

## **Chapter 14 Residential - Updated provisions**

**IHP Minute 58:** [IHP-Minute-58-Response-to-Chapter-14-Redraft-and-Miscellaneous-Matters-and-appendices-20-November-2024.pdf](#)

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:

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# 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

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### Panel Key:

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## 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.**

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## 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
<b>P1</b> 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>
<b>P2</b> Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
<b>P3</b> 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"> <li>a minimum gross floor area, excluding terraces, garages, of 35m<sup>2</sup>; and</li> <li>a separate outdoor living space readily accessible from its living area that is at least 20m<sup>2</sup> with a minimum dimension of 3 metres.</li> </ol> <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>
<b>P4</b> 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 <b>home occupation</b> shall be no more than 40m<sup>2</sup>.</p> <p>b. The maximum number of FTE persons employed in the <b>home occupation</b>, who reside permanently elsewhere than on the <b>site</b>, shall be two.</p> <p>c. Any <b>retail activity</b> shall be limited to;</p> <ul style="list-style-type: none"> <li>i. the sale of goods grown or produced on the <b>site</b>;</li> <li>ii. goods incidental to an on-site service provided by the <b>home occupation</b> where the goods storage and/or display occupies no more than 1m<sup>2</sup> of floor area; or</li> <li>iii. internet-based sales where no customer visits occur; and</li> <li>iv. <b>retail activity</b> shall exclude <b>food and beverage outlets</b>.</li> </ul> <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed <b>building</b>.</p> <p>e. The hours of operation, when the <b>site</b> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> <li>i. 07:00 - 21:00 Monday to Friday; and</li> <li>ii. 08:00 - 19:00 Saturday, Sunday and public holidays.</li> </ul> <p>f. Visitor, courier vehicles and staff <b>parking areas</b> shall be within the <b>net site area</b> of the property and outside the <b>road boundary setback</b>.</p> <p>g. <b>Vehicle movements</b> associated with the <b>home occupation</b> shall not exceed:</p> <ul style="list-style-type: none"> <li>i. <b>heavy vehicles</b>: 2 per week; and</li> <li>ii. <b>other vehicles</b>: 16 per day.</li> </ul> <p>h. <b>Signage</b> shall be limited to a maximum area of 0.5m<sup>2</sup>, <b>except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.</b></p>
<p><b>P5</b> Care of non-resident children within a <b>residential unit</b> in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> <li>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>ii. at least one carer residing permanently within the <b>residential unit</b>.</li> </ul>
<p><b>P6</b> (Deleted as part of Plan Change 4 Council decision dated 31 March 2022)</p>	
<p><b>P7</b> <b>Education activity</b></p>	<p>a. The activity shall:</p>
<p><b>P8</b> <b>Preschools</b>, other than as provided for in <b>Rule 14A.5.1.1 P4</b>.</p>	<ul style="list-style-type: none"> <li>i. only locate on <b>sites with frontage</b> and the primary entrance to a <b>minor arterial road</b> or <b>collector road</b> where <b>right turn offset</b>, either informal or formal, is</li> </ul>

Activity		Activity specific standards									
P9	Health care facility	available, <b>or a solid median prevents right turns into or out of the primary entrance</b> ;									
P10	Veterinary care facility	<ul style="list-style-type: none"> <li>ii. only occupy a <b>gross floor area</b> of building of less than 200m<sup>2</sup>; or in the case of a <b>health care facility</b>, less than 300m<sup>2</sup>;</li> <li>iii. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</li> <li>iv. limit the hours of operation when the <b>site</b> 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"> <li>I. 07:00 – 21:00 Monday to Saturday; and</li> <li>II. Closed Sunday and public holidays.</li> </ul> </td> </tr> <tr> <td>B. Preschools</td> <td> <ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Friday, and</li> <li>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</li> </ul> </td> </tr> <tr> <td>C. Health care facility</td> <td rowspan="4"> <ul style="list-style-type: none"> <li>I. 07:00 – 21:00.</li> </ul> </td> </tr> <tr> <td>D. Veterinary care facility</td> </tr> <tr> <td>E. Places of assembly</td> </tr> <tr> <td></td> </tr> </table> </li> </ul>	A. Education activity	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Saturday; and</li> <li>II. Closed Sunday and public holidays.</li> </ul>	B. Preschools	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Friday, and</li> <li>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</li> </ul>	C. Health care facility	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00.</li> </ul>	D. Veterinary care facility	E. Places of assembly	
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D. Veterinary care facility											
E. Places of assembly											
P11	Place of assembly, <b>except at Kate Sheppard House, 83 Clyde Road, where Rule 14A.5.3.1.1 P5 applies</b>	<ul style="list-style-type: none"> <li>v. in relation to <b>preschools</b>, limit outdoor play areas and facilities to those that meet <b>Rule 6.1.5.2.1</b> Table 1: Zone noise limits outside the Central City;</li> <li>vi. in relation to <b>preschools, veterinary care facilities and places of assembly</b> (See Figure 1.): <ul style="list-style-type: none"> <li>A. only locate on <b>sites</b> where any <b>residential activity</b> on an <b>adjoining front site</b>, or <b>front site</b> separated by an <b>access</b>, with <b>frontage</b> to the same <b>road</b> is left with at least one residential neighbour. That neighbour shall be on an <b>adjoining front site</b>, or <b>front site</b> separated by an <b>access</b>, and have <b>frontage</b> to the same <b>road</b>; and</li> <li>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</li> </ul> </li> </ul>									

**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"> <li>vii. in relation to <b>veterinary care facilities</b>, limit the boarding of animals on the <b>site</b> to a maximum of four;</li> <li>viii. in relation to <b>places of assembly, entertainment activities</b> shall be closed Sunday and public holidays; and</li> <li>ix. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul>
P12 <b>Community corrections facilities</b>	a. The facilities shall:
P13 <b>Community welfare facilities</b>	<ul style="list-style-type: none"> <li>i. limit the hours of operation when the <b>site</b> is open to clients and deliveries to between the hours of 07:00 – 19:00; and</li> <li>ii. limit <b>signage</b> to a maximum area of 2m<sup>2</sup>.</li> </ul>
P14 <b>Spiritual activities</b>	a. The activity shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation to 07:00-22:00; and</li> <li>ii. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul>
P15 <b>Emergency services facilities</b>	Nil
P16 <b>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</b>	a. Where the repair or rebuild of a <b>building</b> will not alter the <b>building footprint</b> , location, or <b>height</b> , the <b>building</b> need not meet the built form standards. b. Where the <b>building footprint</b> , location, or <b>height</b> 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"> <li>i. the only built form standards that shall apply are those specified in <b>Rules 14A.5.2.3 – Building height</b> and <b>14A.5.2.6 – Height in relation to boundaries</b>;</li> <li>ii. in relation to the <b>road boundary setback</b>, the repaired or rebuilt <b>building</b> shall have a <b>setback</b> of at least 1.5 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <b>building</b> increases the level of non-compliance with the standard(s) compared to the <b>building</b> that existed at the time of the earthquakes.</li> </ul> Advice note: <ol style="list-style-type: none"> <li>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <b>Council</b> bylaws, easements, and other rules within this Plan</li> </ol>



