii. L10 means the L10 exceedance level set in A-weighted decibels which is equalled or exceeded 10% of the measurement time.
 - iii. Lmax means the period of time between 22:00 and 07:00 the following day.
 - iv. Night-time means the period of time between 22:00 and 07:00 the next day.
 - v. Long-term average sound level shall be the time-average sound level (day-night level) Ldn and shall be determined from the inverse-logarithmic mean of the measured Ldn level for each day over any five day period in a week.
 - vi. The '[notional boundary](#)' of any [boundary](#) shall be 20 metres from the façade of that dwelling, or the legal [boundary](#) of the [site](#) where this is closer to the [boundary](#).

Minimum construction requirements for all Central City zones

	Building Element	Minimum Construction Requirement
1.	External walls of habitable spaces	<p>a. Walls with cladding: Minimum not to be less than 25kg/m¹ being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.</p> <p>Mass walls²: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p> <p>Notes:</p> <p>¹ (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p> <p>² Where exterior wall cladding has a mass of greater than 25kg/m.</p>
2.	Windows of habitable spaces	<p>a. Windows of up to 35% of floor area: 10/12/6 double glazing or 14mm laminate glass or glazing systems of equivalent acoustic performance.</p> <p>b. Window areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule.</p>

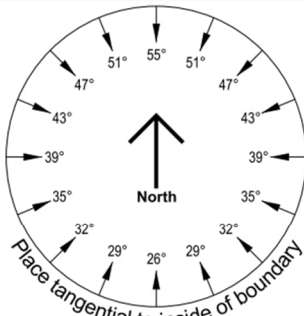
Building Element	Minimum Construction Requirement
	c. Frames to be new aluminium window frames with compression seals or equivalent.
3. Pitched roof	<p>a. Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p> <p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25kg/m².</p> <p>Ceiling: 13mm gypsum plaster board.</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
4. Skillion roof	<p>a. Cladding: 0.55mm profiled steel or 6mm fibre cement.</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated).</p> <p>Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m².</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
5. External Door to habitable spaces	<p>a. Solid core door (min 24kg/m²) with weather seals (where the door is exposed to exterior noise).</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
<p>Advice note:</p> <ol style="list-style-type: none"> Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the New Zealand Building Code G4 in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade achieves a minimum noise reduction consistent with the relevant rules. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction. 	

Appendix 14.16.2 Recession planes

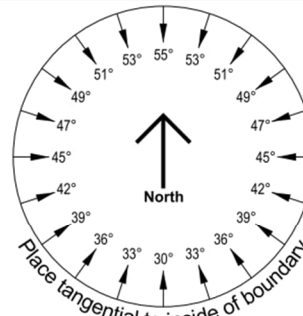
IHP RECOMMENDATIONS

Appendix 14.156.2 - Recession Planes

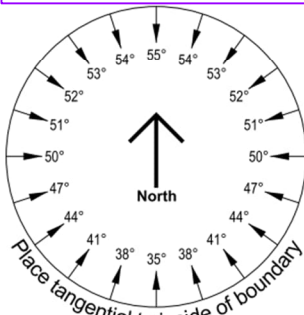
Note: North is true north



- A** Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone
 - in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area



- B** Applicable to all buildings:
- in the Residential Suburban Density Transition Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
 - in the Residential Hills Zone and on Māori land within the Papakāinga / Kāinga Nohoanga zone

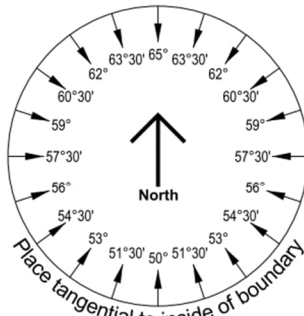


- C** Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone
 - in the Residential New Neighbourhood Zone
 - in the Future Urban Zone

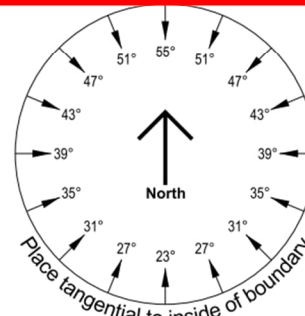
Delete this diagram and replace with 4m + 60 degrees on all sides.

Applies to MRZ and HRZ, and on sites on other non residential zones that adjoin the MRZ and HRZ.

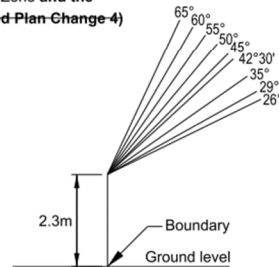
- in the Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) higher height limit zones
- on sites in other non residential zones that adjoin the Residential zones medium density higher height limit zones
- in the medium density higher height limit zones (except those buildings over 11 metres in height)
- on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



- E** Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the Residential Visitor Accommodation Zone and the Residential Central City Zone (Proposed Plan Change 4) (Plan Change 4 Council Decision)



- F** Applicable to all buildings:
- in the Residential Large Lot Zones



Recession Plane Measurement Example

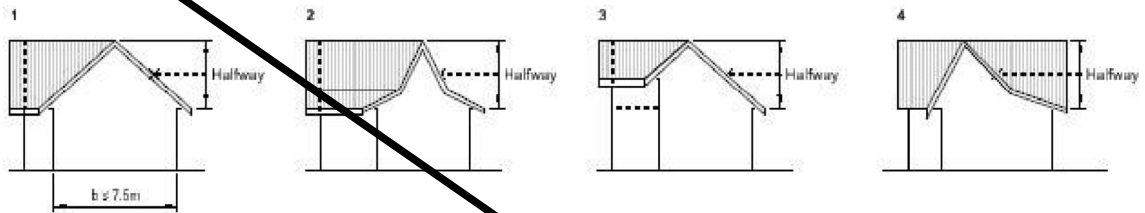
The following intrusions are permitted in the RS, RSDT, RLL and RSS zones only:

1. Gutters and eaves by up to 0.2 metres measured vertically;
2. Solar panels up to two metres in length per boundary;
3. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than nine metres above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1 metre.
4. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3 metres, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.
5. Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

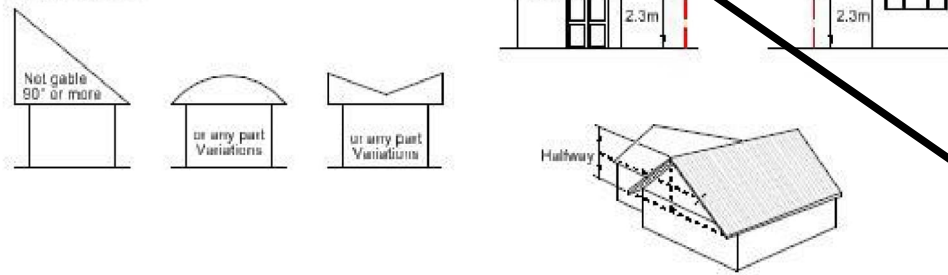
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Appendix 14.16.2A - Permitted Intrusions - Gables

Location of Halfway between the eaves and ridge line.



Examples of designs that do not meet the definition of a gable.



