

Before the Independent Hearings Panel
Christchurch City Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to
Proposed Plan Change 14 to the Operative Christchurch
City District Plan

and: **Retirement Villages Association of New Zealand
Incorporated**

(Submitter 811)

and: **Ryman Healthcare Limited**

(Submitter 749)

Statement of Evidence of **Richard Turner** on behalf of the
Retirement Villages Association of New Zealand Incorporated and
Ryman Healthcare Limited

Dated: 20 September 2023

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**STATEMENT OF EVIDENCE OF RICHARD TURNER ON BEHALF OF
THE RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND
INCORPORATED AND RYMAN HEALTHCARE LIMITED**

INTRODUCTION

- 1 My full name is Richard Jonathon Turner.
- 2 I hold a Bachelor of Planning (Hons) from the University of Auckland, which I obtained in 2000. I am a Director of Mitchell Daysh Limited, which practices as a planning and environmental consultancy throughout New Zealand.
- 3 I have been engaged in the practice of resource management planning for 23 years. My experience includes a mix of in-house and consultancy resource management roles, with an emphasis on providing advice on regional and district planning processes, and the preparation of resource consent applications for a range of land use developments and infrastructure projects. I have consented a number of retirement villages throughout New Zealand on behalf of members of the Retirement Villages Association of New Zealand Incorporated (*RVA*), including the Riccarton, Northwood and Park Terrace Retirement Villages in Christchurch City for Ryman Healthcare Limited (*Ryman*).
- 4 I was a member of the independent secretariat that assisted the Independent Hearings Panel that heard and decided submissions on the Replacement Christchurch District Plan between 2015 and 2017. In this regard, I worked on the drafting of a number of the chapters of that District Plan to support the decisions of the Independent Hearings Panel. More recently, I was engaged by the RVA and Ryman to provide planning evidence in relation to Proposed Plan Change 5 to the Operative Christchurch City District Plan (*District Plan*) – which, in part, sought to address the provision for residential development in commercial zones in Christchurch City.
- 5 In preparing this statement of evidence, I have reviewed the following documents:

- 5.1 The National Policy Statement on Urban Development 2020 (*NPSUD*);
- 5.2 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*);
- 5.3 The Canterbury Regional Policy Statement (*CRPS*);
- 5.4 The District Plan, Proposed Plan Change 14 (*PC14*) and the accompanying section 32 reports;
- 5.5 The submissions and further submissions on behalf of the RVA and Ryman;
- 5.6 The relevant parts of the following section 42A reports and appendices (*section 42A report*):
 - (a) Section 42A Report by Ms Sarah-Jane Oliver, dated 11 August 2023;
 - (b) Section 42A Report by Mr Kirk Lightbody, dated 11 August 2023;
 - (c) Section 42A Report by Ms Holly Gardiner, dated 11 August 2023;
 - (d) Section 42A Report by Mr Ike Kleynbos, dated 11 August 2023;
 - (e) Section 42A Report by Ms Anita Hansbury, dated 11 August 2023; and
 - (f) Section 42A Report by Ms Clare Piper, dated 11 August 2023.
- 5.7 The evidence of Mr John Collyns, Mr Matthew Brown and Professor Ngaire Kerse for the RVA and Ryman.

EXPERT WITNESS CODE OF CONDUCT

- 6 While acknowledging that this hearing is not before the Environment Court, I have read the Environment Court's Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2023 and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

OVERVIEW OF EVIDENCE

- 7 Rapidly changing demographics in New Zealand are resulting in major pressures on social infrastructure – including health services and the provision of housing. In this regard, the population of people living in Christchurch City over the age of 65 is increasing at pace and will continue to increase for the foreseeable future. This trend means that the demand for retirement living and a range of care options (such as dementia care and assisted living options) will also continue to grow. As noted in the evidence of Mr Collyns and Professor Kerse,¹ the 75+ age bracket is a particularly vulnerable demographic due to their relative frailty and increased care needs.
- 8 Given this, a key point raised across the submissions by the RVA and Ryman is that PC14 should better enable, and specifically provide for, a diverse range of housing options (including retirement villages). That is, the intensification of Christchurch City will require the provision of housing for all facets of the community.
- 9 The District Plan already acknowledges the City's growing ageing population as a strategic issue (Section 3.2.45, Chapter 3). It also has specific provisions for retirement villages in several Commercial and Residential zones. I understand these provisions have come about from decisions on the Replacement District Plan process and Plan Change 5 to the District Plan.

¹ Evidence of Mr Collyns at Paras 26-27, dated 20 September 2023; and evidence of Professor Kerse at Paras 43-61, dated 20 September 2023.

- 10 However, these provisions need to be updated to reflect the new policy outcomes of the NPSUD and the MDRS. And, further improvements are appropriate in my opinion to ensure consistency across the District Plan and to address learnings from consent processes. Improvements to the provisions will support the intensification objectives of the current process by removing unnecessary planning barriers and increasing efficiency.
- 11 Having reviewed the District Plan, PC14 and the section 42A reports as they relate to the submissions by the RVA and Ryman, I consider that PC14 has not adequately responded to this new context. As a result, PC14 will not adequately provide for the housing and care needs of the elderly – particularly the establishment of retirement villages in locations that will enable residents to age in place.
- 12 In my experience, and supported by the evidence of Mr Brown and Mr Collyns, a key barrier to meeting the increasing demand for retirement living for the elderly is the timeframes and complexities associated with consenting these types of housing developments. In this regard, there are often mis-conceived perceptions as to how retirement villages should 'fit' with the existing residential character of an area. The expectations for retirement villages from local authorities and submitters often do not reflect the actual needs of residents.
- 13 In my evidence, I respond to the various recommendations of the Reporting Officers' as they relate to the submissions of the RVA and Ryman. I propose amendments to PC14 that I consider are appropriate from a planning perspective.
- 14 By way of summary, the key matters addressed in my evidence are:
 - 14.1 The suggested approach to managing expected changes in amenity in the Strategic Directions Chapter of the District Plan. In my view, the current proposals conflict with the direction set out in Policy 6 of the NPSUD in seeking to maintain or enhance existing amenity. The expectation of the NPSUD is, in my view, to provide for changes in amenity,

which will ensure well-functioning environments that cater both for current and future housing and business needs;

- 14.2 The recommendation of the Reporting Officer to remove specific provisions relating to retirement villages from the notified version of the Medium Density Residential Zone, and instead cross refer and apply the rules and standards for the Residential Suburban Zone. This proposal is highly unusual in my experience and would result in perverse outcomes. It would mean that retirement villages in the Medium Density Residential Zone would need to comply with development standards that are more restrictive than those that apply to other multi-unit residential developments in the zone. I can see no planning or technical reason for this distinction;
- 14.3 The lack of consistency across the District Plan in zones that enable residential activities with respect to the management of retirement villages. In particular, the Plan provides for the land use component of retirement villages as a permitted activity and the building establishment component as a restricted discretionary activity in some zones, but not in others. Some zones have a specific retirement village activity category. Others instead rely on the broad residential activity definition. This approach creates unnecessary complexity and potential interpretation issues;
- 14.4 The need for some modifications to the objectives and policies of the relevant residential and commercial zones to appropriately recognise the need for retirement housing and care (in order to provide for the diversity of demographics);
- 14.5 The alignment of the definitions that relate to retirement villages within the National Planning Standards (November 2019); and
- 14.6 The drafting of the various provisions throughout PC14 so that there is consistency with the direction of the NPSUD and the Enabling Housing Act.

- 15 In my opinion, the amendments to PC14 that I am recommending (and which are documented in **Appendix A** to this evidence) are appropriate and necessary in order to provide a planning framework within the District Plan that gives effect to the national direction set out within the NPSUD and the Enabling Housing Act, and which recognises the different needs of the older residents of Christchurch City.
- 16 I note that, following expert conferencing, I expect to have a refined version of **Appendix A** for the Panel's consideration that reflect the outcomes of expert conferencing as relevant to the points raised in my evidence.

OVERVIEW OF THE PLANNING FRAMEWORK

- 17 I have reviewed the summary of the statutory planning context in the section 32 report² and the section 42A reports,³ and largely agree with the analysis provided. I, therefore, propose to only touch on the key points of the statutory context which I consider to be of particular relevance to the matters raised in this evidence, and of relevance to the drafting of the provisions in the Residential and Commercial Zones of the District Plan.

National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

- 18 The NPSUD directs local authorities to enable greater land supply for urban development and intensification in key areas. It also directs that planning be responsive to changes in demand, while also seeking to ensure that new development is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments.
- 19 The Reporting Officer describes what they consider to be the key matters of relevance to PC14 that emerge from the objectives and

² Section 2 of the Plan Change 14 Section 32 Evaluation - Part 1 Overview and High Level District Issues.

³ Section 5 of the Section 42A report (Strategic Direction Objectives) by Ms Oliver, dated 11 August 2023.

policies of the NPSUD.⁴ However, I consider that the Reporting Officer has not given sufficient consideration to the following directives of the NPSUD in evaluating the provisions of PC14:

- 19.1 Planning decisions ensure that urban environments provide for the needs of all demographics in the community, including by enabling a variety of dwelling types and price points;⁵
- 19.2 Planning decisions improve housing affordability by supporting competitive land and development markets; and⁶
- 19.3 Urban environments, including their amenity values, will develop and change over time in response to the diverse and changing needs of people and communities, and future generations.⁷

- 20 In my opinion, the clear intent of the NPSUD can be summarised as seeking to enable both business and residential development in urban environments through the provision of opportunity, choice, variety and flexibility of land supply for such activities – and it recognises that the enablement of these activities may change, or even detract from, existing amenity values. As I discuss later in my evidence, I consider PC14 needs to expressly provide for the diversity of housing options that will be needed in the residential and commercial areas of Christchurch City.
- 21 With respect to the Enabling Housing Act, it directs the incorporation of the Medium Density Residential Standards (*MDRS*) set out in Schedule 3A of the RMA within the District Plans of Tier 1 local authorities.⁸ The MDRS include an objective and policy that a variety of housing types and sizes are provided for which respond to

⁴ Section 5 of the Section 42A report (Strategic Direction Objectives) by Ms Oliver, dated 11 August 2023.

⁵ Objective 1 and Policy 1 of the NPSUD.