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 <b>adjoining</b> 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><b>P17</b> Temporary lifting or moving of earthquake damaged <b>buildings</b> where the activity does not meet one or more of Rules:</p> <p>a. <b>Rule 14A.5.2.3</b> – Building height and maximum number of storeys;</p> <p>b. <b>Rule 14A.5.2.4</b> – Building coverage;</p> <p>c. <b>Rule 14A.5.2.5</b> – Outdoor living space;</p> <p>d. <b>Rule 14A.5.2.6</b> – Height in relation to boundary; or</p> <p>e. <b>Rule 14A.5.2.7</b> – Minimum building setbacks.</p>	<p>a. <b>Buildings</b> shall not be:</p> <p>i. moved to within 1 metre of an internal <b>boundary</b> and/or within 3 metres of any <b>water body</b>, scheduled tree, listed <b>heritage item</b>, areas listed as Sites of Ecological Significance (in <b>Sub-chapter 9.1</b>), Natural Landscapes, Features or Character (in <b>Sub-chapter 9.2</b>), or Sites of Ngai Tahu Cultural Significance (in <b>Sub-chapter 9.5</b>), any <b>Council</b> owned structure, <b>archaeological site</b>, or the coastal marine area; or</p> <p>ii. lifted to a <b>height</b> exceeding 3 metres above the applicable recession plane or <b>height</b> control.</p> <p>b. The <b>building</b> must be lowered back or moved back to its original position, or a position compliant with the <b>District Plan</b> 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 <b>building</b> being moved or lifted, the owners/occupiers of land <b>adjoining</b> the <b>sites</b> shall be informed of the work at least seven days prior to the lift or move of the <b>building</b> 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 <b>Council's</b> Resource Consents Manager shall be notified of the lifting or moving the <b>building</b> at least seven days prior to the lift or move of the <b>building</b> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<p><b>P18</b> Salvation Army Addington Overlay</p>	
<p>P18.1 <b>Family store</b></p>	<p>a. The activity shall take place in the existing (20 August 2014) <b>Family store</b> within the Salvation Army Addington Overlay.</p>
<p>P18.1 <b>Addiction services</b></p>	<p>a. The activity shall:</p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> <li>i. only locate within the Salvation Army Addington Overlay;</li> <li>ii. provide for a maximum of 19 overnight beds; and</li> <li>iii. take place in the existing (20 August 2014) <b>addiction services buildings</b>, or in upgraded or replacement <b>buildings</b> that meet the built form standards (<b>Rule 14A.5.2</b>).</li> </ul>
P18.3 <b>Supportive housing</b>	<ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. only locate within the Salvation Army Addington Overlay;</li> <li>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</li> <li>iii. take place in the existing (20 August 2014) <b>supportive housing buildings</b>, or in upgraded or replacement <b>buildings</b> that meet the built form standards (<b>Rule 14A.5.2</b>).</li> </ul> </li> </ul>
P18.4 <b>Offices</b> 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"> <li>a. The activity shall take place in the existing (20 August 2014) <b>buildings</b>, or in upgraded or replacement <b>buildings</b> that meet the built form standards (<b>Rule 14A.5.2</b>).</li> </ul>
<b>P19</b> a. The use of the existing control tower <b>buildings</b> (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> <li>i. <b>Residential activities</b>;</li> <li>ii. <b>Preschools</b>;</li> </ul>	<ul style="list-style-type: none"> <li>a. The maximum <b>gross floor area</b> of <b>retail activity</b> shall be 1500m<sup>2</sup>.</li> <li>b. <b>Heavy vehicle movements</b> associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.</li> </ul>

Activity	Activity specific standards
<ul style="list-style-type: none"> <li>iii. Health care facility;</li> <li>iv. Education activity;</li> <li>v. Place of assembly;</li> <li>vi. Retail activity;</li> <li>vii. Office; or</li> <li>viii. Warehouse activity</li> </ul>	
<b>P20</b> Relocation of a building	Nil
<b>P21</b> Market gardens, community gardens, and garden allotments	
<b>P22</b> Hosted visitor accommodation	<ul style="list-style-type: none"> <li>a. A maximum of eight guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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.</li> </ul>
<b>P23</b> 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"> <li>a. A maximum of ten guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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.</li> </ul>
<b>P24</b> 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"> <li>a. A maximum of 10 guests shall be accommodated at any one time.</li> <li>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.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the heritage item shall: <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request;</li> <li>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</li> </ul> </li> </ul>

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 <b>visitor accommodation</b>.</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 <a href="#">6.1.5.2.1</a> and Rule <a href="#">6.1.5.2.2</a>.</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 <b>unhosted visitor accommodation</b> shall not exceed 60 per year calculated from when <b>Council</b> are notified of commencement.</p> <p>c. The <b>Council</b> 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 <b>unhosted visitor accommodation</b> and provide those records to the <b>Council</b> 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 <b>unhosted visitor accommodation</b> .</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 <a href="#">6.1.5.2.1</a> and Rule <a href="#">6.1.5.2.2</a>.</p>
P26	Retirement villages	<p>a. All <b>buildings</b> shall be a maximum of 8 metres in <b>height</b> above <b>ground level</b>; and</p>

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

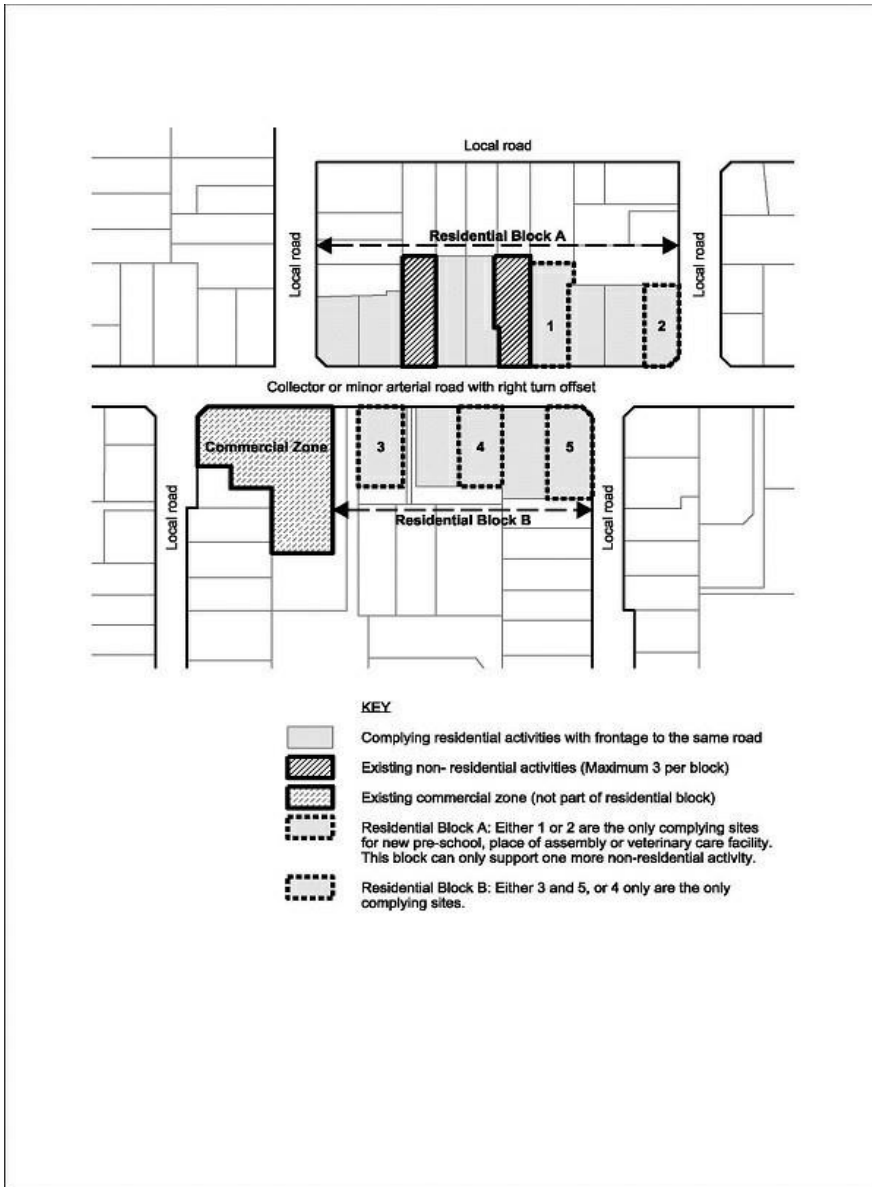


Figure 1: Residential coherence

### 14A.5.1.2 Controlled activities

a. The activities listed below are controlled activities.