Appendix 14.16.2B - Recession Planes - Midpoint Location Along Wall And Roof Sections

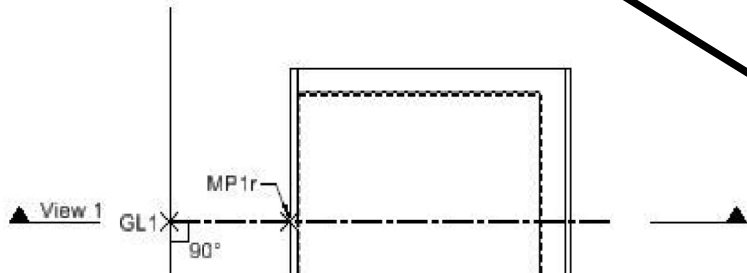
NOTE

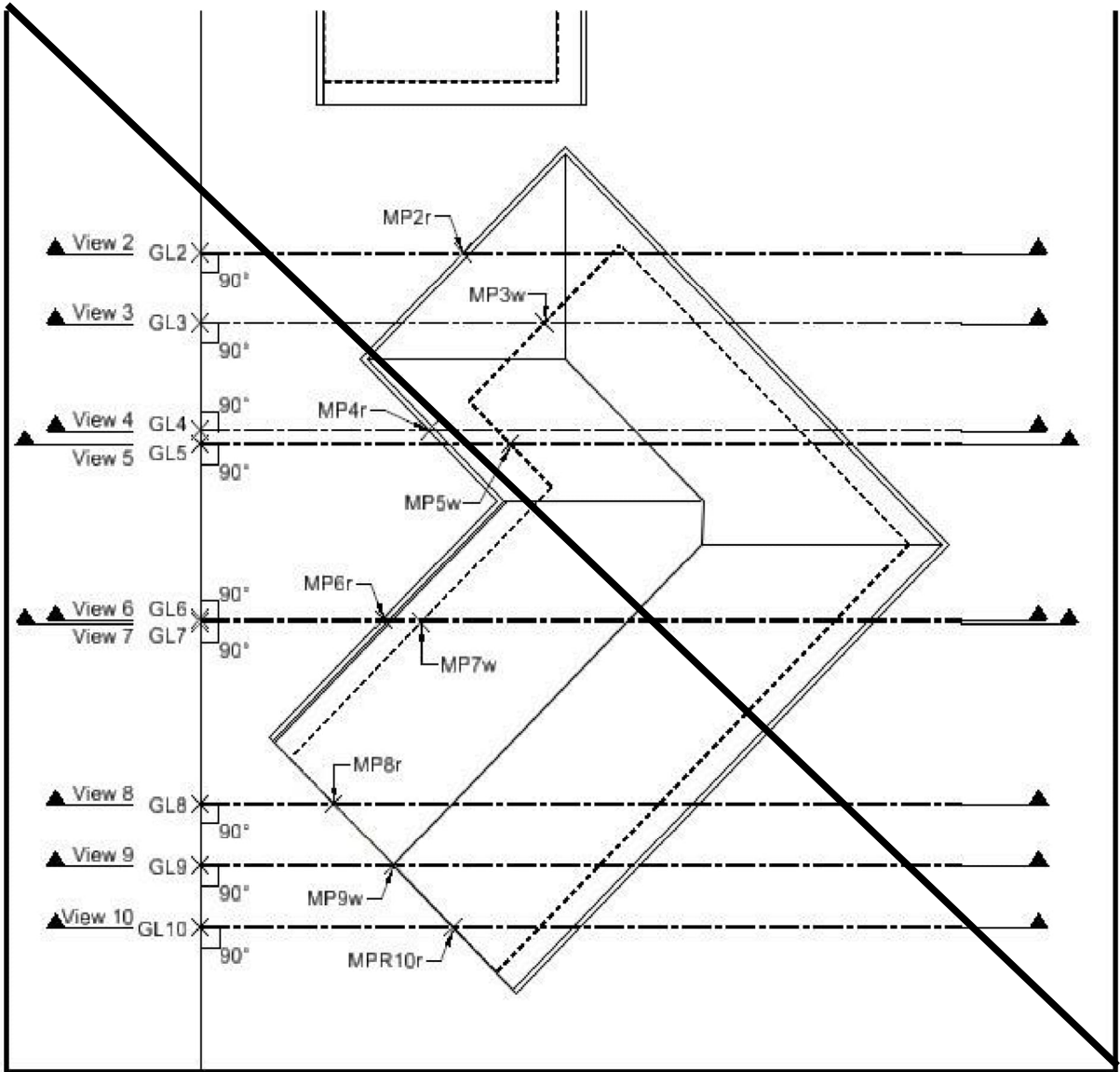
Ground levels taken at boundary.
If lower on the neighbours side then the lower ground level is used.

Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.
Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.
View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.
View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

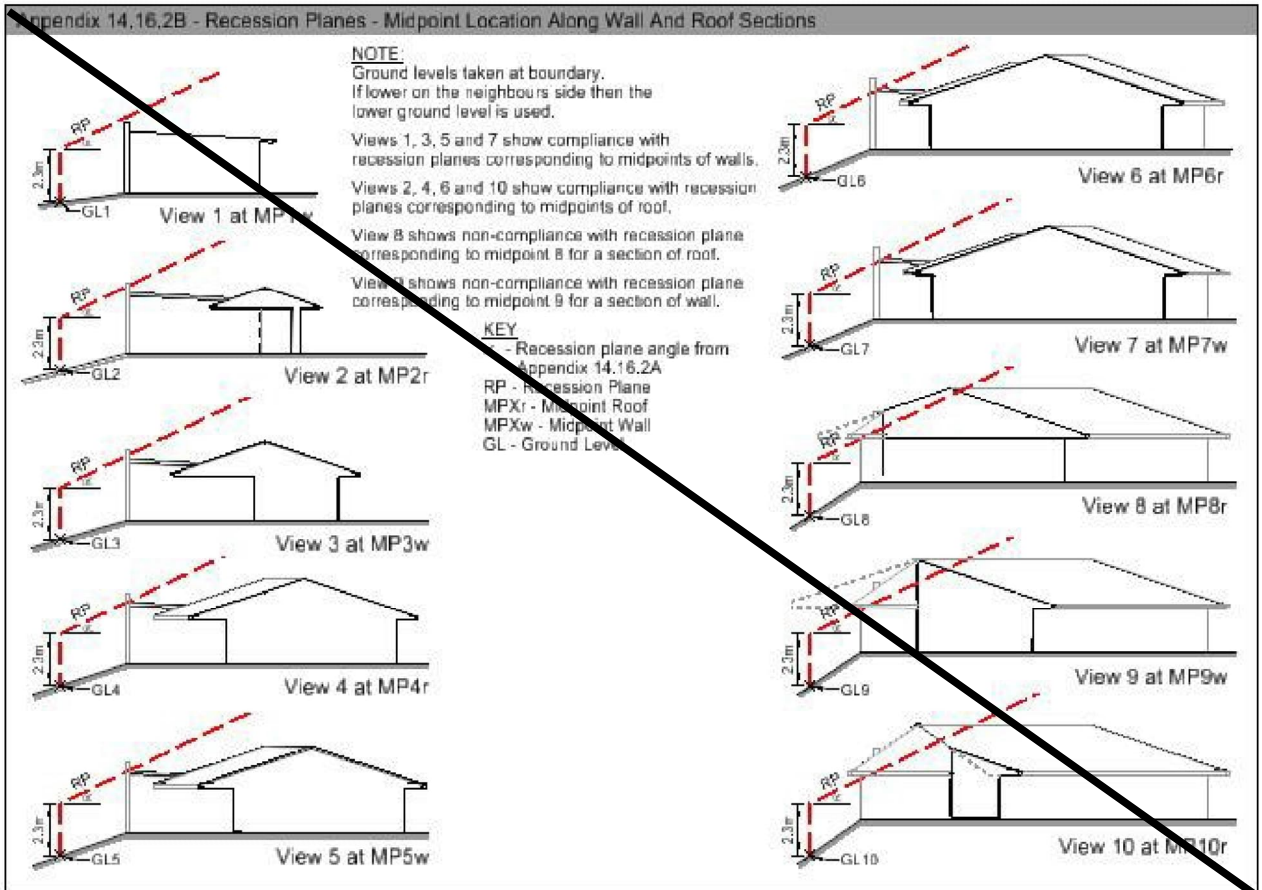
KEY

α - Recession plane angle from Appendix 14.16.2A
RP - Recession Plane
MPXr - Midpoint Roof
MPXw - Midpoint Wall
GL - Ground Level