⁶ Objective 2 of the NPSUD.

⁷ Objective 4 and Policy 6 of the NPSUD.

⁸ Section 77G, Enabling Housing Act.

housing needs and demand and the neighbourhood's planned urban built character (including 3-storey buildings).⁹

- 22 The Enabling Housing Act has also altered the scale of residential development that can occur as a permitted activity in a Medium Density Residential Zone.¹⁰ The density standards provided in the MDRS essentially narrow the consideration of environmental effects associated with residential development. They also limit consideration of on-site amenity effects and effects on the surrounding environment (when compared to existing district plans).
- 23 Overall, it is my opinion that the NPSUD and Enabling Housing Act provide clear direction that the built form of Christchurch City will need to change in order to provide for the directives of intensification and to satisfy the housing needs of a range of demographics. Further, I consider that PC14 needs to be amended to more appropriately reflect these policy directives and the need to provide for the specific and evolving housing needs of an ageing population.

Canterbury Regional Policy Statement

- 24 The District Plan (including PC14) is required to give effect to the CRPS¹¹, except in relation to any objectives and policies that are inconsistent with the MDRS.¹²
- 25 It is my assessment that the MDRS, which effectively 'trump' the CRPS, do not create a conflict between the CRPS and PC14. I reach this view primarily because the provisions of the CRPS are focused on the establishment of residential environments at a sub-regional scale.

⁹ Objective 2 and Policy 1 of the MDRS.

¹⁰ Clause 2 of the MDRS and the density standards in Part 2 of the MDRS.

¹¹ Including specific provisions related to the recovery and rebuilding of Greater Christchurch (Chapter 6 of the CRPS) – as per the directions in the Land Use Recovery Plan.

¹² Section 77G(8) of the RMA.

26 The section 42A report provides a general summary of the direction provided to territorial authorities in the CRPS when creating and implementing their district plan. In addition, the section 32 evaluation¹³ summarises the provisions of the CRPS that align with the direction of the NPSUD and the MDRS as they relate to the identification of priority areas for development. However, it is my assessment that the following key directives of the CRPS are also relevant to the development of PC14:

- 26.1 Providing for quality living environments and a range of densities and uses;¹⁴
- 26.2 Ensuring developments provide choice and diversity in their layout, built form, land use housing type and density in order to adapt to the changing needs and circumstances of the population; and¹⁵
- 26.3 Housing affordability is to be addressed by (amongst other things) providing sufficient intensification and greenfield land to meet housing demand, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.¹⁶

THE OPERATIVE DISTRICT PLAN AND PC14

27 I provide in this section a brief overview of how both the operative District Plan and PC14 seek to provide for the ageing population and the particular characteristics of retirement villages. This background is intended to put in context my concerns about PC14 and why I recommend changes.

Background

¹³ Paragraphs 2.1.15 – 2.1.22 – Section 32 Evaluation – Part 3: Residential Section.

¹⁴ CRPS Objective 6.2.3.

¹⁵ CRPS Policy 6.3.2.

¹⁶ CRPS Policy 6.3.7.

28 I note at the outset, my understanding that the operative District Plan provisions addressing retirement villages were developed through the Christchurch Replacement District Plan process and most recent Plan Change 5 to the operative District Plan (PC5).

29 The Replacement District Plan process focussed on how the residential zones, commercial zones and city centre zones provide for retirement villages. In that process, the Panel supported more detailed provisions for the ageing population, finding:¹⁷

[332] Dr Humphrey's evidence stressed the clear health and social evidence of people ageing in their own communities. We have also taken particular note of Dr Humphrey's evidence as to the importance of providing choice for ageing in place. That evidence was supported by the evidence of Mr de Roo. We find that ageing in place, whereby older persons have choices to downsize from their family homes yet remain within their familiar neighbourhoods, is important not only for the wellbeing of our older citizens but also for the communities of which they should continue to contribute to and be part of. In addition to providing choice, assisting affordability is also important. Those priorities are also generally reflected in the Statement of Expectations.

[333] We do not accept the Council's evidence that the needs of older people are met when they are essentially left to compete in the market for this relatively special dwelling type (bearing in mind it was originally conceived with the specific needs of the elderly in mind).

30 PC5 was a narrower plan change. It focused on particular commercial zones and how residential activities should be provided for in those zones. It also addressed potential effects associated with developing residential activities at the ground floor. That process resulted in an agreed outcome, at the appeals stage whereby a new retirement village policy was included in the Commercial zones (except the Commercial Office zone, Commercial Retail Park Zone and the Commercial Banks Peninsula Zone) similar to that applying in residential zones. Further changes were also made to the policy and rules relating to proposals for residential activities at ground floor.

¹⁷ Independent Hearings Panel – Decision 10 (Residential part) dated 10 December 2015.

Strategic directions

- 31 The strategic directions in the Plan provide the overarching framework for the District Plan. Relevantly:
- 31.1 Enabling the expedited recovery and future enhancement of Christchurch in a manner that meets the community's immediate and longer-term needs, fosters investment certainty, and sustains the qualities and values of the natural environment;¹⁸
 - 31.2 A well-integrated pattern of development and infrastructure, consolidated urban form, and a high-quality urban environment;¹⁹ and
 - 31.3 A well-integrated pattern of development and infrastructure, consolidated urban form, and a high-quality urban environment.²⁰
- 32 PC14 seeks to modify these objectives by:
- 32.1 Including that the recovery and facilitation of the future enhancement of the district achieve a well-functioning urban environment²¹ that supports reductions in greenhouse gas emissions and is resilient to natural hazards and the current and future effects of climate change;
 - 32.2 Seeking that urban growth, form and design provides for development to address the diverse and changing needs of people and communities, built form is relative to proximity to centres and sensitive environments, and recognises that whilst amenity values will change, they will be maintained and enhanced.
- 33 I address these proposed modifications later in my evidence.

¹⁸ Objective 3.3.1, Operative Christchurch District Plan.

¹⁹ Objective 3.3.7, Operative Christchurch District Plan.

²⁰ Objective 3.3.7, Operative Christchurch District Plan.

²¹ Objective 1, NPSUD

Objectives and policies - residential and commercial zones

34 As already noted, there are provisions within the Residential Chapter that provide for retirement villages in the various residential zones. Key elements include:

34.1 Objective 14.2.1 – seeks an increase supply of housing that enables a wide range of housing types and meets the diverse needs of the community;

34.2 Policy 14.2.1.8 – seeks to provide for a diverse range of independent housing options for older persons throughout residential zones, and also recognises that housing for the older persons can require higher densities than typical residential development; and

34.3 Policy 14.2.5.1 - seeks to facilitate the contribution of individual developments to high quality residential environments.

35 In addition, the provisions relating to the specific residential zones (e.g. Residential Central City, Residential New Neighbourhood) include directions regarding the management of amenity effects and the integration of development with the wider neighbourhood character. However, I also note that the likes of Objective 14.2.8 and Policy 14.2.8.2 have caused confusion and complexity during consent processes in the last few years – in terms of the relationship between maintaining existing amenity, acknowledging the expectations of the zone over time, and providing for intensification. These provisions are, however, proposed to be deleted in PC14.

36 The Commercial Zone chapter recognises that some centres may include high or medium density residential activities as part of providing for the function of the centre (Policy 15.2.2.1). The policies also encourage residential activity in district and neighbourhood centres above ground floor level and seek to provide for residential at ground floor level where effects on the capacity of

the catchment or the commercial viability of the centre will be managed (Policy 15.2.2.7).

- 37 Further, Policy 15.2.2.8 seeks to provide for retirement villages in most commercial zones and recognise that they can provide for higher densities than other forms of residential developments (because they provide for shared spaces, services and facilities, and enable affordability and the efficient provision of assisted living and care services).

Rules – Residential and Commercial zones

- 38 The rules that relate to retirement villages in Residential and Commercial zones under the operative District Plan include:
- 38.1 Retirement villages are permitted in the Residential Suburban and Residential Suburban Density Transition Zones subject to an activity specific building façade standard (Rule 14.4.1.1 P7). Failure to meet this standard triggers the need for a restricted discretionary resource consent (Rule 14.4.1.3 - RD10). Retirement villages that fail to meet site coverage standards are also a restricted discretionary activity (Rule 14.4.1.3 – RD33);
- 38.2 Retirement villages are a restricted discretionary activity in the Residential Medium Density Zone regardless of whether they meet performance standards (Rule 14.5.1.3 – RD2); and
- 38.3 The land use component of retirement villages are provided for as a permitted activity with no activity specific performance standards in the Commercial Central City Mixed Use Zone (Rule 15.11.1.1 – P21). Retirement villages that do not meet the relevant general performance standards are a restricted discretionary activity (Rule 15.11.1.3 – RD3).
- 38.4 There is a lack of non-notification presumptions.
- 38.5 Retirement village specific matters of discretion are provided in both the residential (14.15.9) and commercial chapters (15.13.2.14).

- 39 The operative District Plan provides specific rules for retirement village, which acknowledges that they have unique functional and operational needs compared to other residential activities (as explained in Mr Brown's evidence). However, it can be seen from the above that the operative District Plan regulates retirement villages inconsistently throughout the various zones. The differences between the rule frameworks in the commercial and residential zones is unnecessarily complex and can, in my experience, lead to inconsistent interpretations when applying for and processing resource consent applications.
- 40 For example, the classification of proposals for retirement villages in Commercial Zones has been a source of confusion with Council planners. As Mr Brown explains, it took several months of engagement with Council officers before Ryman's Northwood village was acknowledged to be a residential activity. Plan Change 5 did also question the appropriateness of this approach, although it was ultimately accepted that retirement villages fall under the rules regulating residential activities in Commercial Zones.
- 41 The lack of non-notification presumptions has been a particular issue during implementation of the operative Plan. As Mr Brown explains, it has taken months of engagement with Council officers to establish that notification of retirement village proposals that comply with the relevant built form standards is not required. In my experience, although the outcome reached is generally satisfactory, significant time and resource is expended to get there.
- 42 Further, it is my experience that some of the operative provisions in the District Plan have caused implementation issues during consenting processes. In particular, the matters of discretion for retirement villages in Residential Zones acknowledge that a proposal will bring change to an area, but require assessment against the existing residential environment and whether it is appropriate to its 'context'. The difficulty with this approach, based on my experience from previous consent applications, is that very limited regard is had to the anticipated or expected residential character of the wider area as a result of upzoning that has occurred. The effects of development that meets the built form standards are interrogated,

as the matters of discretion are not focused on areas of exceedances. In effect, the matters of discretion encourages existing amenity / character to be 'locked in'. This planning context has proven particularly problematic where neighbouring landowners have expectations for development that are out of step with the anticipated residential character as expressed by the built form standards within the Plan.