Activity	The matters over which Council reserves its control:
<p><b>C1</b></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><b>RD1</b></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"> <li>i. four or more residential units; or</li> <li>ii. over 40m<sup>2</sup> of a building used for non-residential activities, on a site.</li> </ul>	<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"> <li>i. Rule 14A.5.2.2 – Landscaped area <del>and tree canopy cover</del></li> <li>ii. Rule 14A.5.2.3 – Building height and maximum number of storeys</li> <li>iii. Rule 14A.5.2.4 – Building coverage</li> <li>iv. Rule 14A.5.2.5 – Outdoor living space</li> <li>v. Rule 14A.5.2.6 – Height in relation to boundary</li> <li>vi. Rule 14A.5.2.7 – Minimum building setbacks</li> <li>vii. Rule 14A.5.2.8 – Outlook space per unit</li> <li>viii. Rule 14A.5.2.10 – Windows to street</li> </ul>	
<p><b>RD2</b> 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><b>RD3</b> 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><b>RD4</b> 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><b>RD5</b> a. Convenience activities where:</p> <ul style="list-style-type: none"> <li>i. the site is located on the corner of a minor arterial road;</li> <li>ii. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>iii. the activity does not include the sale of alcohol;</li> <li>iv. outdoor advertising is limited to no more than 2m<sup>2</sup> and shall be within the road boundary setback;</li> <li>v. the hours of operation when the site is open to business visitors or clients are limited to</li> </ul>	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14A.15.1</li> <li>b. Scale and nature of activity – Rule 14A.15.6</li> <li>c. Non-residential hours of operation – Rule 14A.15.25</li> <li>d. Traffic generation and access safety – Rule 14A.15.7</li> </ul>

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><b>RD6</b></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><b>RD7</b></p>	<p>a. Integrated Family Health Centres where:</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. the centre is located on sites adjoining a Local centre, Town centre or Key activity centre;</li> <li>iii. the centre occupies a gross floor area of building of between 301m<sup>2</sup> and 700m<sup>2</sup>;</li> <li>iv. outdoor advertising signage is limited to a maximum area of 2m<sup>2</sup>; and</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a. Scale and nature of activity – Rule 14A.15.6</li> <li>b. Traffic generation and access safety – Rule 14A.15.7</li> <li>c. Non-residential hours of operation – Rule 14A.15.25</li> </ul>
<p><b>RD8</b></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"> <li>i. P4 Home occupations: <ul style="list-style-type: none"> <li>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;</li> <li>B. that do not meet one or more of standards b. to h.</li> </ul> </li> <li>ii. P7 Education activity;</li> <li>iii. P8 Preschools, other than as provided for in Rule 14A.5.1.1 P4 and Rule 14A.5.1.4 D2;</li> </ul>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> <li>i. Scale and nature of activity – Rule 14A.15.6</li> <li>ii. Traffic generation and access safety – Rule 14A.15.7</li> <li>iii. Non-residential hours of operation – Rule 14A.15.25</li> </ul>



Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> <li>iv. P9 Health care facility; or</li> <li>v. P10 Veterinary care facility.</li> </ul> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
<p><b>RD9</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Any application arising from these rules shall not be limited or publicly notified.</li> </ul>	
<p><b>RD10</b></p> <ul style="list-style-type: none"> <li>a. Within the Salvation Army Addington Overlay: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. Scale and nature of activity – Rule 14A.15.6</li> <li>b. Traffic generation and access safety – Rule 14A.15.7</li> </ul>
<p><b>RD11</b></p> <ul style="list-style-type: none"> <li>a. Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14A.5.1.1 P17.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14A.15.17</li> </ul>
<p><b>RD12</b></p> <ul style="list-style-type: none"> <li>a. Buildings that do not meet Rule 14A.5.2.7(v) relating to rail corridor boundary setbacks</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>b. Whether the reduced setback will provide for the safe and</li> </ul>

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

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.	
<b>RD21</b> 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
<b>RD22</b> Care facility	a. Scale and nature of activity – Rule 14A.15.6 b. Traffic generation and access safety – Rule 14A.15.7
<b>RD23</b> 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: <del>h. The standard only is considered for the alteration or addition to an existing residential unit.</del> b. Any application arising from this rule shall not be limited or publicly notified.	a. Street-facing glazing – Rule 14A.15.23
<b>RD24</b> 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
<b>RD25</b> 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
<b>RD26</b> 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
<b>RD27</b> 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	<del>that do not meet Rule 14.5.2.16 – reflectivity</del>	<del>a. Roof reflectivity – Rule 14.15.41</del>
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. <del>Residential design principles Street scene Road boundary building setback, fencing and planting –Rule 14A.15.18 a.</del> 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><u>shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay:</u></p> <p>i. <u>Four or more residential units;</u></p> <p><b>b. The following activities and facilities located within the 50 dB Leq Air Noise Contour as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay:</b></p> <p>i. <u>Education activities;</u></p> <p>ii. <u>Preschools;</u></p> <p>iii. <u>Health care facilities;</u></p> <p>iv. <u>visitor accommodation in a heritage item;</u></p> <p>v. <u>Unhosted visitor accommodation;</u></p> <p><b>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).</b></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 <a href="#">Appendix 14A.15.4</a> and the ventilation requirements of the activity specific standards of <a href="#">Rule 14A.5.2.21 – Development within the 50 dB Airport Noise Contour.</a></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 <a href="#">Rule 14A.5.1.1</a> 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"> <li>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</li> <li>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</li> </ul> <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>

	<b>Activity</b>
	<ol style="list-style-type: none"> <li>1. The <b>National Grid transmission lines</b> are shown on the planning maps.</li> <li>2. Vegetation to be planted around the <b>National Grid</b> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <b>Electricity (Hazards from Trees) Regulations 2003</b>.</li> <li>3. <b>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</b> contains restrictions on the location of structures and activities in relation to <b>National Grid transmission lines</b>. Buildings and activity in the vicinity of <b>National Grid transmission lines</b> must comply with <b>NZECP 34:2001</b>.</li> </ol>
<b>NC2</b>	<ol style="list-style-type: none"> <li>a. <b>Sensitive activities and buildings</b> (excluding <b>accessory buildings</b> associated with an existing activity): <ol style="list-style-type: none"> <li>i. within 10 metres of the centre line of a 66kV <b>electricity distribution line</b> or within 10 metres of a foundation of an associated <b>support structure</b>; or</li> <li>ii. within 5 metres of the centre line of a 33kV <b>electricity distribution line</b> or within 5 metres of a foundation of an associated <b>support structure</b>; or</li> <li>iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <b>electricity distribution line</b> or within 5 metres of a foundation of an associated <b>support structure</b>.</li> </ol> </li> <li>b. Fences within 5 metres of a 66kV or 33kV <b>electricity distribution line support structure</b> foundation.</li> <li>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <b>electricity distribution line support structure</b> foundation.</li> <li>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 <b>electricity distribution network operator</b> (absent written approval).</li> </ol> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. The <b>electricity distribution lines</b> are shown on the planning maps.</li> <li>2. Vegetation to be planted around <b>electricity distribution lines</b> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <b>Electricity (Hazards from Trees) Regulations 2003</b>.</li> </ol>
<b>NC3</b>	<ol style="list-style-type: none"> <li>a. <b>Visitor accommodation</b> that is not <b>hosted visitor accommodation, unhosted visitor accommodation</b> or <b>visitor accommodation</b> in a <b>heritage item</b>;</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ol>
<b>NC4</b>	<ol style="list-style-type: none"> <li>a. Residential units that do not meet d.i or d.ii under Rule <b>14A.5.2.20</b> – Residential units within the Industrial interface overlay.</li> </ol>

### 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](mailto:WastewaterCapacity@ccc.govt.nz), [WaterCapacity@ccc.govt.nz](mailto:WaterCapacity@ccc.govt.nz) and [Stormwater.Approvals@ccc.govt.nz](mailto: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:

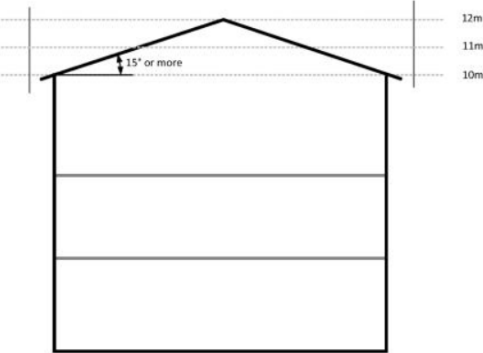
	For all non-residential activities, except permitted <a href="#">commercial activities</a> in the Sumner Master plan Overlay
i.	a. A minimum of 20% of the <a href="#">site</a> shall be provided for <a href="#">landscaping</a> (which may include private or communal open space), where <ol style="list-style-type: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