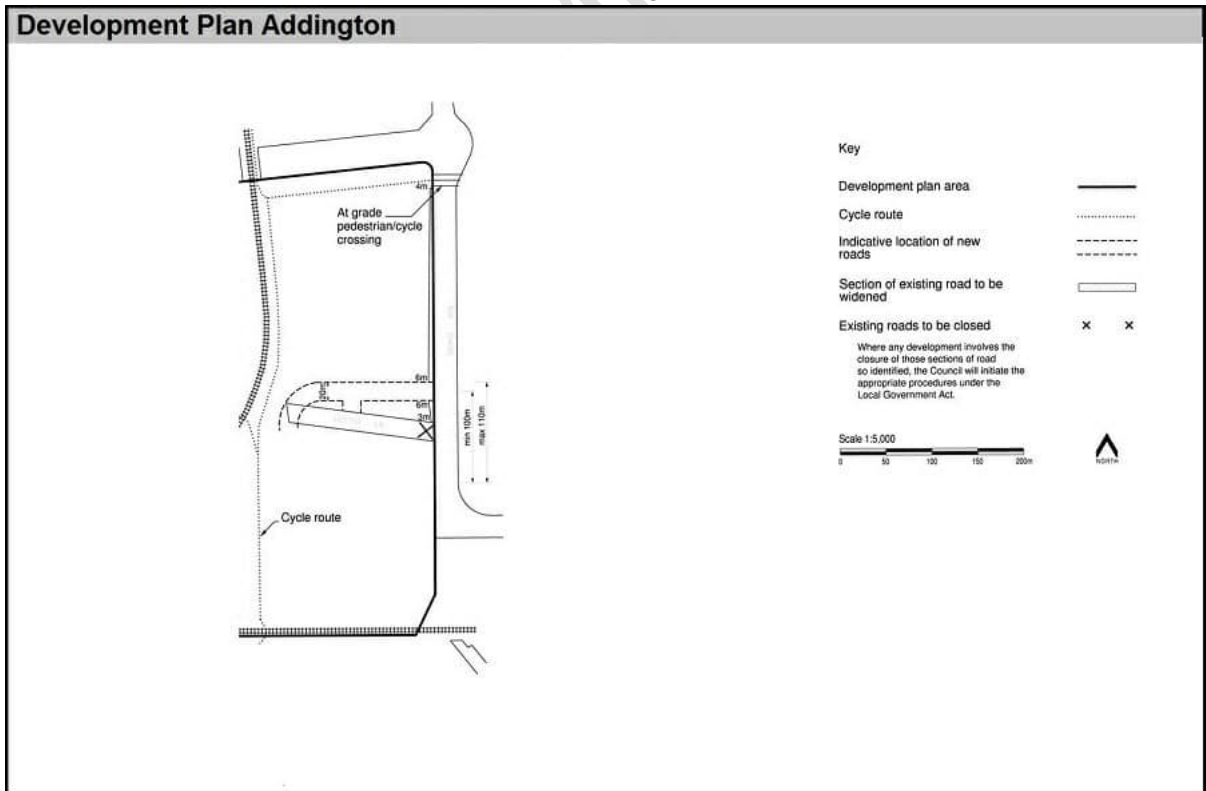




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Appendix 14.16.3 Development plan Addington



Appendix 14.16.4 Aircraft noise exposure

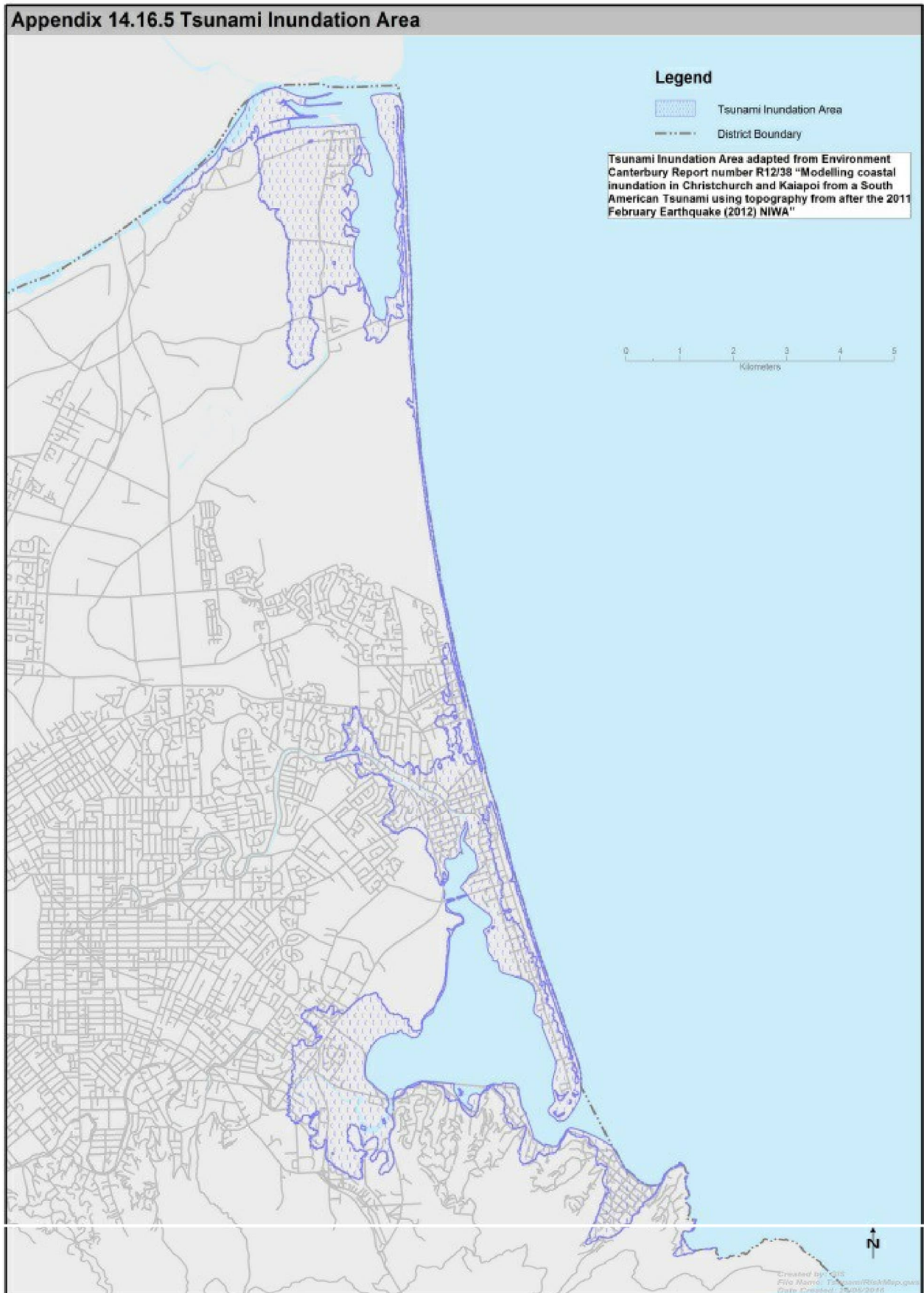
This appendix derives from [Rules 14.4.1.3](#), [14.11.1.1](#) and [14.4.3.2.7](#).

1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dB Ldn Air Noise Contour as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Indoor design sound levels		
Building type and activity	Indoor design and sound levels	
	SEL dB	dB Ldn
Residential units, older person's housing, hosted visitor accommodation and unhosted visitor accommodation		
Sleeping areas	65	40
Other habitable areas	75	50
Visitor accommodation (except where specified above), resort hotels, hospitals and health care facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops, gymnasias	85	60
Retail activities, commercial services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices , exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets , showrooms	85	60
1.2 Noise insulation calculations and verification		
a. Building consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.		