- 43 Another key issue with the retirement village matters of discretion is that they do not include positive effects. As the evidence of Mr Brown and Mr Collyns explains, the benefits that arise from the construction and operation of retirement villages are significant. But, in my experience, decision-makers have been unable to give appropriate weight to these matters because of this gap in the matters of discretion.

THE MDRS AND RETIREMENT VILLAGE DEVELOPMENT

- 44 Section 80E of the RMA requires the MDRS to be incorporated into relevant residential zones. The MDRS provisions include objectives and policies that require territorial authorities to enable all people and communities to provide for their wellbeing, and for their health and safety.²² Relevant residential zones must provide for a variety of housing types and sizes that respond to housing needs and demand.²³
- 45 Furthermore, District Plans must also enable housing to be designed to meet the day to day needs of residents²⁴ and provide for developments not meeting permitted activity status (while encouraging high-quality developments).²⁵ The MDRS also address mandatory planning conventions for activities that do not meet the density standards. These activities include:²⁶

²² Objective 1, MDRS, Schedule 3A RMA.

²³ Objective 2, MDRS, Schedule 3A RMA.

²⁴ Policy 4, MDRS, Schedule 3A RMA.

²⁵ Policy 5, MDRS, Schedule 3A RMA.

²⁶ Clause 4, MDRS, Schedule 3A RMA.

- 45.1 The construction and use of 'four or more' residential units on a site; And
- 45.2 Residential units that do not meet other MDRS building density standards (e.g. height, height in relation to boundary, setbacks).
- 46 The MDRS also places certain preclusions on notification of resource consent applications for the establishment of residential units.²⁷
- 47 Section 80E of the RMA also provides discretion for intensification planning instruments to include related provisions - objectives, policies, rules, standards, and zones - that support or are consequential on the MDRS.²⁸
- 48 In my opinion, retirement villages are an example of a residential development that includes 'four or more' residential units. That said, it is acknowledged that retirement villages are not "typical" residential developments and the type of housing units provided range from town houses and apartments through to assisted living and higher care options. As explained by Professor Kerse²⁹ there is both a shortfall of assisted living and higher care options for vulnerable older people. Retirement villages are crucial providers of new developments providing for these higher care needs.
- 49 Furthermore, retirement villages also have designs and layouts, particularly internally, that differ to other housing types – but which are required to meet the specialist day to day living needs of residents. Amenities for residents and their guests include internal and external communal spaces for recreation and services such as resident cafes, reflection areas, swimming pools and gyms. In my view, all such activities in retirement villages are residential in nature. The evidence of Mr Collens and Mr Brown supports this view.

²⁷ Clause 5, MDRS, Schedule 3A RMA.

²⁸ Section 80E(1)(b)(iii) RMA.

²⁹ Evidence of Professor Kerse at Paras 15, 40 and 111, dated 20 September 2023.

- 50 As a result, the submissions by the RVA and Ryman on PC14 have used the MDRS as a “base case” for the relief they seek in relation to the provision for retirement villages in the residential zones in Christchurch. They have adapted the relief sought to ensure it will suitably provide for the unique needs and features of retirement villages and their residents. These provisions would sit alongside and be read together with other objectives and policies of the District Plan which seek to appropriately manage the effects of residential development and complete the suite of provisions which would apply to retirement villages.
- 51 With regards to the Commercial Zones of the District Plan, I acknowledge that the MDRS are not required by section 80E of the RMA to be incorporated into commercial zones. Section 80E of the Act does, however, require Intensification Planning Instruments to “give effect to” Policy 3 of the NPSUD. The national policy direction in these zones is about enabling building heights and density of urban form relative to the type of centre and access to existing and planned rapid transit stops. Policy 3 of the NPSUD is also part of the wider suite of provisions under the NPSUD, which I understand continue to be relevant in this process.
- 52 For reasons explained more fully later in this evidence, I consider that the Commercial Zones of Christchurch City are part of the solution to the housing intensification expectations of the NPSUD. In this regard, it is expected that more people will live within and close to centres. Based upon the evidence of Mr Brown, housing for older people is no exception to this. In this regard, Mr Brown notes in his evidence that opportunities for retirement village developments in and around centres are important and will help:
- 52.1 Support ‘ageing in place’;
 - 52.2 Address the shortage of sites available for retirement villages; and
 - 52.3 Alleviate the growing shortfall of available housing and care options for older people.

APPLICATION OF MDRS STANDARDS IN PC14

Strategic Directions

Ryman / RVA Submissions

- 53 The submissions by the RVA and Ryman were largely supportive of the notified amendments to the strategic objectives in Chapter 3 of the District Plan. The submissions did, however, seek amendments in relation to Objective 3.3.7 (Well-Functioning Urban Environment), Objective 3.3.8 (Urban Growth, Form and Design) and Objective 3.3.10 (Natural and Cultural Environment).
- 54 These amendments were proposed largely due to concerns with the use of vague language in the strategic objectives creating potential interpretation issues, the use of language that is inconsistent with the MDRS and, in the case of Objective 3.3.10, the introduction of tree canopy standards that are considered to be overly restrictive to development.

Section 42A Report

- 55 It is my assessment that the section 42A report does not address the points raised within the submissions by RVA and Ryman. As a consequence, the matters raised by the submitters on the strategic objectives have been neither recommended to be accepted or rejected. However, with regards to Objectives 3.3.7 and 3.3.8 the Reporting Officer makes the following comments:

55.1 It is considered appropriate for the strategic directions to more clearly recognise the scale of change directed for the city due to the scale of change to be achieved under the NPSUD;³⁰

55.2 It is considered appropriate to relocate the first part of Objective 3.3.7 to Objective 3.3.1;³¹

³⁰ Paragraph 9.17 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

³¹ Paragraph 9.18 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

- 55.3 The part of objective 3.3.7 relating to a well-functioning urban environment has been further amended to include that it *“supports reductions in greenhouse gas emissions; and is resilient to natural hazards and the current and future effects of climate change”*.³²
- 55.4 That the listed matters within Policy 1 of the NPSUD are a “minimum” for what constitutes a well-functioning urban environment and that the additional matters relating to urban form listed within Objective 3.3.7 do not inappropriately narrow this scope. These urban form matters are considered to better integrate into Objective 3.3.8;³³
- 55.5 Whilst Policy 6 of the NPSUD stipulates that changes to amenity values, are not, of themselves an adverse effect, it does not further define or constrain the direction of section 7 of the RMA except in relation to development enabled by plans.³⁴ This, therefore, does not prevent consideration of these amenity impacts and their associated adverse effects in relation to new proposed building forms when considered within a plan change or plan review. In their opinion, plan making must still, noting the limited qualifications above, ensure that the “maintenance and enhancement of amenity values” is considered.³⁵
- 56 In terms of Objective 3.3.10, the Reporting Officer recommends the rejection of other submissions that also request the deletion of the inclusion of tree canopy cover on the basis of the *“importance of*

³² Paragraph 9.8 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

³³ Paragraph 9.21 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

³⁴ Paragraph 9.39 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

³⁵ Paragraph 9.40 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

trees (particularly medium and large trees) to help mitigate the adverse effects of development".³⁶

Response

- 57 The strategic objectives that were included in the District Plan as part of the Replacement District Plan process were drafted to be clear and direct, such that they provided a clear statement of expectation for what the subsequent sections of the plan should achieve. Indeed, Objective 3.3.2 specifies that the objectives and policies in the District Plan should clearly state the outcomes intended.
- 58 It is my assessment that many of the recommended amendments to the strategic objectives by the Reporting Officer add little to the provisions of the District Plan in terms of providing clear direction and outcomes. Rather, the provisions add language that:
- 58.1 Is open to debate and conjecture amongst experts ("*strong sense of place*" - Objective 3.3.7(a)(iii));
- 58.2 Is inconsistent with respect to the outcomes that are sought (recognition that amenity values will change, but amenity values are to be maintained and enhanced – Objective 3.3.7(a)(iv)); and
- 58.3 Duplicates existing provisions in the strategic objectives (e.g. consideration of natural hazard effects); and
- 58.4 Specifies courses of action to be undertaken (which is the role of policy), rather than just detailing the outcome to be achieved (e.g. Objective 3.3.3(a)(ii)).
- 59 While I am supportive of Objective 1(a) of the MDRS being captured as part of the strategic objectives of the District Plan, I do not agree that the Reporting Officer has scope to introduce 'qualifiers' or additional caveats to the objective beyond what is required by clause 6(1) of Schedule 3A of the RMA. In this regard, Schedule 3A

³⁶ Paragraph 9.55 – Section 42A report (Strategic Direction Objectives) by Sarah Oliver, dated 11 August 2023.

of the RMA is clear that the Christchurch City Council "*must include the following objectives in its district plan.*" The legislation does not include any scope to alter the wording of the two objectives, nor does it direct the Council to 'give effect' to the objective – such that some minor drafting changes or phrasing may be appropriate.

- 60 The Council is required to include Objective 1(a) as it presents in Schedule 3A of the RMA.

Objective 3.3.1

- 61 I consider the inclusion of reference to natural hazards in clause (ii) of Objective 3.3.1(b) to be unnecessary and duplicative. In this regard, Objective 3.3.6 already provides clear direction with respect to the management of new subdivision, use and development (which are all components of urban development) and natural hazard risks. Further, the expectations of natural hazard management differ between Objectives 3.3.1 (i.e. urban environments are resilient to natural hazards) and 3.3.6 (i.e. development avoided in areas where the risk is unacceptable and risks are appropriately mitigated in all other areas).
- 62 With respect to Objective 3.3.7, the amended version recommended by the Reporting Officer continues to use vague and subjective language such as "*distinctive, legible urban form and strong sense of place.*" Such framing of objectives is, in my opinion, unhelpful to plan users and decision makers and this approach contrasts with the current version of Objective 3.3.7 in the District Plan – which provides relatively clear and concise direction as to the outcome that is sought for Christchurch City with respect to urban growth, form and design.
- 63 Furthermore, I disagree with the Reporting Officer's recommendations regarding the inclusion of Objective 3.3.7(iv) as I consider the direction internally inconsistent and contradictory to Policy 6 of the NPSUD. In this regard, the drafting recommended by the Reporting Officer includes reference to 'recognising that amenity values will change over time' and also seeks to ensure that amenity values are 'maintained and enhanced'.