	<ul style="list-style-type: none"> <li>ii. a minimum of one tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and</li> <li>iii. at least one tree shall be planted adjacent to the road boundary.</li> </ul> <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 <a href="#">Appendix 15.15.5</a>	
iii.	<b>Residential Medium Density Higher Height Limit Overlay at Deans Avenue</b>	<b>20 metres</b>
iv.	<b>Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road</b>	<b>30 metres</b>
v.	<b>All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)</b>	<b>Any building shall not exceed 5 storeys above ground level</b>
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 45m<sup>2</sup> in net floor area or studios exceeding 35m<sup>2</sup> 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 <sup>2</sup> 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 10m<sup>2</sup> 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"> <li>A. be no greater than 3 metres in height above ground level; and</li> <li>B. Have a total cumulative length that does not</li> </ol>

	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:

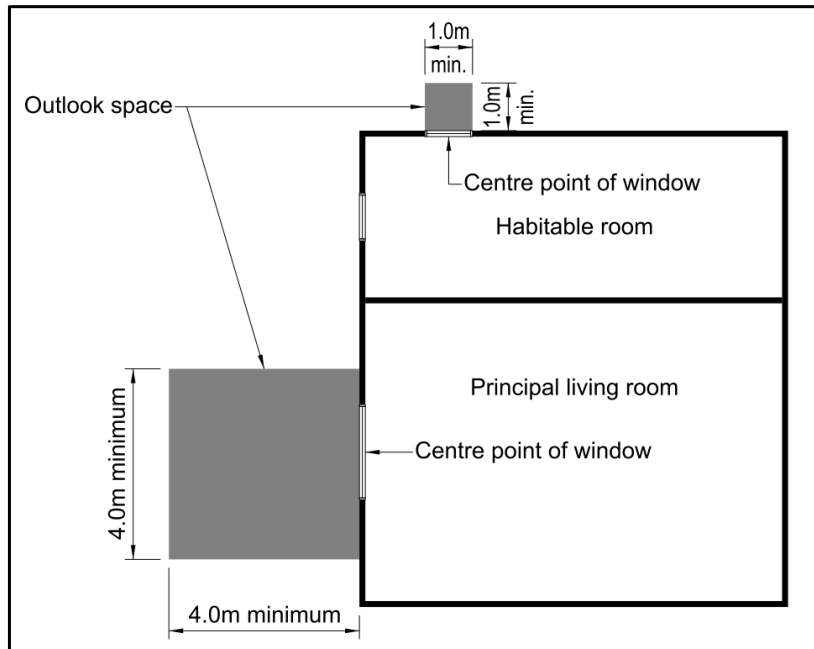


Figure 2: Outlook space

- 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:

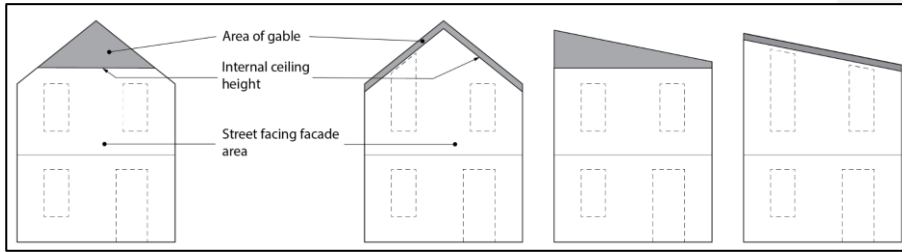


Figure 3: Example of different buildings with front gables excluded from calculation

- 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 2m<sup>2</sup>, 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 1m<sup>2</sup> 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 <sup>2</sup>
ii.	1 bedroom	45m <sup>2</sup>
iii.	2 bedrooms	60m <sup>2</sup>
iv.	3 or more bedrooms	90m <sup>2</sup>

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 2.25m<sup>2</sup> 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 3m<sup>2</sup> 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. 6m<sup>3</sup> for one-bed units;

- ii. 8m<sup>3</sup> for two-bedroom units; and
- iii. 10m<sup>3</sup> 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**

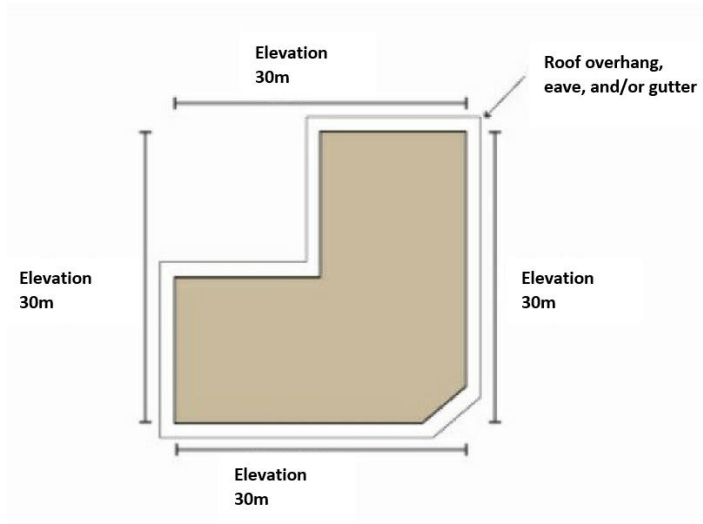
- a. For residential units fronting public roads: garages, carports, loading bays or car parking areas shall be located at least 1.2 metres further from the road boundary than the street-facing façade of the residential unit.

#### **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<sub>AC</sub>/40 dB L<sub>dn</sub>~~

~~ii. Other habitable areas — 75 dB L<sub>AC</sub>/50 dB L<sub>dn</sub>~~

~~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<sub>dn</sub> and L<sub>AC</sub>. 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.~~

**d. This rule does not apply within the Airport Noise Rule Exclusion Overlay.**

**Commented [A15]:** These are different in the Appendix (currently 14.16.4 in ODP)

**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 14A 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 45m<sup>2</sup>.</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"> <li>i. the only built form standards that shall apply are those specified in <a href="#">Rules 14A.6.2.1 – Building height and 14A.6.2.2 – Height in relation to boundary</a>;</li> <li>ii. the standards at (i) shall only apply to the extent that the repaired or rebuilt <b>building</b> increases the level of non-compliance with the standard(s) compared to the <b>building</b> that existed at the time of the earthquakes.</li> </ul> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <b>Council</b> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in <a href="#">Chapter 5</a>.</li> </ol> <ul style="list-style-type: none"> <li>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</li> <li>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <b>adjoining</b> property owners, (where the consent authority considers this is required, and absent written approval).</li> <li>e. <del>Any application arising from not meeting standard b.ii. (read [redacted]), shall not be publicly or limited notified.</del></li> </ul>
P6 Care of non-resident children within a <b>residential unit</b> in return for monetary payment to the carer	<ul style="list-style-type: none"> <li>a. There shall be: <ul style="list-style-type: none"> <li>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>ii. at least one carer residing permanently within the <b>residential unit</b>.</li> </ul> </li> </ul>
P7 Outside of the <b>Central City, home occupation</b>	<ul style="list-style-type: none"> <li>a. The total floor area of the <b>building</b> or part of the <b>building</b> (measured internally), plus any <b>outdoor storage area</b>, occupied by the <b>home occupation</b> shall be no more than 40m<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the <b>home occupation</b>, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any <b>retail activity</b> shall be limited to: <ul style="list-style-type: none"> <li>i. the sale of goods grown or produced on the <b>site</b>;</li> </ul> </li> </ul>

**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"> <li>ii. goods incidental to an on-site service provided by the <b>home occupation</b> where the goods storage and/or display occupies no more than 1m<sup>2</sup> of floor area; or</li> <li>iii. internet-based sales where no customer visits occur; and</li> <li>iv. <b>retail activity</b> shall exclude <b>food and beverage outlets</b></li> <li>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed <b>building</b>.</li> <li>e. The hours of operation, when the <b>site</b> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> <li>i. 07:00 - 21:00 Monday to Friday; and</li> <li>ii. 08:00 - 19:00 Saturday, Sunday and public holidays.</li> </ul> </li> <li>f. Visitor, courier vehicles and staff parking areas shall be within the <b>net site area</b> of the property and outside the <b>road boundary setback</b>.</li> <li>g. Vehicle movements associated with the <b>home occupation</b> shall not exceed: <ul style="list-style-type: none"> <li>i. <b>heavy vehicles</b>: 2 per week; and</li> <li>ii. other vehicles: 16 per day.</li> </ul> </li> <li>h. <b>Signage</b> shall be limited to a maximum area of 0.5m<sup>2</sup>.</li> </ul>
<p><b>P8</b> Within the <b>Central City</b> any non-residential activity, <b>home occupation, education activity, spiritual activity, health care facility, or preschool</b> (other than as provided for in <b>Rule 14A.6.1.1 P6</b>) up to 40m<sup>2</sup> in total area (comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> used for activities other than <b>residential activities</b>), except those activities provided for in <b>Rule 14A.6.1.1 P9</b>.</p>	<ul style="list-style-type: none"> <li>a. Only those persons who reside permanently on the <b>site</b> can be employed in the activity.</li> <li>b. The maximum total number of hours the <b>site</b> 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"> <li>i. 07:00 – 21:00 Monday to Friday, and</li> <li>ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.</li> </ul> </li> <li>c. The maximum number of <b>vehicle movements</b> per <b>site</b>, other than for <b>residential activities</b>, shall be: <ul style="list-style-type: none"> <li>i. <b>heavy vehicles</b>: 2 per week;</li> <li>ii. other vehicles: 16 per day; and</li> </ul> </li> </ul> <p>In addition, for <b>home occupations</b> and non-residential activities (other than <b>education activity, health care facility or preschool</b>):</p>