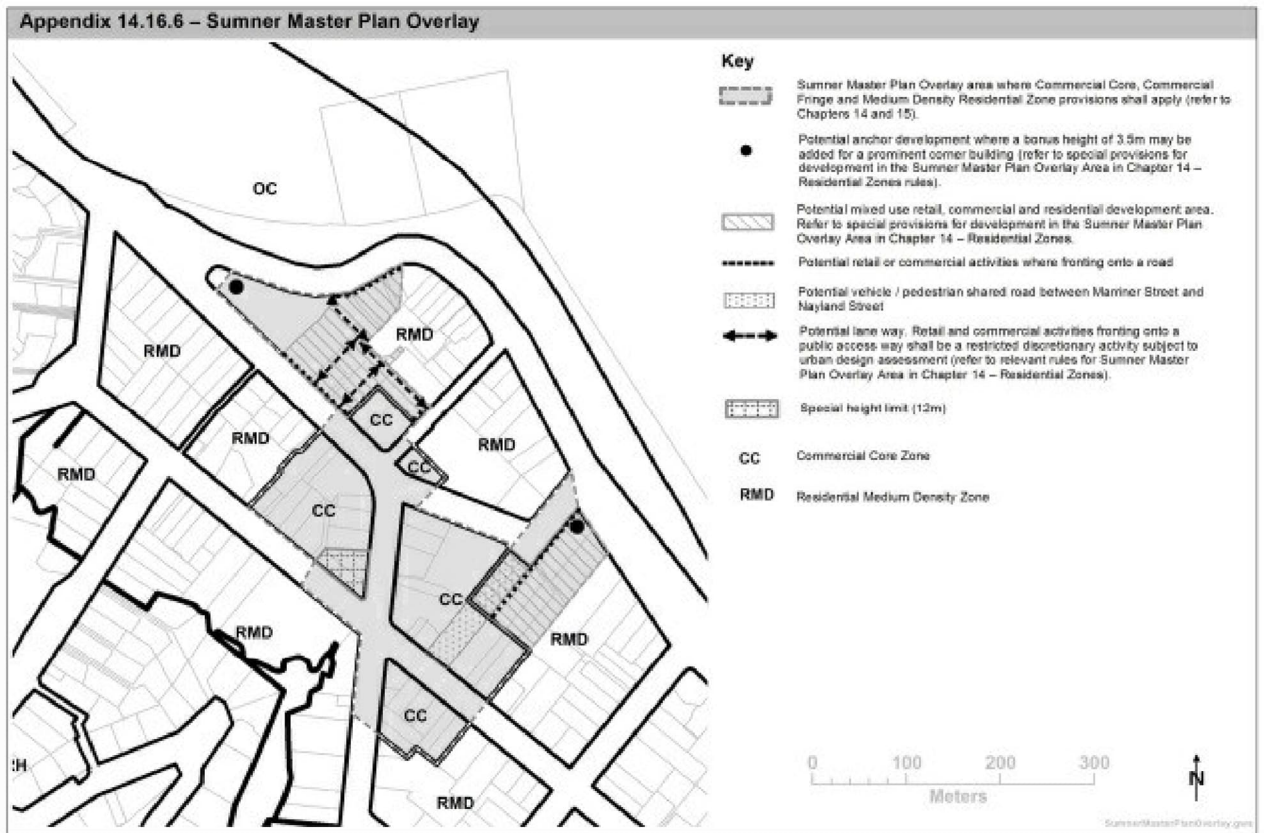
- b. For the purpose of sound insulation calculations the external noise levels for a **site** shall be determined by application of the air noise contours L_{dn} and SEL. Where a **site** falls within the contours the calculations shall be determined by linear interpolation between the contours.
- c. If required as part of the final **building** inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

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Appendix 14.16.5 Tsunami inundation area

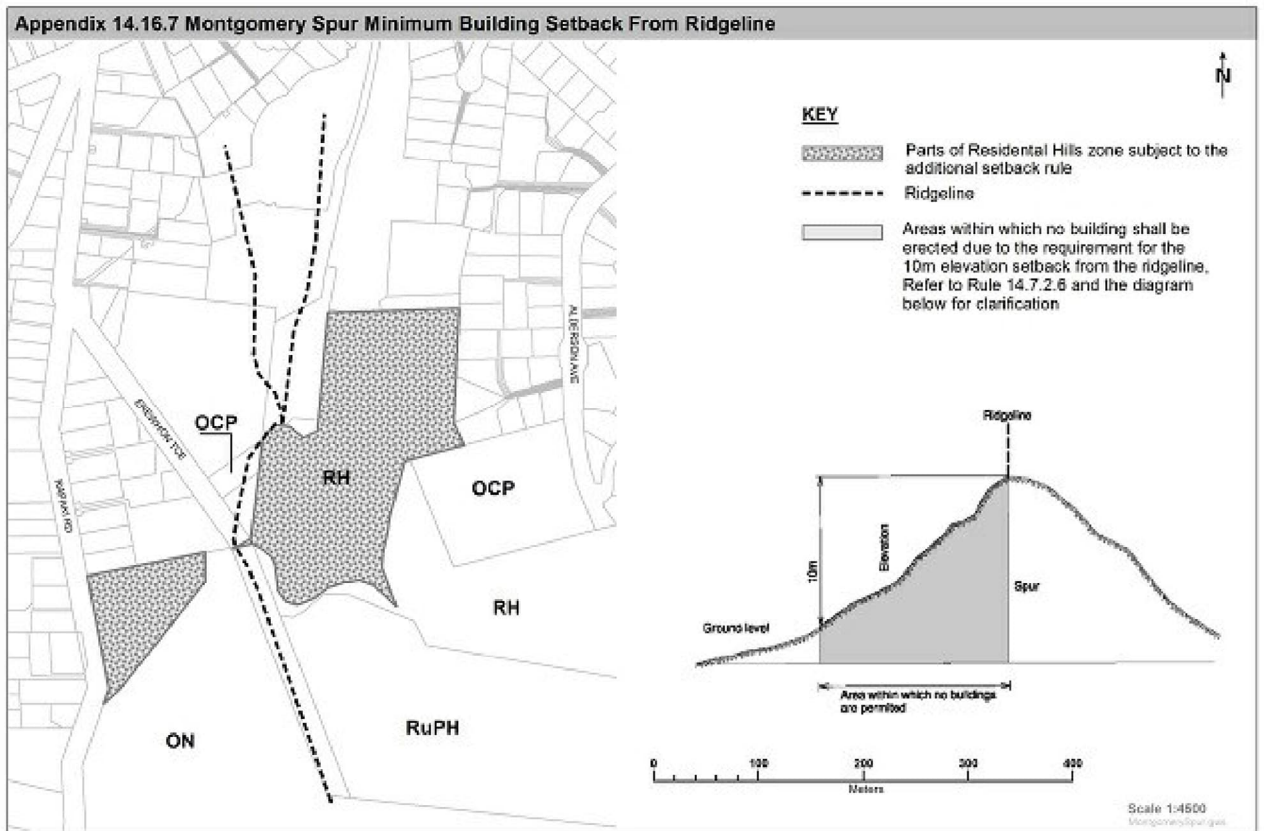


Appendix 14.16.6 Sumner Master Plan Overlay



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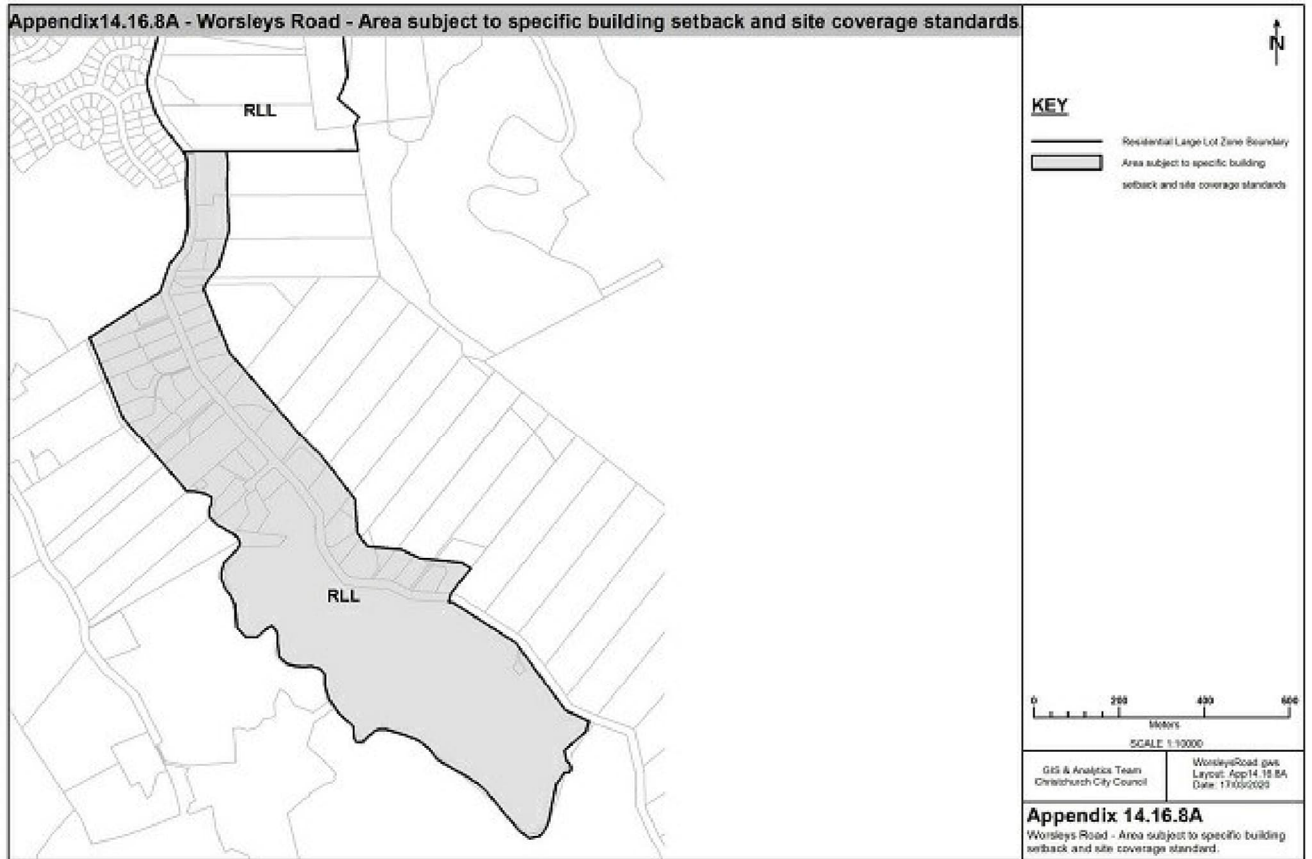
Appendix 14.16.7 Montgomery Spur - minimum building setback from ridgeline