- 64 It is my understanding from the section 32 report for the NPSUD³⁷ that Policy 6 is intended to catalyse a shift in focus for decision-makers. The shift is from 'preserving' or 'maintaining' the status quo amenity values of the current urban environment, to considering a wider array of amenity values for both existing and future communities. Policy 6 expects that the nature of amenity value will change over time. In the context of medium and high density and residential zones in the District Plan, the planned urban built form is defined in Table 14.2.1.1a and is not feasible to suggest that existing amenity values might be maintained and enhanced while achieving that planned urban built form. I therefore consider that the recommended drafting does not give effect to Policy 6 of the NPSUD.
- 65 Furthermore, I disagree with the Reporting Officer that section 7 of the RMA effectively provides an opportunity to retain a focus on maintaining and enhancing amenity values – notwithstanding Policy 6 of the NPSUD. In my opinion, Policy 6 of the NPSUD provides national direction as to how section 7(c) of the RMA is to be implemented or given particular regard in urban environments. It is not for the District Plan to effectively cross-refer back to Part 2 of the RMA to justify changes to the national direction that has been set.

Objective 3.3.10

- 66 Finally, and as I explain later in this evidence, I consider the introduction of text in Objective 3.3.10 regarding the provision of tree canopy cover to be inappropriate and not warranting strategic direction in the District Plan. In addition, such direction is considered to be overly restrictive of residential development and mis-aligned with the landscaping standards in the MDRS . It also appears to unduly put the management response to carbon sequestration, heat island effects and biodiversity impacts on land use and development in Residential Zones. In my view, these effects and options to manage them should be looked at more

³⁷ Section 32 Evaluation Report for the National Policy Statement for Urban Development, dated March 2020.

holistically and the 'cause and effect' examined more closely across Christchurch City.

Conclusion

- 67 In my opinion, the amendments to the objectives detailed in **Appendix A** of my evidence are necessary to ensure the provisions appropriately reflect the higher order planning documents and to ensure alignment with the expectations of Objective 3.3.2.

Objectives and Policies: Residential Zones and Commercial Zones

RVA and Ryman Submissions

- 68 The submissions by the RVA and Ryman were largely supportive of the notified objectives and policies within the Residential and Commercial Zones. The submissions did, however, seek some amendments to the relevant objectives and policies throughout the Residential and Commercial Zones of the District Plan.
- 69 By way of summary, the submissions sought changes to the Residential Zone chapter to better reflect the direction of the NPSUD and Enabling Housing Act by:
- 69.1 Eliminating language that has the potential to unduly restrict the development of a diversity of housing typologies, while also recognising the importance of retirement villages as a type of residential activity and their unique features such as layout and internal amenity needs;
- 69.2 Inserting two new policies ('changing communities' and 'role of density standards') within the Residential Zone chapter. These provisions were considered necessary to give effect to the direction under the NPSUD that acknowledges the evolving expectations for amenity values to enable necessary housing. In addition, they sought to enable development that meets the relevant density standards, with the focus of resource consent assessments being on the effects of any breaches of standards.

- 70 Within the Commercial Zone chapter, the submissions sought for the objectives and policies to better reflect the intentions of the NPSUD. That is, to recognise that residential activities are appropriate within these zones (including retirement villages). Better enablement of ground floor residential activity in specified circumstances was also sought by the RVA and Ryman.
- 71 In addition, the submissions sought the insertion of one new objective ('ageing populations') and four new policies ('changing communities', 'role of density standards', 'housing in commercial zones' and 'larger sites') within the Commercial Zone chapter in order to respond more directly to the directions of the NPSUD, and to reflect recent outcomes resulting from Plan Change 5 to the District Plan.

Section 42A Report – Residential Zones

- 72 The section 42A report does not comment on several submission points. In some cases, the Reporting Officer provides a recommendation in response to the submissions by the RVA and Ryman without specific reasoning / justification. Reasons that were provided for recommending the acceptance or rejection of submissions included:
- 72.1 Amendments to objective and policies are rejected on the basis that the notified provisions already achieve the direction of the NPSUD and MDRS;³⁸
- 72.2 Rejecting the proposed exclusion of retirement villages from Policy 14.2.5.1 *"as they assist in providing for a range in housing types and should be considered alongside other housing types accordingly"*;³⁹
- 72.3 Inclusion of retirement villages into the description of the planned urban character of the High and Medium Residential Zones in Table 14.2.1a is rejected because it would not align

³⁸ Paragraph 10.1.235 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

³⁹ Page 189 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

with the convention of objectives and policies. Retirement villages should be seen as part of the wider solution to increase the supply of some housing types;⁴⁰

72.4 The inclusion of the new 'changing communities' and 'role of density standards' policies within the Residential Zones is rejected on the basis that changing amenity is a given.⁴¹ The proposed 'role of density standards' policy is unnecessary on the basis that "Council has adopted the RDA framework, which is highly enabling";⁴² and

72.5 Acceptance of the proposed amendment to Policy 14.2.1.8.⁴³ Notwithstanding the recommended acceptance of amendments to Policy 14.2.1.8, the updated version of PC14 provided with the section 42A report has not included this change. On the basis that this omission is unintentional I have included this proposed change in the tracked changed provisions in **Appendix A** to my evidence.

Section 42A Report – Commercial Zones

73 The Reporting Officer recommends the acceptance of some amendments to the objectives and policies in the Commercial Cones, while rejecting the remainder. Although some of the rejected submission points are explained with specific reasoning, many are either unexplained or not addressed within the section 42A report. Reasons that were provided for recommending the acceptance or rejection of submission points by the RVA and Ryman are summarised as follows:

73.1 Accept the relief sought in the submissions relating to the provision of "at least medium" density ground floor residential development in town centres, local centres and

⁴⁰ Page 182 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

⁴¹ Page 183 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

⁴² Page 185 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

⁴³ Page 182 - Section 42A report (Residential Proposals & Select Qualifying Matters) by Mr Kleynbos, dated 11 August 2023.

neighbourhood centres. This acceptance is on the basis that the criteria in Policy 15.2.2.7 ensure the function of a centre would not be compromised by such residential development, and that the direction of Objective 15.2.2 and Policy 6.3.7(2) of the CRPS would be appropriately achieved;⁴⁴

73.2 Reject the inclusion of a new 'ageing population' objective along with associated 'housing in commercial zones', 'role of density standards', 'changing communities' and 'larger sites' policies - notwithstanding the criteria in Policy 15.2.2.7, as their inclusion is out of scope. Irrespective of the scope issue, the key consideration of the Reporting Officer is the potential effects of enabling retirement villages in commercial centres on space for commercial activities - particularly on ground floor activities within centres; and⁴⁵

73.3 Accept the amendments sought to Objective 15.2.4 on the basis that the amendments are the "*most appropriate way to achieve the purpose of the act as they reflect policy 6(b) of the NPSUD*"⁴⁶. Despite this acceptance, the amendment has not been accurately included into the updated provisions of PC14. On the basis that this omission is unintentional I have included this proposed change in the tracked changed provisions in **Appendix A** to my evidence.

Response – Residential Zones

74 I agree with the RVA and Ryman submissions that the objectives and policies in PC14 as currently drafted (particularly Policy 14.2.1.6) go some way to acknowledging the need for retirement housing and care in all Residential Zones. However, I agree that further refinement is needed to adequately provide for retirement villages in the context of the expectations of the MDRS and NPSUD, and in recognition of their development needs relative to other

⁴⁴ Paragraph 8.4.30 – Section 42A report (Commercial zones) by Mr Lightbody, dated 11 August 2023.

⁴⁵ Paragraph 7.2.4 – Section 42A report (Commercial zones) by Mr Lightbody, dated 11 August 2023.

⁴⁶ Paragraph 8.4.64 – Section 42A report (Commercial zones) by Mr Lightbody, dated 11 August 2023.

forms of residential development. These needs, and the existing issues with the provisions of the District Plan, through the consenting process have been discussed already in paragraphs 40 to 44 of this evidence.

- 75 My recommended amendments are documented in **Appendix A** to this evidence.
- 76 I also disagree with the Reporting Officer's recommendation to reject the specific inclusion of retirement villages in the descriptions of the planned urban character in Table 14.2.1.1a. I consider that specific acknowledgement of retirement villages is appropriate in the Medium Density Residential and High Density Residential Zones given the suitability of these zones for retirement villages and the recognition in the NPSUD and the MDRS of the different housing needs of different demographics. Given that the functional and operational needs of retirement villages can be different from other forms of residential development that might be expected in the Medium Density Residential and High Density Residential Zones, it is appropriate that these different forms of residential development are explicitly acknowledged.
- 77 Overall, and based upon my previous experience with the consenting of retirement villages, it is important that the likes of Table 14.2.1.1a acknowledge the spectrum of housing types that can be expected. Otherwise, the table could be used by opponents to projects as justification for certain forms of residential development being supposedly inappropriately located.
- 78 I consider the addition of a 'changing communities' policy provides a clear and useful link to the NPSUD to acknowledge amenity values will evolve over time. Expectations for existing amenity must also evolve to enable necessary housing. In my opinion, the inclusion of this policy supports the direction of the MDRS and NPSUD by:
- 78.1 Providing direction on the need to respond to the diverse and changing needs of communities, not just the status quo. This is particularly important for responding to the aging

population, which is a major and growing demographic with unique and specific needs; and