Activity	Activity specific standards
	<p>d. Boarding animals on a <b>site</b> 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 <b>building</b>.</p>
<p><b>P9</b> Within the <b>Central City</b> any <b>community facility, preschool</b> (other than as provided for in <b>Rule 14A.6.1.1 P6</b>), or <b>visitor accommodation</b> on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<p>a. The maximum total number of hours the <b>site</b> 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"> <li>i. 07:00 – 21:00 Monday to Friday, and</li> <li>ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.</li> <li>iii. Except that these hours of operation in <b>Rule 14A.6.1.1 P9 a.i.</b> and <b>a.ii.</b> do not apply to <b>visitor accommodation</b>.</li> </ul> <p>b. The maximum number of <b>vehicle movements</b> per <b>site</b> per day for any activity, other than for <b>residential activities</b>, shall be 200 and:</p> <ul style="list-style-type: none"> <li>i. Vehicles, other than <b>heavy vehicles</b> associated with any <b>residential activity</b> on the <b>site</b>, shall be included in determining the number of <b>vehicle movements</b> to and from any <b>site</b>. Vehicles parking on the street or on any other <b>site</b>, in order that their occupants can visit the <b>site</b>, shall also be included in determining the number of vehicles trips to and from any <b>site</b>.</li> </ul>
<p><b>P10</b> Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p><b>P11</b> a. Activity associated with a <b>retirement village</b>. b. This activity does not include any new <b>building</b>, or alteration or addition to an existing <b>building</b>, for a <b>retirement village</b> (Refer to <b>Rule 14A.6.1.3 RD4</b> and <b>RD5</b>). c. The built form standards in <b>Rule 14A.6.2</b> do not apply to this activity.</p>	<p>Nil</p>
<p><b>P12</b> Activity associated with a <b>cultural activity</b> at 52 Rolleston Avenue (Lot 2 DP 496200)</p>	<p>a. The hours the <b>site</b> shall be open to visitors, clients or deliveries for any activity other than <b>residential activities</b> shall be limited to between the hours of:</p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> <li>i. 07:00 – 21:00 Monday to Friday, and</li> <li>ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.</li> </ul>
<b>P13</b> Hosted visitor accommodation	<ul style="list-style-type: none"> <li>a. A maximum of eight guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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.</li> </ul>
<b>P14</b> 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"> <li>a. A maximum of 10 guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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.</li> </ul>
<b>P15</b> 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"> <li>a. A maximum of ten guests shall be accommodated at any one time.</li> <li>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.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the heritage item shall; <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.</li> <li>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</li> <li>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.</li> </ul> </li> </ul>

Activity	Activity specific standards
	<ul style="list-style-type: none"> <li>e. There shall be a maximum of 16 vehicle movements per day associated with <b>visitor accommodation</b>.</li> <li>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.</li> <li>g. Guest activities shall meet daytime and night time noise limits in Rule <b>6.1.5.2.1</b> and Rule <b>6.1.5.2.2</b>.</li> </ul>
<b>P16</b>	<p><b>Unhosted visitor accommodation</b></p> <ul style="list-style-type: none"> <li>a. A maximum of eight guests shall be accommodated at any one time.</li> <li>b. The number of nights a site is used for <b>unhosted visitor accommodation</b> shall not exceed 60 per year calculated from when <b>Council</b> are notified of commencement.</li> <li>c. The <b>Council</b> shall be notified in writing prior to commencement.</li> <li>d. The owner of the unit shall: <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for <b>unhosted visitor accommodation</b> and provide those records to the Council on request;</li> <li>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</li> <li>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.</li> </ul> </li> <li>e. There shall be a maximum of 16 vehicle movements per day associated with <b>unhosted visitor accommodation</b>.</li> <li>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.</li> <li>g. Guest activities shall meet daytime and night time noise limits in Rule <b>6.1.5.2.1</b> and Rule <b>6.1.5.2.2</b>.</li> </ul>
<b>P17</b>	<p><b>Spiritual activities</b> outside the <b>Central City</b></p> <ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation to 07:00-22:00; and</li> <li>ii. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul> </li> </ul>
<b>P18</b>	<p><b>Education activity</b> outside the <b>Central City</b></p> <ul style="list-style-type: none"> <li>a. The activity shall:</li> </ul>

Activity	Activity specific standards								
<b>P19</b> Preschool outside the Central City <b>other than as provided for in Rule 14A.6.1.1 P6</b>	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;								
<b>P20</b> Health care facility outside the Central City	ii. only occupy a gross floor area of building of less than 200m <sup>2</sup> ; or in the case of a health care facility, less than 300m <sup>2</sup> ;								
<b>P21</b> Veterinary care facility outside the Central City	iii. limit outdoor advertising to a maximum area of 2m <sup>2</sup> ;								
<b>P22</b> 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"> <li>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</li> </ul>	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 <b>veterinary care facilities</b>, limit the boarding of animals on the <b>site</b> to a maximum of four;</p> <p>viii. in relation to <b>places of assembly, entertainment activities</b> shall be closed Sunday and public holidays;</p> <p>and</p> <p>ix. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</p>
<b>P23</b>	<b>Community corrections facilities outside the Central City</b>	<p>a. The facilities shall:</p> <p>i. limit the hours of operation when the <b>site</b> is open to clients and deliveries to between the hours of 07:00-19:00; and</p> <p>ii. limit <b>signage</b> to a maximum area of 2m<sup>2</sup></p>
<b>P24</b>	<b>Community welfare facilities outside the Central City</b>	
<b>P25</b>	<b>Emergency services facilities outside the Central City</b>	Nil