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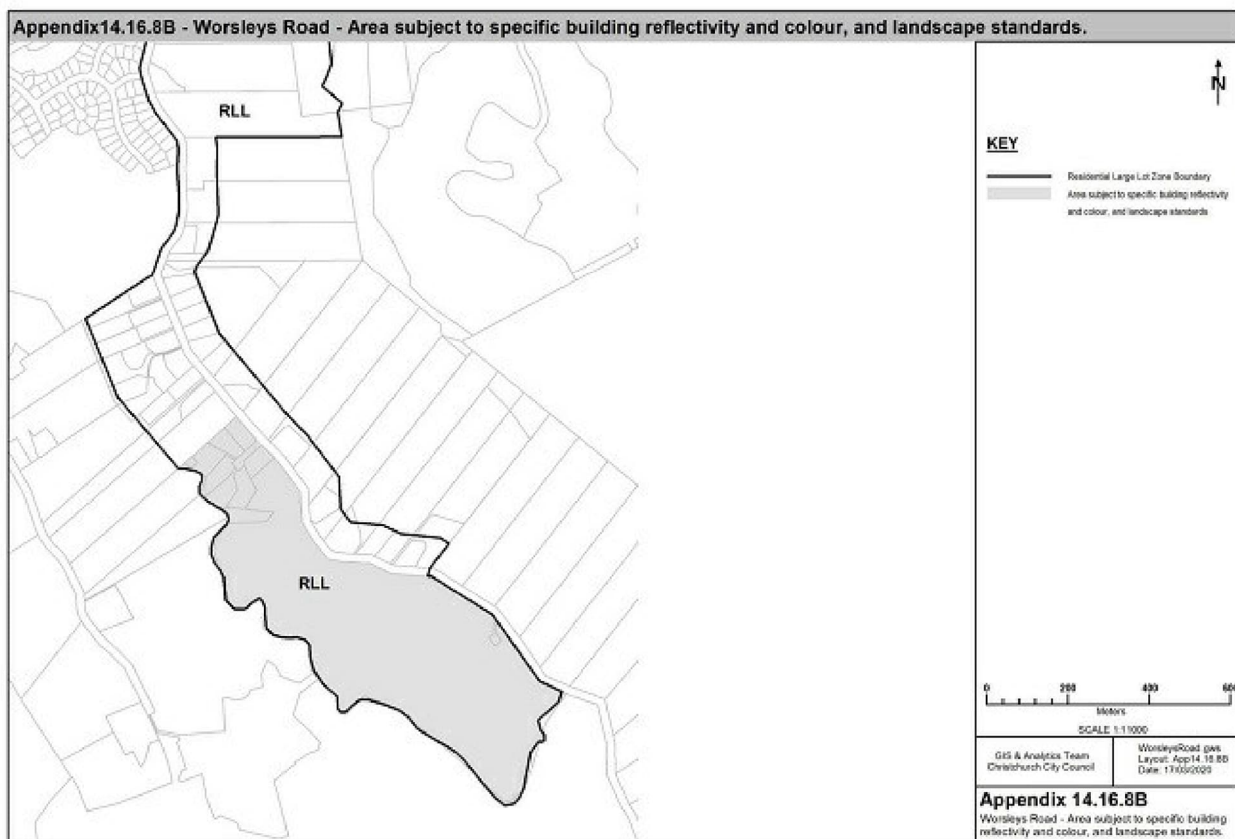
Appendix 14.16.8 Worsleys Road - areas subject to specific standards

Appendix 14.16.8A - Worsleys Road - area subject to specific building setback and site coverage standards



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Appendix 14.16.8B - Worsleys Road - area subject to specific building reflectivity and colour, and landscape standards



Colour	Reflectivity	Colour	Reflectivity
00 A 13	6%	10 B 29	3%
10 B 27	8%	02 A 11	18%
08 A 14	2%	22 B 25	12%
16 A 07	30%	18 B 23	20%
18 A 14	7%	18 B 21	30%
16 A 11	20%	10 B 23	22%
18 B 27	6%	08 B 23	19%
18 B 29	7%	12 B 29	2%
06 A 07	30%	00 A 09	20%
08 B 25	10%	12 B 27	8%
08 B 29	7%	00 A 11	12%
10 A 11	12%	12 B 23	20%
12 B 21	34%	08 B 21	27%
10 A 07	27%	02 A 07	30%
10 B 21	30%	08 B 27	8%
10 A 09	20%	18 B 25	13%

00 A 07	30%	06 A 11	12%
12 B 25	12%		

Appendix 14.16.9 Samarang Bay and Allandale colour palette

Roof Colours, Body/Wall and Trim Colours		
Resene Acrylic Roof Chart	Ebony	10 HA-5
	Thunder	11 HA-12
	Storm Dust	14 HA-25
	Mirage	14 HB-11
	Steel Grey	15 HB-13
	Stratos	10 HC-4.5
	Gulf Blue	11 HC-8
	Cloud Burst	12 HC-14
	Blue Wale0	14 HC-7.5
	Cocoa Brown	10 HD-4
	Clinker	11 HD-7.5
	Rustic Red	10 HF-5
	Jarrah	11 HF-3
	Morocco Brown	10 HE-7
	Hunter Green	10 HH-4
	Green Kelp	11 HH-7.5
	Mikado	12 HH-7.5
	Nordic	10 HI-4
	Seaweed	12 HI-7.5
	Palm Green	12 HI-4
	Gable Green	13 HL-5.5
Stratco Coated Steel Colour Chart	Ironsand	
	Lignite	

	Karaka	
	Permanent Green	
	New Denim Blue	
	Grey Friars	
Resene	Ship Grey	00 A 11
	Baltic Sea	00 A 13
	Cape Cod	16 A 11
	Rangoon Green	12 B 29
	Black Bean	14 C 40
	Charade	18 B 27
	Cinder	18 B 29
	Blue Bark	18 C 40
	Cardin Green	14 E 58
	Haiti	22 B 29

TRIM AND ACCENT COLOURS

The following colours include those colours that are complementary or of a less grey nature than those derived from the landscape background.

They are accent colours and should only be used in small proportions to add visual interest at close range.