- 78.2 Providing support for enabling the different types of residential development that are needed to provide for residential needs. This is particularly important for retirement villages, which are different to standard residential development.
- 79 I also consider the inclusion of a new 'role of density standard' policy proposed by the RVA and Ryman provides further context in relation to the NPSUD direction to enable more density providing for intensification relative to the demand for housing. In particular, the 'role of density standard' policy will clarify the importance of the development standards for setting an acceptable level of effects when assessing the effects of residential developments. The policy will ensure the focus of assessment is primarily on the effects of breaches of standards. It will then ensure a more efficient consenting process. I note that Policy 14.2.8.2, which is proposed to be deleted by PC14, performs a similar role in this regard – although it did suffer from interpretation issues during Ryman Park Terrace (negating its intent and application).
- 80 Related to this matter, I disagree with the Reporting Officer that the assessment criteria in Chapter 14 for all forms of residential development is highly enabling and avoids the need for a policy regarding the application of density standards to the consideration of resource consent applications. In my opinion, the primary focus of an assessment of effects for residential development (including retirement villages) should be the consideration of the effects of the breach of the density standards and any other key matters – and not a full assessment of all facets of the proposal such that the restricted discretionary status of a proposal is effectively redundant.
- 81 With respect to Policies 14.2.5.1 and 14.2.5.3, I agree with the submissions of the RVA and Ryman that retirement villages should not be captured by these policies in the same manner as other forms of 'standard' residential development. Some aspects of these policies seek outcomes for residential developments that are not

suitable to retirement village development or where a development is retained in private ownership. For example, public access through a retirement village (addressed in 14.2.5.3(a)(vi)) is not desirable or appropriate given the need to provide for the security of residents and the fact that sites are not subdivided in the same manner as 'standard' residential developments. The same policy (at (a)(iii)) also requires a 'high level' of internal residential amenity, which as discussed earlier in this evidence is not a matter that the operative version of the District Plan regulates for retirement villages.

- 82 Likewise, providing a public front entrance for each street-facing apartment building (as per Policy 14.2.5.1(a)(iii)) will generally not be appropriate in the context of retirement village developments. Public entrances to retirement villages are typically centralised so that visitor movements can be controlled (both from a security and health perspective). Whilst residents will often have multiple points of access to the street from a village, these entry / exit points are not available to the general public and, therefore, more discrete in the streetscape.
- 83 Overall, I consider a number of amendments (some of which are relatively minor) are required to the objectives and policies of the Residential Zone chapter so as to ensure that the provisions appropriately reflect the expectations of the NPSUD, MDRS and also recognise that not all forms of residential development can be considered and managed in the same manner.

Response – Commercial Zones

- 84 I disagree with the Reporting Officer's conclusions with respect to the interpretation that PC14 is simply intended to enable heights and density within walkable catchments of centres in line with Policy 3 of the NPSUD, and it is not appropriate to consider or make provision for new activities. In my opinion, implementation of Policy 3 is intended to achieve Objective 3 of the NPSUD, which (amongst other things) seeks to enable more people to live in areas in or near a centre zone. As outlined earlier in my evidence, provision for retirement villages in Commercial Zones is necessary to appropriately respond to the increasing demand for residential activity within and close to centres. I therefore consider that

specific policies that articulate the anticipated demand and built form of residential development, including retirement villages, within Commercial Zones is appropriate.

- 85 I agree with the Reporting Officer that the criteria outlined in Policy 15.2.2.7 ensure the function of a centre would not be compromised by ground floor residential development. In this regard, the policy requires consideration of whether circumstances mean there is sufficient capacity in the catchment of the centre to meet demand for commercial activities, building design facilitates potential future conversion to commercial use, commercial viability of the centre will not be adversely affected, and the activity is integrated with surrounding activities in the centre. This policy was the result of Plan Change 5, which the RVA and Ryman were involved in (as discussed earlier in my statement).
- 86 I do, however, disagree with the Reporting Officer's assessment that by enabling retirement villages in commercial centres, the availability of space for commercial activities (particularly on ground floor activities) within centres will be compromised. It is my assessment that retirement villages are a residential activity and will, therefore, be subject to Policy 15.2.2.7. This policy provides a pathway for residential activity at ground floor level in certain circumstances. These circumstances include where the ground floor residential will not have a significant adverse effect on the commercial viability and function of a centre and it can be demonstrated that there is sufficient capacity in the catchment of the centre to meet demand for commercial activities. This policy was also addressed in the context of Plan Change 5 and agreed with Council Officers via the consent order mentioned earlier.
- 87 In addition, I also consider that the inclusion of new policies regarding the 'role of density standards' and 'larger sites' would provide policy direction for the consideration of residential development, including retirement villages, in the Commercial Zones.
- 88 I address the reasons for the 'role of density standards' policies above in relation to the Residential Zones, and consider the same

reasoning applies in the Commercial Zones. I consider the 'larger sites' policy provides explicit recognition of the potential for larger sites to accommodate higher density development without externalising effects beyond those anticipated. As a result, efficient use of larger sites can enable greater intensification without inappropriate effects. Similar direction is provided in the Residential Zones by way of Policy 14.2.5.2(a)(vi). Mr Brown and Mr Collyns outline the practical relevance of this provision in their respective evidence.

- 89 My recommended amendments with respect to the Commercial Zone, in response to the recommended edits set out in the section 42A report, are detailed in **Appendix A** to this evidence.

**Activity Status, Notification, and Matters of Discretion:
Residential Zones, City Centre Zones and Commercial Zones
*Ryman / RVA Submissions***

- 90 The submissions by the RVA and Ryman sought a number of amendments to the rules, notification requirements and matters of discretion within the Residential Zone and Commercial Zone chapters.
- 91 The key aspects of the submission points made related to:
- 91.1 The establishment of a permitted activity rule for the use of land for a retirement village in the Medium Density Residential Zone;
 - 91.2 A restricted discretionary activity rule for the establishment of retirement village buildings in Residential and Commercial Zones, with specific matters of discretion limited to managing the external effects of a village on the wider environment;
 - 91.3 An update list of matters of discretion for the consideration of resource consent applications for retirement villages; and
 - 91.4 Presumptions of no full public notification and non-notification for retirement villages that meet the relevant built form standards in all relevant zones.

Section 42A Report

- 92 The Reporting Officer does not consider the submissions by the RVA and Ryman seeking a permitted activity rule for the use of land for a retirement village, or the recommended amendments to the existing rules and matters of discretion framework within the Residential Zones, to be within scope of PC14.⁴⁷
- 93 The Reporting Officer does, however, consider, that there has been an error in drafting of PC14 and has recommended tracked changes reflecting that retirement village proposals under the Medium Density Residential Zone should be considered under the rules and standards for the Residential Suburban Zone.
- 94 Furthermore, the Reporting Officer rejects the submission points seeking a new activity status within the various Commercial Zones on the basis that "*PC14 is to enable heights and density within walking catchments of centres, not the addition of new activities*".⁴⁸
- 95 The Reporting Officer also does not provide any comment regarding the submissions relating to amended matters of discretion or notification clauses.

Response – Residential Zones

- 96 I disagree with the recommendations of the Reporting Officer to remove specific provision for retirement villages within the Medium Density Residential Zone, and instead direct the plan users to the rules and standards within Chapter 14.4 for the Residential Suburban Zone.
- 97 Whilst I acknowledge that the Residential Suburban Zone provides for retirement villages as a permitted activity (subject to a built form standard for building length), and as a restricted discretionary activity where the built form standards are not met, the proposed redirection reduces clarity within the District Plan in my opinion. Furthermore, the Medium Density Residential Zone already

⁴⁷ Page 128 – Section 42A report (Residential Chapter) by Mr Kleynbos, dated 11 August 2023;

⁴⁸ Page 24 – Section 42A (Commercial and Industrial Zones) by Mr Lightbody, dated 11 August 2023.

appropriately excludes retirement villages from several built form standards. The recommendation from the Reporting Officer seeks to undo this in favour of directing the user to a zone chapter that does not apply the MDRS standards.

- 98 It is my opinion that the chapter in which an activity is located and provided for (in this case, the Medium Density Residential Zone) is the most appropriate location for the rules and standards that apply. As I have explained throughout my evidence, retirement villages provide a critical housing type for a significant demographic which is continuing to grow. I consider the need for rules and standards that apply to retirement villages in the Medium Density Residential Zone to be appropriate. They provide clarity and consistency throughout the District Plan. There is also no evidence based reason for retirement villages to be subject to stricter built form standards than that of other residential developments within the Medium Density Residential Zone.
- 99 In addition to the above, it is my assessment that many of the rules for the residential zones in the District Plan distinguish between the land use activity (i.e. residential activity, supportive housing or home occupations) and the buildings comprising that activity. It is my opinion that this same pattern of rule drafting should be applied within the Medium Density Residential Zone.
- 100 Based on the existing policy direction within the Residential Zones, it is my assessment that the use component of a retirement village should be provided for as a permitted activity in the same manner as other residential activities in the District Plan. This approach is supported by the fact that the matters of discretion as notified under Rule 14.15.10 (Retirement Villages) are only focussed on the effects of the buildings and layout of retirement villages.
- 101 In light of the above, I agree with the submissions of the RVA and Ryman that the PC14 should provide for the land use component of a retirement village as a permitted activity in the same manner as other residential activities, as well as for the establishment of buildings as a restricted discretionary activity. My recommended

amendments in this regard are set out in **Appendix A** to this evidence.

- 102 In terms of notification of resource consent applications for retirement villages in Residential Zones, I consider it appropriate that public notification be precluded and that any proposal which complies with the relevant built form standards regarding external amenity effects also being precluded from limited notification. This approach would ensure that retirement villages are treated in the same manner, in terms of notification decisions, as other residential developments comprising four or more residential units.
- 103 With respect to the matters of discretion that apply to the consideration of resource consent applications for retirement villages in the Residential Zone chapters of the District Plan, it is my experience that these can be refined and simplified to more appropriately reflect the expectations of the MDRS with respect to residential developments of four or more units. The amendments proposed would also better reflect the nuances associated with retirement villages while ensuring the effects of a retirement village on the planned residential amenity and character is appropriately assessed as part of the resource consent process.
- 104 Further, it is my experience from consenting Ryman's Park Terrace village that the existing matters of discretion add confusion to the consideration of resource consent applications (as explained earlier in my evidence) – particularly now in light of the direction in the NPSUD and the Housing Enabling Act. In this regard, the introduction to the matters of discretion includes a requirement to consider whether a proposal is appropriate to its context and the existing residential environment – without considering the environment as intended by the zone. As such, it can be problematic to introduce change expected within a zone when the surrounding area is still reflectively of a low-density residential neighbourhood. Another key amendment is to ensure the matters of discretion allow for consideration of positive effects.