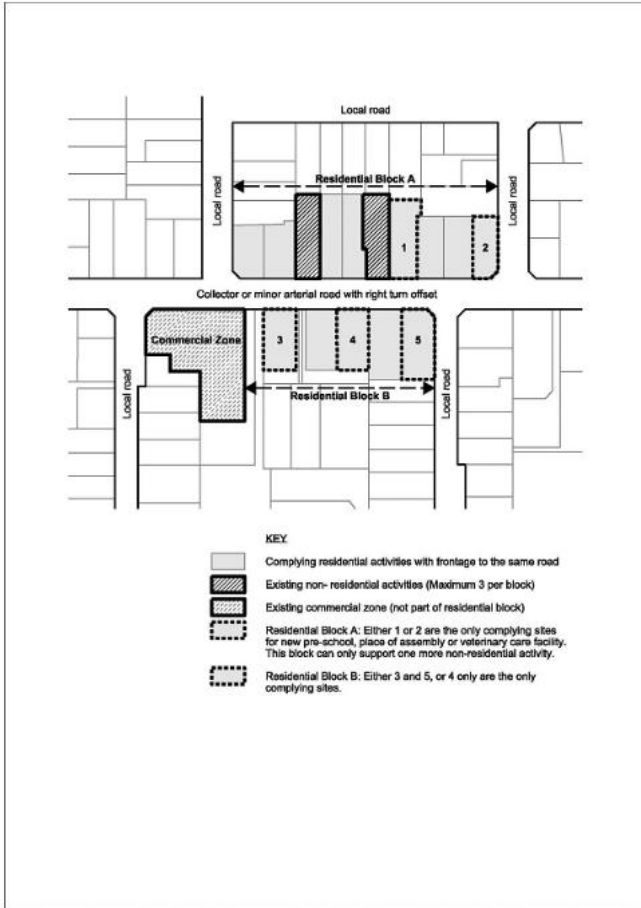


Figure 1: Residential coherence

**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><b>RD1</b></p> <p>a. Any <b>cultural activity</b> at 52 Rolleston Avenue (Lot 2 DP 496200), that does not meet one or more of the built form standards in <a href="#">Rule 14A.6.2</a>.</p> <p>b. Any application arising from <a href="#">Rule 14A.6.2.13</a> shall not be publicly notified.</p>	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Building height - <a href="#">Rule 14A.15.29</a>.</p> <p>ii. Daylight recession planes – <a href="#">Rule 14A.15.30</a>.</p> <p>iii. Street scene and accessways – <a href="#">Rule 14A.15.31</a>.</p> <p>iv. Minimum building setbacks from internal boundaries - <a href="#">Rule 14A.15.32</a>.</p> <p>v. Fencing and screening – <a href="#">Rule 14A.15.33</a>.</p> <p>vi. Landscaping and tree planting – <a href="#">Rule 14A.15.34</a>.</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"> <li>i. four or more residential units; or</li> <li>ii. any residential unit that does not meet the garage and carport Rule 14A.6.2.14 – Garaging and carpark location; or</li> <li>iii. any residential unit that does not meet Rule 14A.6.2.9 – Ground floor habitable room.</li> </ul> <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"> <li>i. 14A.6.2.1 – Building height</li> <li>ii. 14A.6.2.2 – Height in relation to boundary</li> <li>iii. 14A.6.2.3 – Setbacks</li> <li>iv. 14A.6.2.4 – Outlook space</li> <li>v. 14A.6.2.7 – Landscaped area and tree canopy cover</li> <li>vi. 14A.6.2.8 – Windows to street</li> <li>vii. 14A.6.2.10 – Outdoor living space</li> <li>viii. 14A.6.2.12 – Building coverage</li> </ul>	<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 <del>e, h, and i</del>. <b>Principles 2, 5, and 6 only.</b></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"> <li>i. Rule 14A.6.2.1 Building height</li> <li>ii. Rule 14A.6.2.2 Height in relation to boundary</li> <li>iii. Rule 14A.6.2.3 Setbacks</li> <li>iv. Rule 14A.6.2.13 Water supply for firefighting</li> </ul> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
<p><b>RDS</b></p>	<ul style="list-style-type: none"> <li>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"> <li>i. 14A.6.2.1 Building height</li> <li>ii. Rule 14A.6.2.2 Height in relation to boundary</li> <li>iii. Rule 14A.6.2.3 Setbacks</li> <li>iv. Rule 14A.6.2.13 Water supply for firefighting</li> </ul> </li> <li>b. Any application arising from Rule 14A.6.2.3 shall not be limited or publicly notified.</li> <li>c. Any application arising from Rule 14A.6.2.13 shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Retirement villages – Rule 14A.15.10</li> </ul> <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"> <li>b. Building height in the High Density Residential zone within the Central City – Rule 14A.15.29</li> <li>c. Daylight recession planes High Density Residential zone within the Central City – Rule 14A.15.30</li> <li>d. Street scene and access ways in the High Density Residential zone within the Central City – Rule 14A.15.31.</li> <li>e. Minimum building setbacks from internal boundaries in the High Density Residential Zone within the Central City – Rule 14A.15.32.</li> </ul> <p>Outside the Central City:</p> <ul style="list-style-type: none"> <li>f. Impacts on neighbouring property – Rule 14A.15.3.a. and c.</li> <li>g. Height in relation to boundary breaches – Rule 14A.15.4</li> </ul>

Activity		The Council's discretion shall be limited to the following matters:
		<p>h. Street scene – road boundary building setback, fencing and planting – <a href="#">Rule 14A.15.18</a></p> <p>Within and outside the <a href="#">Central City</a>:</p> <p>i. Water supply for firefighting – <a href="#">Rule 14A.15.8</a></p>
RD6	<p>a. <a href="#">Hosted visitor accommodation</a> that does not meet activity specific standards in <a href="#">Rule 14A.6.1.1</a> P13 that does not exceed 12 guests per <a href="#">site</a> at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>	<p><a href="#">Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation</a> - <a href="#">Rule 14A.15.40</a></p>
RD7	<p>a. <a href="#">Visitor accommodation in a heritage item</a> that does not meet activity specific standards in <a href="#">Rule 14A.6.1.1</a> 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. <a href="#">Unhosted visitor accommodation</a> that does not meet activity specific standards in <a href="#">Rule 14A.6.1.1</a> P16 that does not exceed 12 guests per <a href="#">site</a> 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 <a href="#">building</a> that does not meet rule <a href="#">14A.6.2.1.a</a> – Building height.</p>	<p>a. Impacts on neighbouring property – <a href="#">Rule 14A.15.3.a.</a> and c.</p>
RD10	<p>a. Any <a href="#">building</a> that does not meet rule <a href="#">14A.6.2.1.b</a> – Building height.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Impacts on neighbouring property – <a href="#">Rule 14A.15.3.a.</a> and c.x. A and B only.</p>
RD11	<p>a. <a href="#">Buildings</a> that do not meet <a href="#">Rule 14A.6.2.2</a> – 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 – <a href="#">Rule 14A.15.4</a></p>
RD12	<p>a. <a href="#">Buildings</a> that do not meet <a href="#">Rule 14A.6.2.3</a> – Setbacks.</p>	<p>a. Impacts on neighbouring property – <a href="#">Rule 14A.15.3.a</a></p>

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> <li>b. Any application arising from Rule 14A.6.2.3.a.i shall not be limited or publicly notified.</li> <li>c. Any application arising from this rule shall not be publicly notified.</li> </ul>	
RD13	<ul style="list-style-type: none"> <li>a. Buildings that do not meet Rule 14A.6.2.4 – Outlook space.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	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"> <li>a. Any application arising from this rule shall not be publicly notified.</li> </ul>	a. Residential fencing – Rule 14A.15.14
RD15	<ul style="list-style-type: none"> <li>a. Development that does not meet Rule 14A.6.2.7 – Landscaped area.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	a. Residential landscaping – Rule 14A.15.24
RD16	<ul style="list-style-type: none"> <li>a. Buildings that do not meet Rule 14A.6.2.10 – Outdoor living space.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	a. Outdoor living space – Rule 14A.15.21
RD17	<ul style="list-style-type: none"> <li>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"> <li>i. The standard only is considered for the alteration or addition to an existing residential unit.</li> </ul> </li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	a. Street-facing glazing non-compliance – Rule 14A.15.23
RD18	<ul style="list-style-type: none"> <li>a. Residential units that do not meet Rule 14A.6.2.11 a.ii and b. – Service, storage and waste management.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	a. Service, storage and waste management spaces – Rule 14A.15.20
RD19	<ul style="list-style-type: none"> <li>a. Residential units that do not meet Rule 14A.6.2.12 – Building coverage.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	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"> <li>a. Buildings that do not meet Rule 14A.6.2.5 – Building separation.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Height in relation to boundary breaches – Rule 14A.15.4</li> <li>b. The impact on any communal spaces, including access ways.</li> </ul>
RD21	<ul style="list-style-type: none"> <li>a. Activities that do not meet Rule 14A.6.2.15 – Location of outdoor mechanical ventilation.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Street scene – road boundary setback, fencing and planting – Rule 14A.15.18 a.-d.</li> </ul>
RD22	<ul style="list-style-type: none"> <li>a. Any residential unit that does not meet the building height Rule 14A.6.2.1.c</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Minimum building height in the High Density Residential Zone – Rule 14A.15.40</li> </ul>
RD23	<ul style="list-style-type: none"> <li>a. Residential units that do not meet Rule 14A.6.2.16 – Minimum unit size.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>b. Minimum unit size and unit mix – Rule 14A.15.5</li> </ul>
RD24	<ul style="list-style-type: none"> <li>a. Residential units that do not meet Rule 14A.6.2.13 – Water supply for fire fighting.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Water supply for fire fighting – Rule 14A.15.8</li> </ul>
RD25	<ul style="list-style-type: none"> <li>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"> <li>i. P6 Home occupations: <ul style="list-style-type: none"> <li>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;</li> <li>B. that do not meet one or more of standards b. to h.</li> </ul> </li> <li>ii. P16 Spiritual activities that do not meet the hours of operation in P16 a. i.</li> <li>iii. P17 Education activities;</li> <li>iv. P18 Preschools, (other than as provided for in Rule 14A.6.1.1 P5)</li> <li>v. P19 Health care facilities;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> <li>i. Scale and nature of activity - Rule 14A.15.6</li> <li>ii. Traffic generation and access safety - Rule 14A.15.7</li> <li>iii. Non-residential hours of operation - Rule 14A.15.25</li> </ul> </li> </ul>