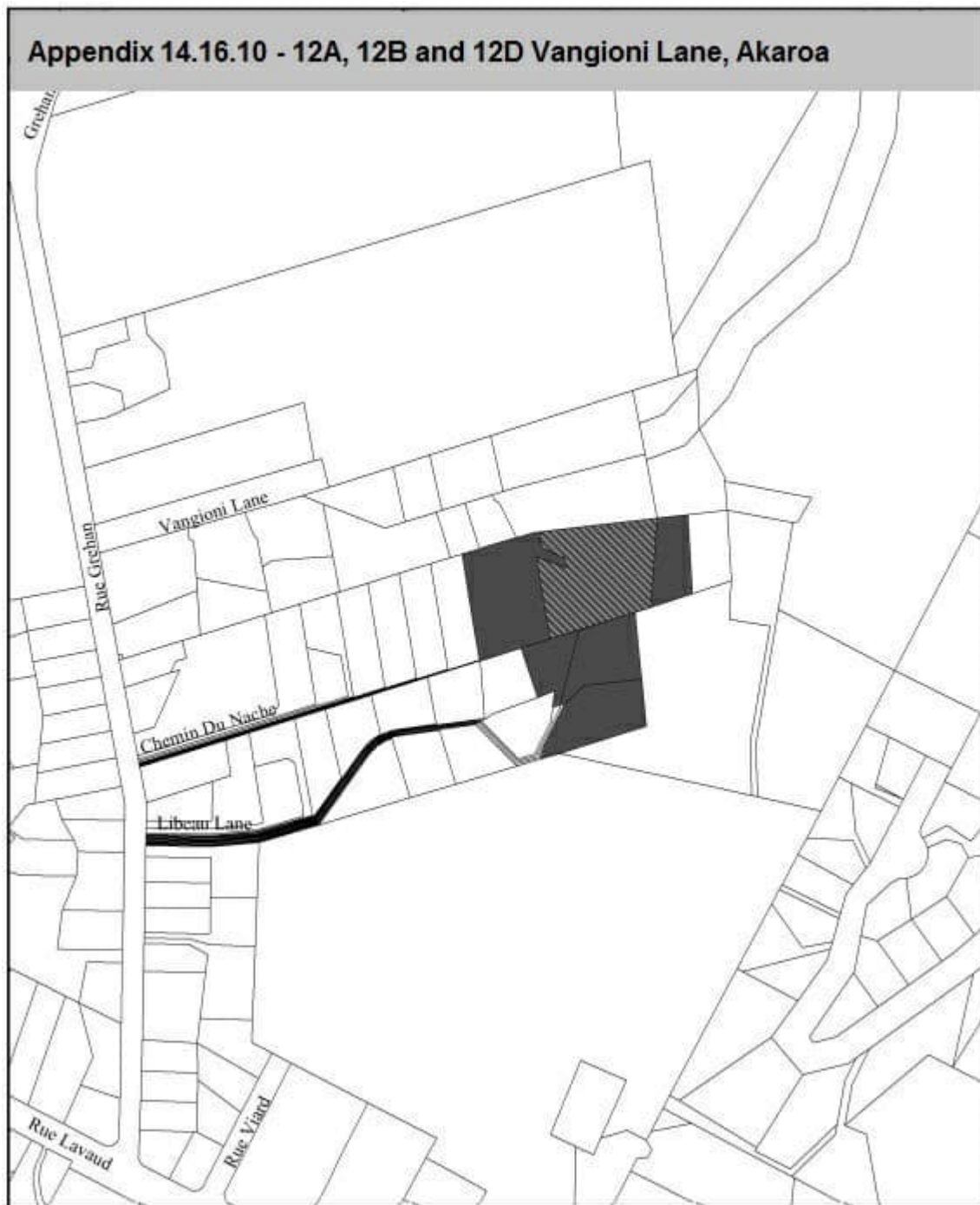
Applications include:

1. Fascia boards
2. Doors and door frames
3. Windows and window frames
4. Window sills
5. Spouting and down pipes

Trim and Accent Colours Only		
Resene	Birch	10 B 27
	Kelp	12 B 25

	Scrub	12 B 27
	Turtle Green	12 C 39
	Pine Tree	12 C 40
	Madras	10 C 39
	Dark Tan	04 C 39
	Chocolate	04 C 40
	Toledo	02 C 40
	Persian Red	04 E 58
	Pirate Gold	08 E 56
	Rich Gold	06 E 56
	St Tropaz	20 D 44
	Catalina Blue	20 D 45
	Biscay	20 C 39
	Outer Space	20 C 40
	Elm	16 D 43
	Blue Stone	16 D 44
	Cyprus	16 D 45
	Hot Chili	04 D 45
	Wistful	22 D 41
	Martinique	22 B 27
	Mardi Gra	24 C 40
	Plum	24 E 58

Appendix 14.16.10 Akaroa - 12A, 12B and 12D Vangioni Lane



Appendix 14.16.11 Grouping of Residential Visitor Accommodation Zone Sites

PANEL INSTRUCTION

Grouping of Residential Visitor Accommodation Zone Sites to be checked that the zoning references align with the Panel recommendations and the Group A, B and C rule references to be checked.

The following table sets out the groupings for Residential Visitor Accommodation Zone sites for the purpose of determining the applicable zone rules for permitted and restricted discretionary activities (other than for [visitor accommodation](#) (P1) and permitted activities on the [YMCA site](#) (P3)).

The Residential ~~Guest~~ Visitor Accommodation Zone site locations are contained in the figures following this table.

ID	Name	Address	Legal Description	Zones applicable to Rule 14.11.1.1 P2 and Rule 14.11.1.3 RD3
Group A Sites (sites located in a lower density residential environment, typically zoned Residential Suburban <u>Medium Density Residential Zone</u>)				
GA1	Wigram Base	14 Henry Wigram Drive	Lot 82 DP 81079	Residential Suburban <u>Medium Density Residential Zone</u>
GA2	Wigram Lodge	15 Sioux Avenue	Lot 1 DP 81926	
GA3	Garden Hotel	110 Marshland Road	Lot 2 DP 456038	
GA8	<u>Addington Court Motel</u>	<u>197 Lincoln Road</u>	<u>Lot 1 DP 79547</u>	
GA4	Redwood Hotel	340 Main North Road	Lot 10 DP 60941	
GA5	Racecourse Hotel	116-118 Racecourse Road	Lot 1 DP 301568, Lot 2 DP 301568	
GA6	Commodore Hotel	447-449 and 455 Memorial Avenue	Lot 1 DP 28781, Lot 2 DP 74459	
Group B Sites (sites located in a medium density residential environment, generally zoned Residential <u>Medium Density High Density Residential Zone</u>)				
GA7	Quality Hotel Elms	456 Papanui Road	Lot 2 DP 29110, Pt Lot 13 DP 959	Residential Suburban <u>Density Transition Residential Medium Density</u> <u>High Density Residential Zone, with Intensification Precinct</u>
GA8	Addington Court Motel	197 Lincoln Road	Lot 1 DP 79547	
GA13	<u>Avon</u>	<u>356 Oxford Terrace</u>	<u>Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town</u>	
GA3	<u>Garden Hotel</u>	<u>110 Marshland Road</u>	<u>Lot 2 DP 456038</u>	
GA9	Chateau on the Park	189 Deans Avenue	Lot 1 DP51050, Lot 1 DP6807	