Response – Commercial Zones

- 105 As already noted in this evidence, I disagree with the Reporting Officer's conclusion with respect to the view that PC14 is to enable heights and density within walkable catchments of centres in line with Policy 3 of the NPSUD, and not the addition of new activities. In my opinion, Policy 3 gives effect to Objective 3 of the NPSUD, which (amongst other things) seeks to enable more people to live in areas in or near a centre zone. Furthermore, Policy 3(a)-(d) of the NPSUD seeks to enable building heights and densities in centre zones to reflect demand for housing in those locations.
- 106 That being said, given that retirement villages are specifically included as a subset of residential activities and the existing rule framework within the Commercial Zones provides for residential activities at the ground floor in limited circumstances, I do not recommend any further amendments to the Commercial Zone chapter to specifically provide for retirement villages as a permitted land use in these zones.
- 107 With respect to the matter of public and limited notification, it is my opinion that if a proposed development is anticipated in the Commercial Zone and able to comply with the built form standards that apply to its boundary interface then there is no reasonable justification for notifying neighbours of the resource consent application.
- 108 I also consider it appropriate to insert tailored matters of discretion relating to retirement villages (as a subset of a residential activity) in the Town Centre, Local Centre and Neighbourhood Zones in order to better align with the directives of the NPSUD. I support the amendments included within the submissions by the RVA and Ryman for the reasons set out above in relation to the Residential Zone. That is, reflecting on the experiences with the matters of discretion for retirement villages to date, it is considered that the matters can be further refined / simplified in order to appropriately consider external amenity matters. The scope of these matters of discretion was specifically considered by the Independent Hearing Panel that heard submissions on the Replacement District Plan.

- 109 My recommended amendments in this regard are set out in **Appendix A** to this evidence.

Built Form Standards: Residential Zones, City Centre Zones and Commercial Zones

- 110 The RVA and Ryman submitted on the various built form standards so that they better reflect the MDRS standards in Schedule 3A of the RMA and to include consequential provisions for retirement villages with the inclusion of the 'retirement unit' definition.

Section 42A Report

- 111 The Reporting Officer does not provide specific comment on the built form standards raised within the submissions (noting that within the Medium Density Residential Zone retirement villages have been struck out from a number of the standards which either did or didn't apply as a result of the Reporting Officer's recommendations). As a consequence, the submissions on the built form standards have been rejected.

Response

- 112 I agree with the RVA and Ryman submissions that the standards should be amended, to further provide for and acknowledge the differences that retirement villages have from other residential activities, as well as better reflect the NPSUD and Enabling Housing Act as outlined in **Appendix A**.
- 113 I am happy to walk the panel through the particulars of these individual changes at the hearing if that would assist.

Zoning of the Ryman Northwood Site

Ryman Submission

- 114 The submission by Ryman opposed the rezoning of its Northwood site on the corner of Main North Road and Radcliffe Road from Commercial Core Zone to Town Centre Zone as part of PC14. The submission sought instead that the site be rezoned to High Density Residential Zone, provided that the provisions applicable to the High Density Residential Zone are amended to better enable retirement villages.

- 115 In addition, the submission by Ryman sought that the Town Centre Zone (Belfast / Northwood) Outline Development Plan (Appendix 15.15.1) be deleted as the site is now predominantly consented for the Northwood Retirement Village.

Section 42A Report

- 116 The Reporting Officer has recommended that the submission by Ryman with respect to the rezoning of its Northwood site be rejected on the basis that the submission is outside the scope of PC14, and that scope is restricted to incorporating the MDRS or giving effect to Policy 3 of the NPSUD (being the enablement of height and density within and adjoining centres).
- 117 The submission by Ryman relating to the Town Centre Zone (Belfast / Northwood) Outline Development Plan (Appendix 15.15.1) is not discussed in the section 42A reports.

Response

- 118 Ryman's Northwood site is located within an area that is proposed to be zoned Town Centre Zone under PC14, notwithstanding that the 8 ha area was consented for a comprehensive care retirement village in 2020 (after the site sat idle with a commercial zoning for approximately 10 years). In the decision to grant the resource consent for the Northwood Retirement village, the Independent Commissioner expressed the opinion that the retirement village was a significantly more efficient use of the site.⁴⁹
- 119 While a centres zoning for the site does not seem to be the most appropriate option in the context of the residential development that is currently under construction, I understand that the Council considers rezoning the site to High Density Residential Zone may not be available due to the scope of PC14. That said, I do note that the provisions for the Town Centre Zone provide permissive built form standards and a policy framework for the development of residential activities in the zone in appropriate circumstances.

⁴⁹ Resource Consent RMA/2020/678 – Report / Decision (Sections 104 / 104B) by Commissioner David Mountfort dated 27 August 2020.

Accordingly, I do not consider the centres zoning to be inappropriate.

- 120 With respect to the Town Centre Zone (Belfast / Northwood) Outline Development Plan (Appendix 15.15.1), PC14 simply proposes to change its name from Commercial Core Zone (Belfast / Northwood) Outline Development Plan. It does not appear that any consideration has been given to the continued relevance of the outline development plan to the site.
- 121 Based upon my experience with the consenting of Ryman Northwood, the outline development plan is redundant and out of date. In this regard, the access locations on the outline development plan do not reflect the locations that are consented as part of the Northwood Retirement Village and the development configuration of the village has effectively overtaken the development expectations along the southern boundary of the site with the Styx River. I note that construction of the Northwood Retirement Village is underway, so there is no question in relation to the consent being exercised. As such, I consider the retention of the Town Centre Zone (Belfast / Northwood) Outline Development Plan to be unnecessary and confusing. I support the deletion of the plan and its associated rules in Section 15.3.4 of the District Plan.

**High Density Residential Zone Maximum Building Height –
Ryman Park Terrace
Ryman Submissions**

- 122 The submission by Ryman submission sought the 14 m maximum building height in the High Density Residential Zone not apply to its Park Terrace site on the corner of Park Terrace and Peterborough Street (being Lot DP 77997 CT CB46D/74, Town Section 118 DP 3780, and Town Section 119 DP 33780).

Section 42A Report

- 123 The Reporting Officer supports the increase of permitted heights to better give effect to the direction in the NPSUD, and has recommended that the permitted building height for all areas of the High Density Residential Zone increase to 22 m, subject to specific

form controls. These include stepping back the bulk of buildings beyond 14 m in height.

Response

- 124 I understand that the 20 m building height limit that was afforded the Ryman Park Terrace site came about following urban design and planning evidence (of Professor Clinton Bird and Mr John Kyle respectively) presented to the Independent Hearing Panel on the Replacement District Plan in 2016 / 2017. In this regard, it was demonstrated via the evidence that the site (being a corner site) could accommodate additional building height beyond the 14 m afforded to other parts of the Residential Central City Zone.
- 125 My analysis of the recommendation of the Reporting Officer is that while PC14 would provide additional height at the Ryman Park Terrace site (being 22 m), it seeks greater constraints on development over 14 m by introducing setback distances, requirements for roof pitch design and requirements for communal living spaces at ground floor. This contrasts with the operative version of the District Plan, where the 20 m building height limit for the site is not subject to any additional controls in relation to how the height presents on the site.
- 126 In my opinion, the notified version of PC14 and the recommendation of the Reporting Officer have failed to acknowledge the site specific assessment of the Ryman Park Terrace site that was previously undertaken and why it had an exception to the standardised height limit for the Residential Central City Zone in Rule 14.6.2.1 (indeed the notified version of PC14 proposed to delete the exception without any consideration of its implication for the site exceptions). As a result, the available height limit and associated form controls now recommended by the Reporting Officer is more complex and ultimately less enabling of development than the operative version of the District Plan.
- 127 In my opinion, it is appropriate that the existing 20 m height limit for the Ryman Park Terrace site be retained as per the operative version of the District Plan for the reasons set out in the evidence of Professor Bird during the hearings on the Replacement District Plan.

This approach is consistent with the consented development on this site, which exceeds 14m but complies with the 20m height limit. Whilst this would mean that the site has a lower overall height limit than other parts of the High Density Residential Zone, by excluding the application of the form controls, it would ensure the overall constraints on development of the site are more appropriate.

- 128 My recommended amendments to Rule 14.6.2.1 of PC14 are detailed in **Appendix A** to this evidence.

Interpretation / Definitions

Ryman / RVA Submissions

- 129 The submissions by the RVA and Ryman sought a number of amendments with respect to the definitions contained in Chapter 2 – Abbreviations and Definitions. In particular, these were:

129.1 Amendment of the existing definition of 'retirement village' to align with the definition in the National Planning Standards (November 2019);

129.2 The insertion of a new definition of 'retirement units'. The proposed definition was developed as a subset of the 'residential dwelling' definition in the MDRS. It was proposed in order to acknowledge the differences from typical residential units in terms of layout and amenity needs;

129.3 The amendment of the definition of 'Elderly Person's Housing Unit' to clarify such units are not part of retirement villages; and

129.4 The deletion of the definitions for 'Care home within a retirement village' and 'Hospital within a retirement village'.

Section 42A Report

- 130 Based upon my review of the section 42A report, it does not appear that the Reporting Officer has responded to, or sought to address, the submission points by the RVA and Ryman.

Response

- 131 The National Planning Standards include a definition of 'retirement village'. This definition has been adopted across most other 'Tier 1' Council District Plans. In my opinion, this definition should also be incorporated into PC14 to ensure a nationally consistent approach is being adopted to the consideration of this land use.
- 132 In addition, I agree that a 'retirement unit' definition is appropriate to distinguish between a standard residential unit and the accommodation provided within retirement villages. If such a definition is not provided, I anticipate consenting complexities and debates as to the appropriateness and application of some of the built form standards to accommodation provided within retirement villages.
- 133 With regards to the recommended deletions and amendments to the definitions of 'elderly person's housing unit', 'care home within a retirement village' and 'hospital within a retirement village', these deletions are required to ensure clarity when using the terminology and to avoid confusion when referring to a "retirement village", "retirement unit" and "elderly persons housing unit".
- 134 The definitions for care home and hospital within a retirement village are not necessary as the above retirement village definition comprehensively covers these unit types within a village, and therefore should be deleted.
- 135 My recommended amendments to the definitions are also set out in **Appendix A** to this evidence.