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> <li>vi. P20 Veterinary care facilities;</li> <li>vii. P22 Community corrections facilities; and</li> <li>viii. P23 Community welfare facilities</li> </ul> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD26	<ul style="list-style-type: none"> <li>a. Buildings that do not comply with <a href="#">Rule 14A.6.2.17</a> – Building length.</li> <li>b. Any application arising from these rules shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Residential design principles – <a href="#">Rule 14A.15.1.f</a></li> </ul>
RD27	<ul style="list-style-type: none"> <li>a. Residential units that do not meet <a href="#">Rule 14A.6.2.18</a> a. or b. – Residential units within the Industrial interface</li> </ul>	<ul style="list-style-type: none"> <li>a. Industrial interface – <a href="#">Rule 14A.15.43</a></li> </ul>
RD28	<ul style="list-style-type: none"> <li>a. Buildings that do not comply with <a href="#">Rule 14A.6.2.19</a> relating to rail corridor boundary setbacks</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
RD29	<ul style="list-style-type: none"> <li>a. Activities that do not comply with <a href="#">Rule 14A.6.2.20</a> – Development within the 50 dB Airport Noise Contour <a href="#">shown on the planning maps</a>.</li> </ul>	<ul style="list-style-type: none"> <li>a. Any alternative methods to provide for heating, cooling and ventilation to mitigate the effects of aircraft noise on the occupants of residential units.</li> </ul>
RD30	<ul style="list-style-type: none"> <li>a. Four or more residential units located within the <a href="#">2023 Remodelled 50 dB Ldn Outer Envelope as shown on the planning maps</a>, except where located within the Airport Noise Rule Exclusion Overlay.</li> <li>b. <a href="#">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).</a></li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>b. The extent to which appropriate indoor noise insulation is provided with regard to <a href="#">Appendix 14A.15.4</a> and the ventilation requirements of the activity specific standards of <a href="#">Rule 14A.6.2.21</a> – Development within the 50 dB Airport Noise Contour.</li> </ul>

**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 <b>Central City</b>, any <b>education facility</b>, <b>spiritual activity</b>, <b>health care facility</b>, or preschool (other than as provided for in Rule 14A.6.1.1 P5 and Rule 14A.6.1.4 D3) that is over 40m<sup>2</sup> but less than 201m<sup>2</sup> in total area (comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> used for activities), other than:</p> <ul style="list-style-type: none"> <li>i. on a <b>site</b> with <b>frontage</b> to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or</li> <li>ii. on a <b>site</b> with <b>frontage</b> to a <b>local road</b>,</li> </ul> <p>b. provided that the following standards are met:</p> <ul style="list-style-type: none"> <li>i. The maximum total number of hours the <b>site</b> 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"> <li>A. 0700 - 2100 Monday to Friday, and</li> <li>B. 0800 - 1900 Saturday, Sunday and public holidays.</li> </ul> </li> </ul>
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"> <li>i. P1 <b>Residential activity</b> (except P1.e, which is considered under RD2)</li> <li>ii. P5 Care of non-resident children in a <b>residential unit</b>; or</li> <li>iii. Storage of more than one <b>heavy vehicle</b> for activities for P14, P15, P16, P17, and P18.</li> <li>iv. P22 <b>Place of assembly</b> outside the <b>Central City</b>.</li> </ul>
D3	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.
D4	<p>a. <b>Hosted visitor accommodation</b> that exceeds 12 guests per <b>site</b> 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. <b>Visitor accommodation</b> in a <b>heritage item</b> that exceeds 20 guests per <b>site</b> 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. <b>Unhosted visitor accommodation</b> that exceeds 12 guests per <b>site</b> 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 <b>Central City</b> any non-residential activity or <b>home occupation</b> not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a total area over 40m <sup>2</sup> (comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> used for that activity).
NC2	Any activity listed in <b>Rule 14A.6.1.1 P7</b> that does not meet any one or more of the activity standards in <b>Rule 14A.6.1.1 P7 a.-h.</b>
NC3	Any activity listed in <b>Rule 14A.6.1.1 P8</b> that does not meet any one or more of the activity standards in <b>Rule 14A.6.1.1 P8 a.-e.</b>
NC4	Any activity listed in <b>Rule 14A.6.1.1 P9</b> that does not meet any one or more of the activity standards in <b>Rule 14A.6.1.1 P9 a.-b.</b>
NC5	<b>Within the Central City</b> , any <b>education facility, spiritual activity, health care facility, or preschool</b> (other than as provided for in <b>Rule 14A.6.1.1 P6</b> and <b>Rule 14A.6.1.4 D2</b> ) with a total area over 40m <sup>2</sup> (comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> ) with <b>frontage</b> to a <b>local road</b> .
NC6	Within the <del>city centre</del> <b>Central City</b> , any <b>education facility, spiritual activity, health care facility, or preschool</b> (other than as provided for in <b>Rule 14A.6.1.1 P6</b> and <b>Rule 14A.6.1.4 D2</b> ) that exceeds a total area of 200m <sup>2</sup> (comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> ) other than on a <b>site</b> with <b>frontage</b> to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets.
NC7	Any activity listed in <b>Rule 14A.6.1.4 D1</b> that does not meet any one or more of the standards in <b>Rule 14A.6.1.4 D1 b.</b>
NC8	<p>a. <b>Visitor accommodation</b> (other than as provided for in <b>Rule 14A.6.1.1 P9</b> and <b>14A.6.1.5 NC4</b>): that is not <b>hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation</b> in a <b>heritage item</b>.</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](mailto:WastewaterCapacity@ccc.govt.nz), [WaterCapacity@ccc.govt.nz](mailto:WaterCapacity@ccc.govt.nz) and [Stormwater.Approvals@ccc.govt.nz](mailto: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 50m<sup>2</sup> 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 4<sup>th</sup> 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.

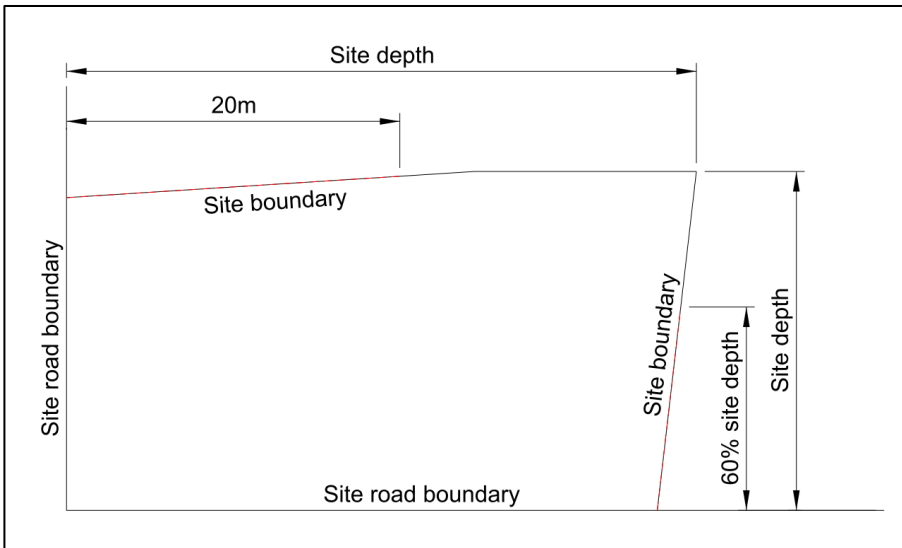


Figure 2: Application of **height in relation to boundary** exemption for corner sites (14A.6.2.2.c.iv.B)