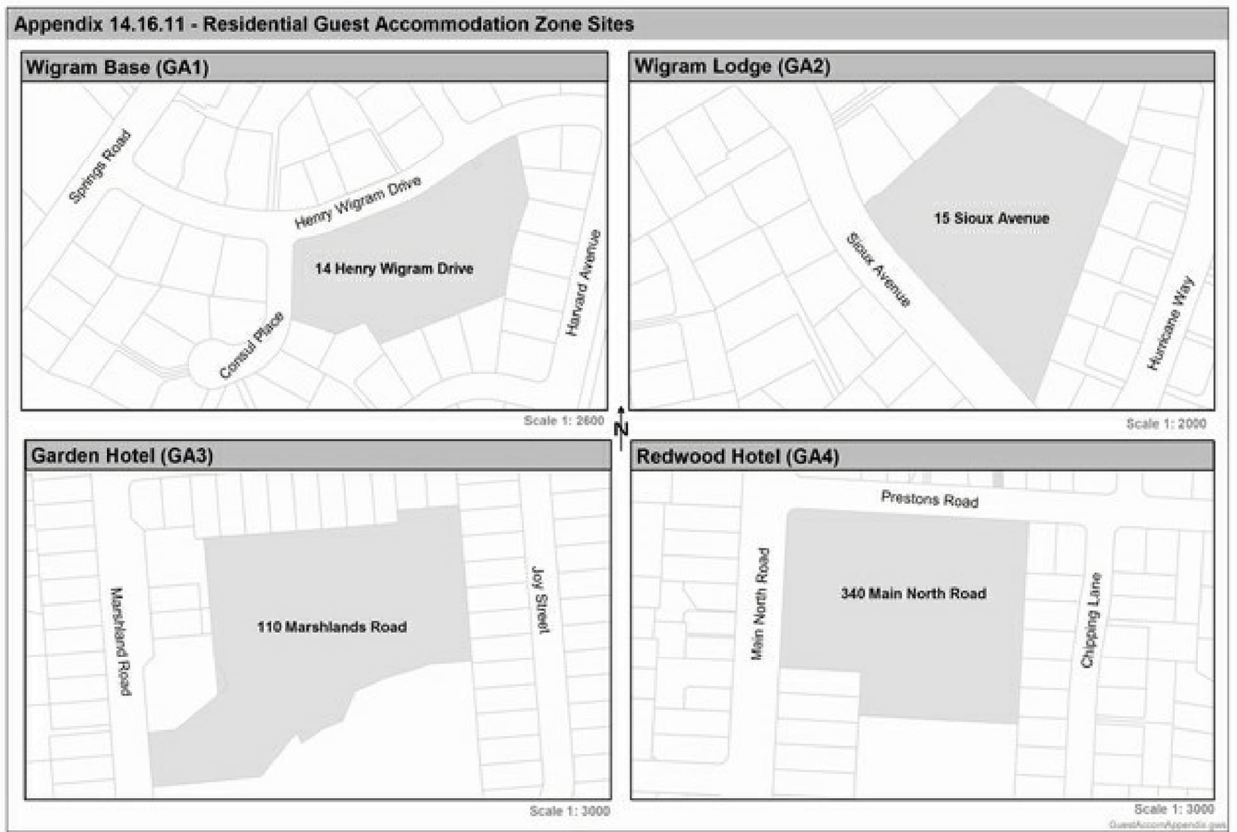
GA15	Hall	294 Barbadoes Street	Pt TR 16 ChCh City CT 316-191	
GA16	Round the World Backpackers	314 Barbadoes Street	Lot 2 DP 33590	
GA22	Vagabond Backpackers	232 Worcester Street	Pt Res 55 Christchurch Town	
Group C Sites (sites adjoining Residential Central City Zone zoned High Density Residential Zone)				
GA10	Peterborough (George Hotel)	54 Park Terrace	Lot 2 DP12364, Lot 1 DP37827, Lots 1 - 6 DP27448, Lot 2 DP1973, Pt Rs 125 Canterbury District, Sections 127 and 128 Christchurch Town.	Residential Central City High Density Residential Zone, within Central City Residential Precinct
GA11	Montreal (Hotel Montreal)	363 Montreal Street	Lot 2 DP473673, Lot 2 DP81571, Lot 2 DP480221, Lot 1 DP480221	
GA12	Latimer (Rydges)	30 Latimer Square	Lot 1 DP 338487 Lot 7 DP1189 Lot 18, DP1189	
GA13	Avon	356 Oxford Terrace	Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town	
GA14	Windsor Private Hotel	52 Armagh Street	Sec 1 SO 13661	
GA15	Hall	294 Barbadoes Street	Pt TR 16 ChCh City CT 316 191	
GA16	Round the World Backpackers	314 Barbadoes Street	Lot 2 DP 33590	
GA17	Stonehurst Accommodation	241-263 Gloucester Street	Lot 2 DP 80988, Pt Secs 640,642,642 Christchurch Town, Lots 1, 2 DP 7888, Lot	

			1 DP 410496, Lot 2 DP 410496
GA18	YMCA	12 Hereford Street	Lots 1,2,3 DP 25197, Lot 1 DP 46151, Pt Sec 441 Christchurch Town
GA19	YHA Hereford Street	36 Hereford Street	Sec 457 Christchurch Town
GA20	Foley Towers	208 Kilmore Street	Lot 1 DP 60425
GA21	YHA Worcester Street	5 Worcester Street	Lot 1 DP 496200
GA22	Vagabond Backpackers	232 Worcester Street	Pt Res 55 Christchurch

Any breach in [height](#) under [14.11.1.1](#) P2 will be considered under the applicable restricted discretionary rule for the commensurate residential zone, as follows:

- a. Group A – Medium Density Residential Zone: [14.4.1.3](#) RD14
- b. Group B – High Density Residential Zone, with Intensification Precinct: [14.5.1.3](#) RD7 or RD8, as applicable.
- c. Group C – High Density Residential Zone: [14.5.1.3](#) RD7 or RD8, as applicable.

Residential Visitor Accommodation Zone site locations

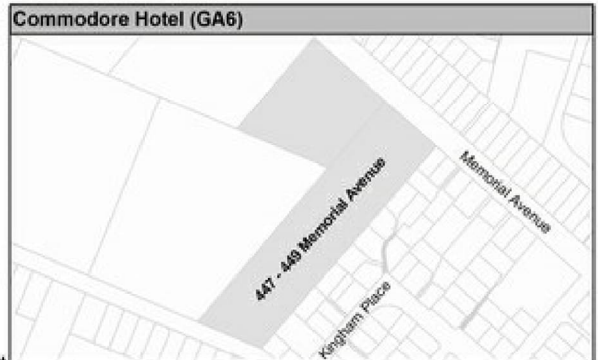


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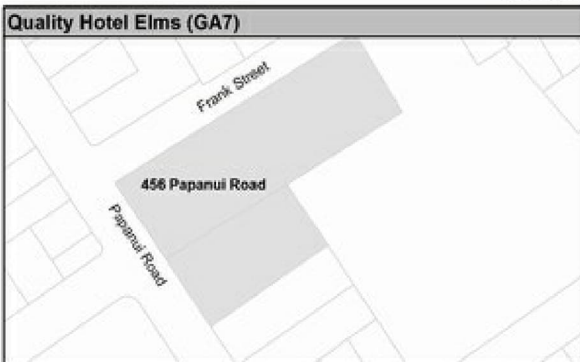
Appendix 14.16.11 - Residential Guest Accommodation Zone Sites



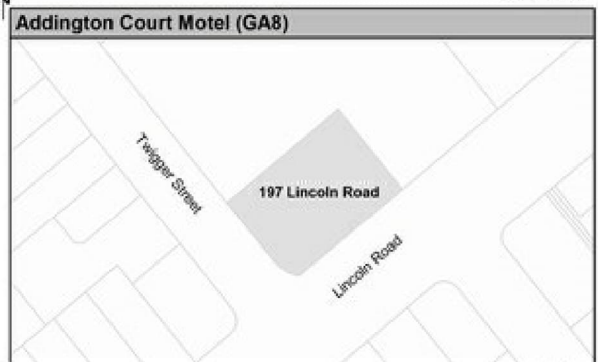
Scale 1: 2000



Scale 1: 5500



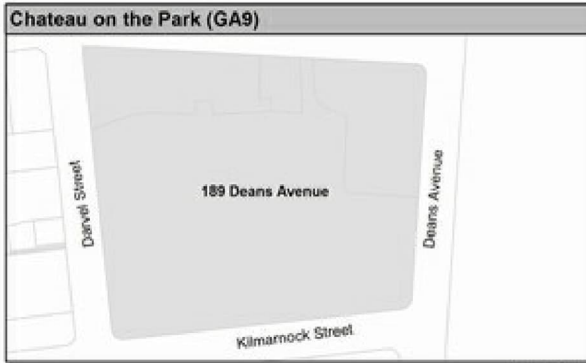
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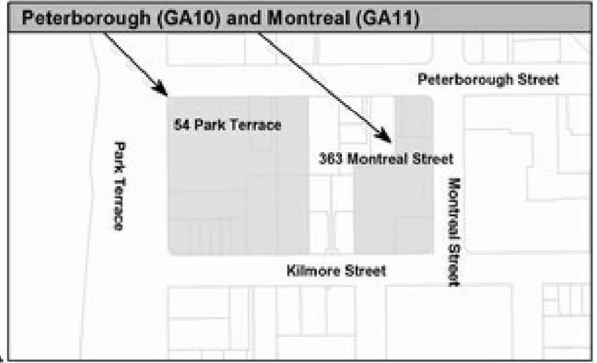
Scale 1: 1500
GuestAccomAppendix.pdf