Transport Matters

- 136 The submissions by the RVA and Ryman sought for retirement villages to be exempt from three of the transport standards relating to access design (Appendix 7.5.7), vehicle crossings (7.4.3.8) and co-location of vehicle crossings (7.4.3.13).

Section 42A Report

- 137 The Reporting Officer does not provide specific comment on the request raised within the submissions. As a consequence, the

submissions on the transport standards have been neither accepted or rejected by the Reporting Officer.

Response

- 138 I agree with the submissions of Ryman and the RVA in that that the standards should be amended to exclude retirement village development from these standards as the design and layout of retirement villages is different to a typical urban development and it may not always be appropriate to enable pedestrian access through a site, and have different functional and operational requirements with regards to the design and layouts of vehicle crossings.
- 139 From my experience consenting other retirement villages in Christchurch City, the existing provisions in Chapter 7 of the District Plan provide suitable controls / standards to enable consideration of the potential access design of vehicle crossings into retirement villages – such that further standards for these types of activities are not considered necessary or relevant to retirement villages.

City-wide Qualifying and Other Matters

Tree Canopy Cover – Financial Contributions

- 140 The submissions by the RVA and Ryman sought to delete Chapter 6.10A in its entirety on the basis that the potentially significant limitations on residential development are considered to be very restrictive to any retirement village proposal and contrary to the landscape planting standards provided by the MDRS.
- 141 Tree canopy cover is not identified as a qualifying matter within PC14. The Reporting Officer acknowledges that the MDRS and NPSUD require local authorities to change district plans to enable housing intensification except where qualifying matters apply⁵⁰ and goes on to identify likely effects from intensification being increased carbon emissions, increased stormwater run-off, increased heat island effects, and loss of biodiversity and amenity.

- 142 It is my understanding that these 'likely effects' form the basis for the notified version of Chapter 6.10A.
- 143 I disagree with the Reporting Officer's view that the proposed tree canopy provisions do not impose additional density standards and are consistent with and complementary to the MDRS relating to landscaping. I understand the intention for these provisions is to enable the tree canopy area to be provided anywhere on the site (including wholly or partly within the 20% MDRS landscaping area).
- 144 Notwithstanding this, the imposition of an additional tree canopy cover standard in addition to the landscaping standards required by the MDRS (regardless of the opportunity for overlap of these areas) represents a more onerous and limiting development standard that will inevitably restrict and slow down the level of feasible residential development including that of retirement villages.
- 145 In light of this, I support the deletion of Chapter 6.10A as requested by the RVA and Ryman.

CONCLUSION

- 146 Christchurch City's ageing population is increasing in demand for medium to high density housing options, noting the growth of the 75+ age bracket in Christchurch is forecast to almost double in the next 25 years. This is particularly evident in the demand being experienced by the RVA members for their retirement village developments.
- 147 As noted within this evidence, the submissions by the RVA and Ryman are seeking to ensure that PC14 provides a consistent and enabling regulatory framework for the establishment of retirement villages within Christchurch City.
- 148 In my opinion, the strategic directions and relevant residential and commercial chapters of the District Plan require amendments to ensure that the zone provisions appropriately enable retirement villages to meet the needs of the elderly population. I acknowledge that the District Plan as notified and the recommendations of the section 42A reports go some way to providing for retirement

villages. However I consider further amendments are required to ensure efficient, clear and appropriately focused assessment of effects and consenting of retirement villages. I provide a Section 32AA assessment of the amendments in **Appendix B**.

- 149 Overall, I agree with the submissions by Ryman and the RVA that further amendments to PC14 are warranted in order to provide a planning framework that appropriately gives effect to the NPSUD, responds to the retirement housing and care shortage, and enables a consistent approach across the country.

Richard Turner

20 September 2023

APPENDIX A
TRACK CHANGE
PROVISIONS

APPENDIX B

SECTION 32AA EVALUATION

The s32AA evaluation is to be undertaken at a scale and degree that is commensurate with the anticipated effects of the amendments.

HAVING REGARD TO SECTION 32AA, THE FOLLOWING IS NOTED:

<p>The specific provisions recommended to be amended are:</p> <ul style="list-style-type: none"> • Amend the 'Urban growth, form and design' objective to align with the MDRS; • Amend the 'well-functioning urban environment' and 'natural and cultural environment' objectives to align with the Enabling Housing Act. • Insert one new objective (being the 'ageing population' objective) into the Commercial Zones; • Insert two new policies (being the 'changing communities' and 'role of density standards' policies) into the Residential Zones; • Insert four new policies (being 	<p>Effectiveness and Efficiency</p> <p>The recommended insertions / amendments fill a critical gap in the policy and rule regime of Plan Change 14 to the Christchurch District Plan, that is, actively supporting the comprehensive provision of housing and care for the ageing population, and in particular retirement villages, in Christchurch City.</p> <p>The provisions are considered to appropriately respond to the acute housing and care needs of the ageing population. They will more appropriately achieve the efficient use of land and patterns of development which are compatible with the role, function and predominant planned character of each particular zone.</p> <p>The provisions provide clarity that retirement villages are anticipated activities and focus regulation on what adverse effects need to be managed and provide direction on how to assess effects and determine where notification is necessary, and therefore, will improve the efficiency of the consenting processes.</p> <p>The recommended insertions / amendments add to the MDRS to better fit the particular characteristics of retirement villages. They will be more efficient and effective to implement. Without the provisions, retirement villages will be subject to unnecessary restrictions and added consenting uncertainty and complexity.</p> <p>The provisions will contribute to a nationally consistent approach being sought by the RVA and therefore will provide efficiency benefits for the delivery of retirement villages.</p> <p>Costs/Benefits</p>
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<p>the 'Changing Communities', 'Role of Density Standards', 'Housing in Commercial Zones' and 'Larger Sites' policies) into the Commercial Zone;</p> <ul style="list-style-type: none"> • Minor amendments to the activity status for retirement villages to replace 'independent dwelling unit' with 'retirement unit'; • Provide a public notification preclusion for retirement villages that do not comply with activity standards and a limited notification preclusion for retirement villages that comply; • Minor amendments to the standards and terms for retirement villages and rest homes in the Residential and Commercial Zones; • Replace the matters of discretion and conditions for retirement villages in the relevant Residential Zones; • Amend the standards and matters of discretion in the Local Centre, Town Centre, Mixed Use and Neighbourhood 	<p>The provisions will enable retirement village operators to better respond to the critical shortage of appropriate housing and care for the ageing population, and therefore, will provide substantial wellbeing benefits for a vulnerable sector of the community. Broader employment and economic benefits for Christchurch City will also result from enabling the construction and operation of retirement villages.</p> <p>The recommended insertions / amendments better enable retirement village development to occur within the relevant residential and commercial zones, in line with the direction of the NPSUD and Enabling Housing Act. This will have benefit in encouraging residential intensification to support the outcomes expressed in both Plan Change 14 and the NPSUD. It will also enable older people to 'age in place', thereby supporting their wellbeing.</p> <p>The provisions will encourage quality design outcomes for retirement villages, without the costs associated with unnecessary regulatory controls.</p> <p>The provisions continue to ensure the adverse effects of retirement villages will be managed in line with the direction of the NPSUD and Enabling Housing Act, and therefore, do not result in inappropriate or unanticipated environmental costs.</p> <p>Risk of acting or not acting</p> <p>I do not consider there is uncertain or insufficient information about the subject matter of the recommended insertions / recommendations. Retirement villages and their environmental effects are well understood. The evidence presented by the RVA and Ryman sets out sufficient section 32 information to support the provisions. Nevertheless, I have considered the risk of acting or not acting for completeness.</p> <p>The risk of not acting is that the housing and care needs of the growing ageing population will not be adequately met. This would have significant wellbeing impacts for this portion of the community and their families.</p> <p>I consider that the appropriateness of adopting the relief sought must also be considered in the context of the direction set out in the higher order policy documents, and in particular the NPSUD and the Enabling Housing Act. These documents provide for a significant step change in meeting the needs of communities, including providing a variety of homes for a range of households.</p> <p>The NPSUD seeks to enable growth by requiring local authorities to provide development capacity</p>
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<p>Centre Zones to include retirement villages as a subset of residential activity;</p> <ul style="list-style-type: none"> • Amend the activity status for retirement villages in the City Centre and Central City Mixed Use Zones; • Delete the Tree Canopy Cover and Financial Contributions Chapter; • Add a new definition for 'retirement unit'; • Amend the definition of 'independent dwelling unit' so that it does not incorporate 'retirement unit'; • Delete the definitions for 'Care home within a retirement unit' and 'Hospital within a retirement unit'; • Amend the definition of 'Elderly Person's Housing Unit' and 'Older Persons Housing Unit' to clarify such units are not part of retirement villages; and • Replace the 'retirement village' definition with one that 	<p>to meet the demands of communities, address overly restrictive rules, and encourage quality, liveable urban environments. It also aims to provide growth that is strategically planned and results in vibrant urban areas. In my opinion, the relief sought by the RVA and Ryman will better achieve the outcomes expressed in the NPSUD. The risk of not acting is that intensification will occur without providing for the variety of homes required to meet the needs of the ageing population.</p> <p>The risk of unintended consequences arising from the exclusion of 'retirement unit' from 'residential unit' can be addressed through minor consequential drafting amendments.</p>
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complies with the National
Planning Standards.

**THE SPECIFIC AMENDMENTS ARE
SET OUT IN APPENDIX A**

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **~~bold strikethrough in green~~**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **black/green shaded in blue** is a Decision by Consent Order.

Text in **~~bold light blue strikethrough shaded in grey with a purple underline~~** is a Council decision or a decision by Consent Order proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Text in **purple bold underline** are recommendations in response to submissions through s42A reporting on PC14.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike out** for deleted text or **underlined** for additional text.

Chapter 2 Abbreviations and Definitions

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

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

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

Abbreviations List

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

The abbreviations used are identified in ePlan using **dotted underline** with hyperlinking.