### 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:

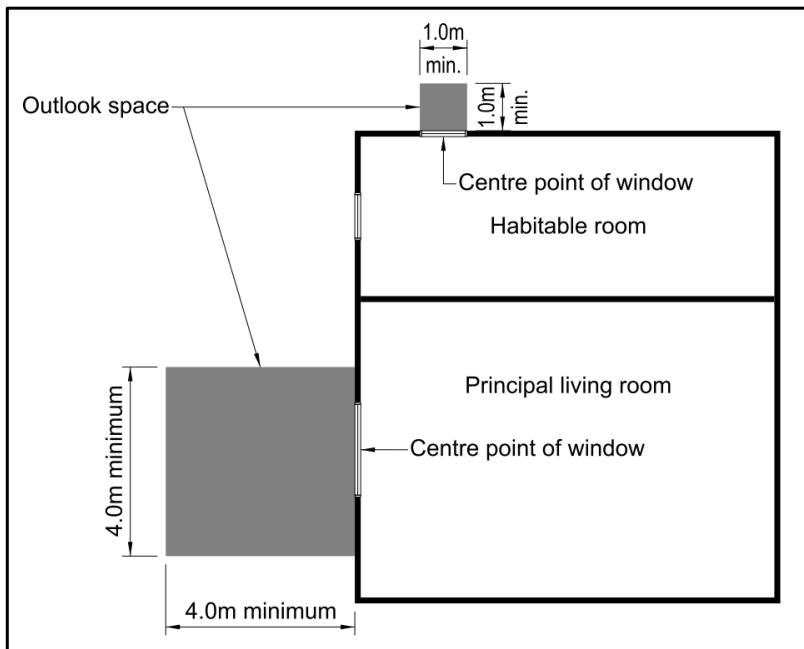


Figure 3: Outlook space

- 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 <b>height</b> standard
i.	<b>road boundary</b> – non-arterial <b>road</b>	50% <b>road boundary</b> width (excluding <b>accessways</b> ): 1.8m Remaining <b>road boundary</b> width: 1.0m
ii.	<b>road boundary</b> – arterial <b>road</b>	50% <b>road boundary</b> width (excluding <b>accessways</b> ): 1.8m Remaining <b>road boundary</b> width: 1.0m
iii.	Side, rear, and internal <b>boundary</b> (other than where iv. applies)	2.0m
iv.	On the <b>boundary</b> 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 250m<sup>2</sup> 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:

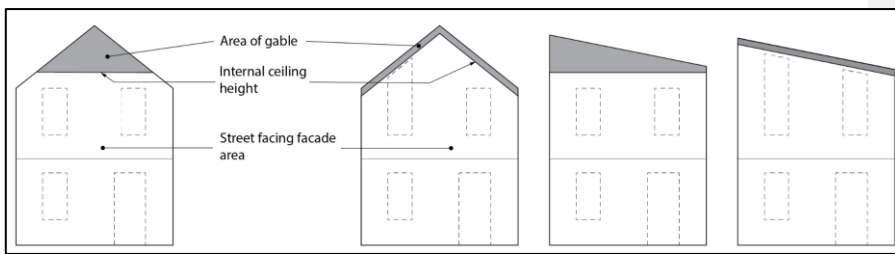


Figure 4: Example of different buildings with front gables excluded from calculation

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 2m<sup>2</sup>, 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 1m<sup>2</sup> 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 35m<sup>2</sup>, or single bedroom units with an internal floor area exceeding 45m<sup>2</sup>, the following **outdoor living space** areas apply:
  - i. 15m<sup>2</sup> for **residential units** on the ground floor, with a minimum dimension of 3 metres; and
  - ii. 6m<sup>2</sup> 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 2.25m<sup>2</sup> 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 3m<sup>2</sup> 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. 6m<sup>3</sup> for one-bed units;
  - ii. 8m<sup>3</sup> for two-bedroom units; or
  - iii. 10m<sup>3</sup> 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 35m<sup>2</sup>
  - ii. 1 Bedroom 45m<sup>2</sup>
  - iii. 2 Bedroom 60m<sup>2</sup>
  - iv. 3 or more Bedrooms 90m<sup>2</sup>.

**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**.

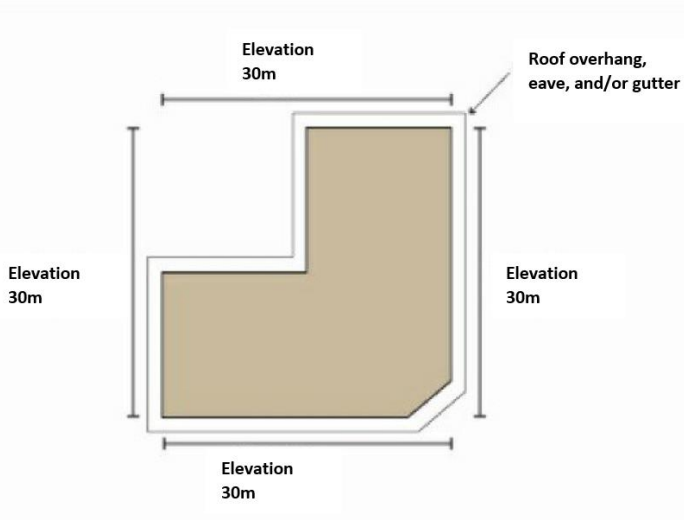


Figure 5: Measurement of building elevation

#### 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"> <li>i. Preschools;</li> <li>ii. Health care facility;</li> <li>iii. Veterinary care facility;</li> <li>iv. Education activity;</li> <li>v. Place of assembly;</li> <li>vi. Spiritual activities;</li> <li>vii. Community correction facilities;</li> <li>viii. Care facility.</li> </ul>	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"> <li>i. comprise less than 500m<sup>2</sup> gross leasable floor space; and</li> <li>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.</li> </ul>
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 <sup>2</sup> 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"> <li>i. 14A.6.2.1 Building height</li> <li>ii. 14A.6.2.2 Height in relation to boundary</li> <li>iii. 14A.6.2.3 Setbacks</li> </ul>

**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"> <li>iv. 14A.6.2.12 Building coverage</li> <li>v. 14A.6.2.13 Water supply for firefighting</li> <li>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"> <li>i. be at least 1 metre in depth, for a length of at least 2 metres;</li> <li>ii. be for the full height of the wall; and</li> <li>iii. include a break in the eave line and roof line of the façade.</li> </ul> </li> </ul>

**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"> <li>a. Service stations in the Accommodation and Community Facilities Overlay.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Scale and nature of activity – Rule 14A.15.6</li> <li>b. Non-residential hours of operation – Rule 14A.15.25</li> </ul>
RD2	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>c. Traffic generation and access safety – Rule 14A.15.7</li> </ul>
RD3	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>b. The extent to which development is in general</li> </ul>

**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><del>c. Residential Design Principles – 14A.15.1</del></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><b>Advice note:</b></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><del>a. Impacts on neighbouring property and planned urban built character – 14A.15.3 a. and c.</del></p> <p><del>b. Residential landscaping – Rule 14A.15.24.</del></p> <p><del>c. Residential design principles – Rule 14A.15.1.d, 14A.15.1.g, and 14A.15.1.h</del></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><del>c. Residential Design Principles – Rule 14A.15.1</del></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).

	<b>Activity</b>
	[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:**

	<b>Applicable to</b>	<b>Standard</b>
<b>i.</b>	Land within area identified as 'Special Area A' on the outline development plan in <b>Appendix 14A.116.12</b>	<b>12 metres</b>
<b>ii.</b>	Land within area identified as 'Special Area B' on the outline development plan in <b>Appendix 14A.16.12</b>	<b>5 metres</b>

**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.	

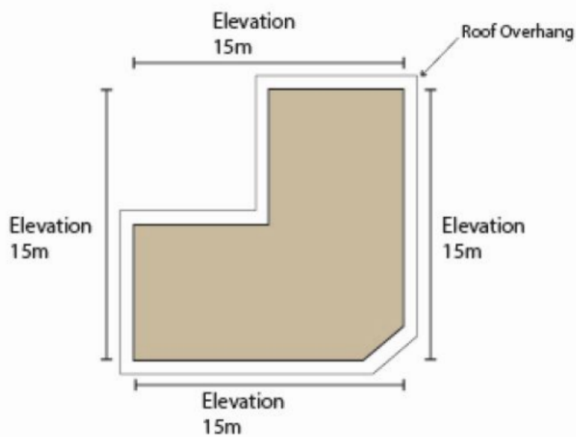


Figure 6: Measurement of a building elevation.

#### 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 buildings 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 gross floor area of 500m <sup>2</sup> .

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.*