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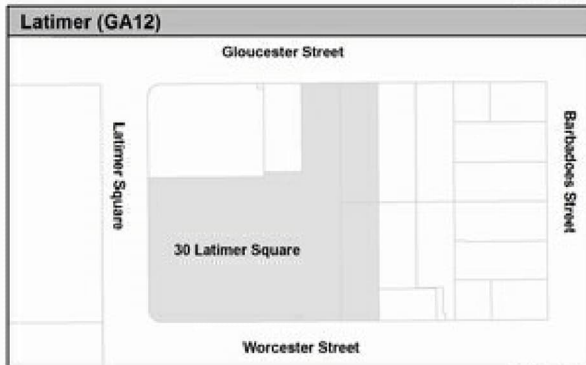
Appendix 14.16.11 - Residential Guest Accommodation Zone Sites



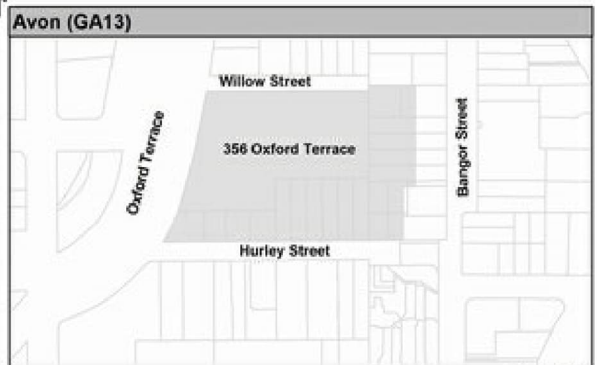
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Scale 1:3000



Scale 1:2000

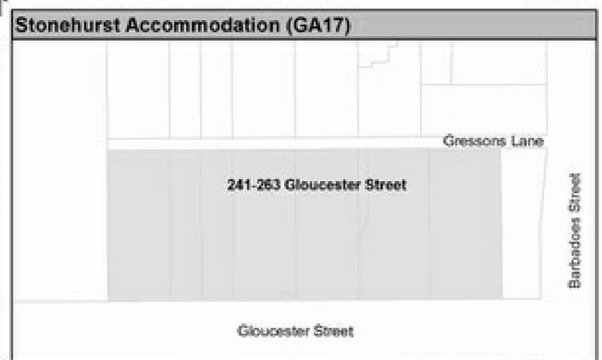
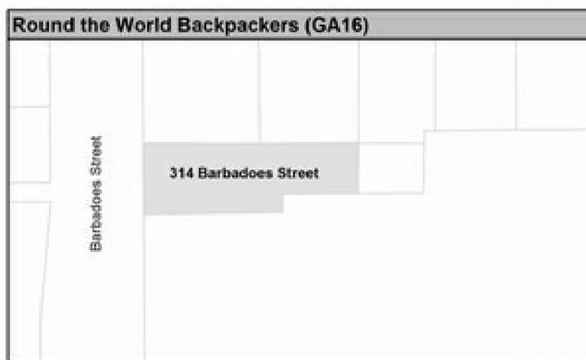
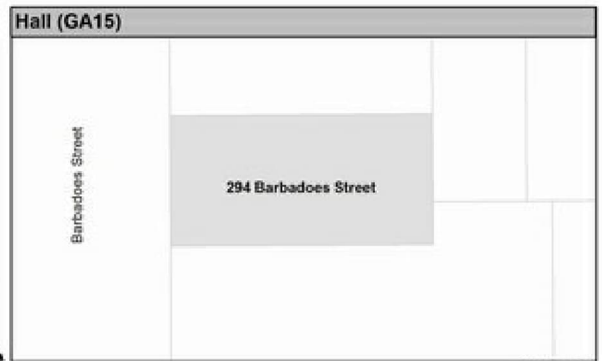
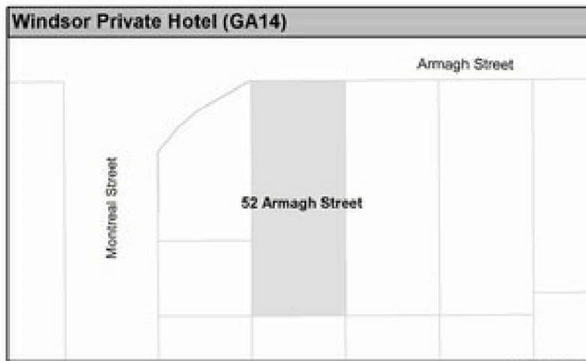


Scale 1:3000

GuestAccomAppendix.gpx

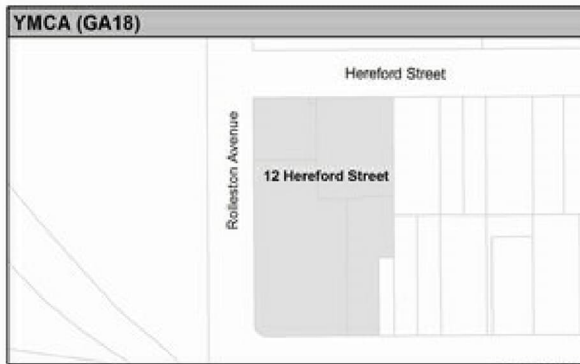
IHP RECOMMENDATION

Appendix 14.16.11 - Residential Guest Accommodation Zone Sites

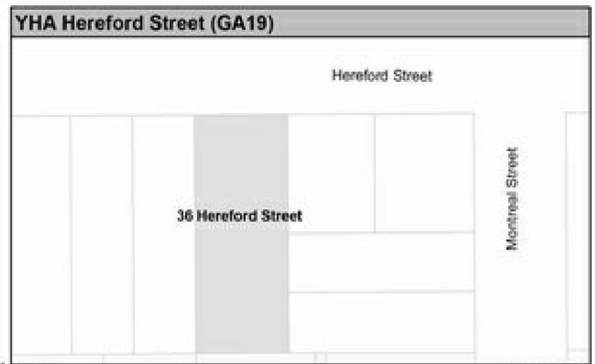


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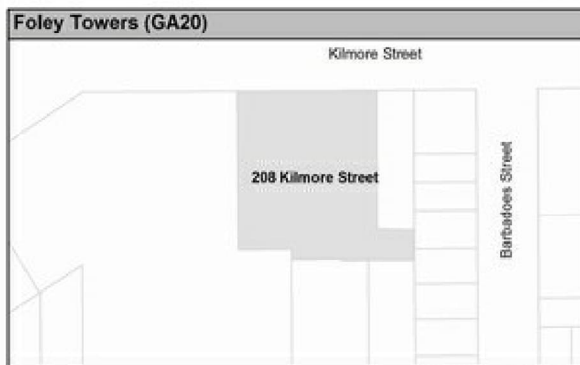
Appendix 14.16.11 - Residential Guest Accommodation Zone Sites



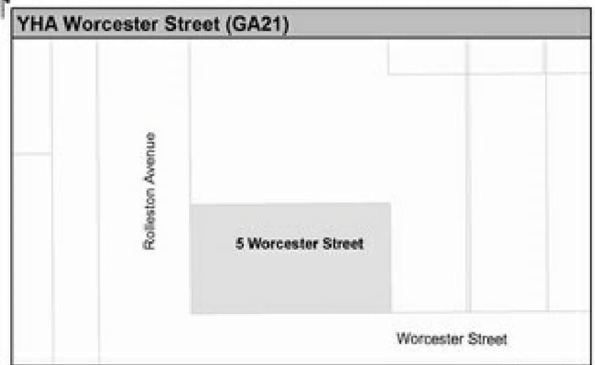
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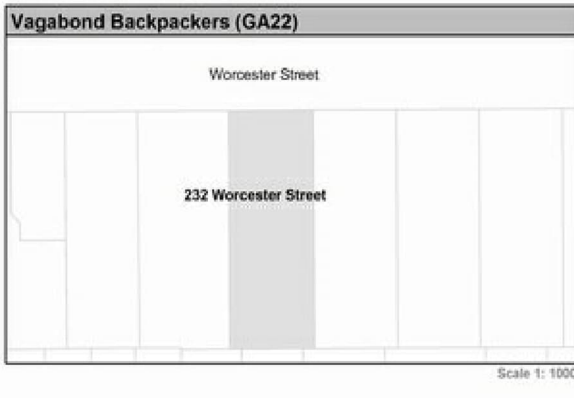
Scale 1: 1500



Scale 1: 1000
GuestAccomAppendix.gis

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Appendix 14.16.11 - Residential Guest Accommodation Zone Sites



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