AANC

means the Annual Aircraft Noise Contours (Ldn) produced annually by [CIAL](#) based on the previous year's

means [Christchurch Central Recovery Plan](#).

CHRM

means community housing redevelopment mechanism.

CIAL

means Christchurch International Airport Limited.

CNG

means compressed natural gas.

CoCA

means Centre of Contemporary Art.

CPTED

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

CRC

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

CSA

means Canterbury Society of Arts.

CSF-CCMU(SF)

means ~~Commercial~~ [Central City \(South Frame\)-Mixed Use Zone \(South Frame\)](#).

D

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

dB

means decibel.

DC

means district council.

DIN 4150-2:1999

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

DP

means deposited plan.

EDM

means enhanced development mechanism.

ETCMP

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

FTE

means full-time equivalent.

GFA

means [gross floor area](#).

GGFA

means gross [ground floor area](#).

GHz

means gigahertz.

GLFA

means [gross leasable floor area](#).

HRZ

means [High Density Residential Zone](#).

HF

means high frequency.

HNC

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

HSNO

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

Hz

means hertz.

ICNIRP

means International Commission on Non-Ionising Radiation Protection.

ICOMOS

means International Council on Monuments and Sites.

IG

means [Industrial General Zone](#).

IH

means [Industrial Heavy Zone](#).

INM

means Integrated Noise Model.

IP

means [Industrial Park Zone](#).

IPENZ

means Institution of Professional Engineers New Zealand.

ISO

means International Organisation for Standardisation.

ITA

means Integrated Transport Assessment.

kHz

means kilohertz.

kV

means kilovolt.

l

means litre/s.

LPG

means liquefied petroleum gas.

LPRP

means [Lyttelton Port Recovery Plan](#).

LRV

means light reflective value.

LURP

means [Land Use Recovery Plan](#).

m²

means square metre/s.

m³

means cubic metre/s.

m/s

means mean speed.

MDRS

means medium density residential standards as defined in section 2 of the [Resource Management Act 1991](#).

MRZ

means [Medium Density Residential Zone](#).

MUZ

means [Mixed Use Zone](#).

NC

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

NCCE

means natural character in the coastal environment.

NCZ

means [Neighbourhood Centre Zone](#).

NES

means National Environmental Standard/s.

NESETA

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

NESTF

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

NIWA

means National Institute of Water and Atmospheric Research.

NZCEP/NCECP 34:2001

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

NZMS

means New Zealand map survey.

NZS

means New Zealand Standard.

NZS 3112.4:1986

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

NZS 4431:1989

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

NZS 6802:2008

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

NZS 6803:1999

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

NZTA

means New Zealand Transport Agency.

OCP

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

ODP

means [outline development plan](#).

ONC

means outstanding natural character in the coastal environment.

ONF

means outstanding natural feature.

ONL

means outstanding natural landscape.

P

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

PFA

means [public floor area](#).

PIM

means Project Information Memorandum.

Pr

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

Pt

means part (with respect to a legal description).

QEII

means Queen Elizabeth II.

RAL

means rural amenity landscape.

RBP

means [Residential Banks Peninsula Zone](#).

RCC

~~means [Residential Central City Zone](#).~~

RD

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

REPA

means Runway End Protection Area.

RH

means [Residential Hills Zone](#).

RL

means reduced level.

RMD

~~means [Residential Medium Density Zone](#).~~

RMS

means root mean square.

RNN

~~means [Residential New Neighbourhood Zone](#).~~

RNZAF

means Royal New Zealand Air Force.

RS

means [Residential Suburban Zone](#).

RSDT

means [Residential Suburban Density Transition Zone](#).

RSS

means [Residential Small Settlement Zone](#).

RuBP

means [Rural Banks Peninsula Zone](#).

RuT

means [Rural Templeton Zone](#).

RuUF

means [Rural Urban Fringe Zone](#).

s

means section (of an Act).

Sec

means section (with respect to a legal description).

SF

means significant feature.

SNZ PAS 4509:2008

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

Spp

means species.

TCZ

means [Town Centre Zone](#).

TML

means transport monitoring line.

UC

means University of Canterbury.

Definitions List

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

Definitions only apply where identified via the following means:

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

In all other instances, words and phrases used in the **District Plan** are best defined using their ordinary dictionary meaning.

Advice note:

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

A

Access

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

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

Accessibility

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

Accessible

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

Access lot

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

Accessory

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

Accessory building

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

Within the Medium Density Residential zone and High Density Residential zone only, means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.

Accessory sports and fitness health care services

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

- a. physiotherapy;
- b. sports massage;
- c. hydrotherapy;
- d. nutritional and/or weight control clinics;

- e. health and well-being advice; and
- f. beauty clinics.

Access strip

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

Access way

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

Act

means the [Resource Management Act 1991](#).

Active transport

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

Addiction services

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

Adjoining

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

Aggregate piers

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

Aggregates-processing activity

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

Aircraft operations

means:

- a. the landing and take off-of aircraft; and

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

For the purposes of [Rule 6.1.6](#) Activity specific noise rules, it excludes:

c. aircraft operating in an **emergency** for medical or national/civil defence reasons;

d. air shows;

e. military operations;

f. Antarctic operations;

g. helicopter operations;

h. aircraft using the airport as an alternative to a scheduled airport elsewhere;

i. aircraft taxiing; and

j. aircraft **engine testing**.

Air noise boundary

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

Advice note:

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

Airport operator

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

Allotment

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

Alteration of a heritage item

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

Alteration ~~of a heritage item~~ includes:

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

In relation to a ~~building, structure or feature which forms part of~~ **heritage item** which is an open space **heritage item**, alteration includes:

- e. ~~d-~~ **removal of, or** modifications or additions to **buildings**, structures or features **which are not individually scheduled as a heritage item**;
- f. ~~e-~~ permanent modification or addition to garden or **landscaping** layout, paths, paving, circulation or on-site access, walkways or **cycle ways**;
- g. ~~f-~~ **earthworks** which change the profile of the landform (other than **earthworks** approved by subdivision consent);
- h. ~~g-~~ removal or transplanting of **a** mature trees unless the tree is dead; **in a state of irreversible decline, or is structurally unsound.**
- ~~h-~~ **in relation to cemeteries scheduled in Appendix 9.3.7.2, new planting on, or immediately adjoining, plots; and**
- ~~i-~~ **new buildings, structures or features.**

Alteration ~~of a heritage item~~ excludes:

- i. ~~j-~~ **maintenance**;
- j. ~~k-~~ **repairs**;
- k. ~~l-~~ **restoration or reconstruction**;
- l. ~~m-~~ **heritage upgrade Building Code works**;
- m. ~~n-~~ **heritage investigative and temporary works**; **and**
- ~~o-~~ **reconstruction of new or replacement headstones, plaques or panels in church graveyards and cemeteries other than closed cemeteries.**

Alternative Housing Models

means housing delivered via an alternative approach to the standard market-led, for profit, model of housing delivery. Examples include, community housing, papakāinga/kāinga nohoanga housing, cooperative and co-living and alternative tenure models such as community land trusts, rent to own and shared equity schemes.

Amateur radio configurations

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

Amateur radio operator

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

Amenity tree planting

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

Amenity values

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

Anchor store

means a [supermarket](#) or [department store](#).

Ancillary

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

Ancillary aggregates-processing activity

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

Ancillary equipment

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

Annual exceedance probability

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

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

Annual individual fatality risk

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

Antenna

means a device that receives or transmits [radiocommunication](#) or [telecommunication](#) signals. It includes any mount or shroud.

Apartment

~~in relation to the Residential New Neighbourhood Zone,~~ means a residential **building** that contains two or more **residential units** where those units are aligned vertically one on top of the other.

Approved building

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

Archaeological site

has the same meaning as defined in s6 of the [Heritage New Zealand Pouhere Taonga Act 2014](#).

Arterial roads

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

Artificial crop protection structures

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

Automotive and/or marine supplier

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

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

B

Bach

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

Balcony

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

Banks Peninsula

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

Bed and breakfast

means the use of part of a residential unit for the provision of transient residential accommodation, at a tariff. It excludes the sale of alcohol.

(Plan Change 4 Council Decision subject to appeal)

Billboard

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

Biodiversity offset

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

Birdstrike

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

Boarding house

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

Boarding of domestic animals

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

Boarding room

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

Boundary

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

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

Where a point strip exists between a site and any internal or road boundary, any building setback or height in relation to boundary recession plane requirement shall apply as if the point strip does not exist.

Site boundary or boundaries of a site shall have the same meaning as boundary.

Breezeway

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

Brownfield

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

Building

in all zones other than the Medium Density Residential zone and High Density Residential zone means as the context requires:

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

excludes:

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

in the case of Banks Peninsula **(in all zones other than the Medium Density Residential zone and High Density Residential zone)** only, excludes:

- l. any dam that retains not more than 3 metres depth, and not more than 20,000 m³ volume of water, and any stopbank or culvert;
- m. any tank or pool (excluding a swimming pool as defined in Section 2 of the Fencing of Swimming Pools Act 1987) and any structural support thereof, including any tank or pool that is part of any other building for which building consent is required:
 - i. not exceeding 25,000 litres capacity and supported directly by the ground; or

- ii. not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; and
- n. stockyards up to 1.8 metres in height.

Within the Medium Density Residential zone and High Density Residential zone only, means a temporary or permanent movable or immovable physical construction that is:

o. partially or fully roofed; and

p. fixed or located on or in land;

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Advice note:

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

Building Base

In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.

Building Tower

In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height for that type of building in the zone. A tower comprises the upper levels of a tall building that are set back from the property boundaries.

Building coverage

Within the Medium Density Residential zone and High Density Residential zone only, means the percentage of the net site area covered by the building footprint.

Building footprint

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

Building line restriction

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

Building supplier

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

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

Burial

(see Interment).

C

Cabinet

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

Café

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

Care facility

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

Care home within a retirement village

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

Carriageway

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

~~**CBD—Central Business District**~~

~~**means the Commercial Central City Business Zone.**~~

~~(Plan Change 5B Council Decision)~~

Cemetery

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

Central City

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

Central City Heritage Triangles

Means any of the five heritage listed reserves formed by High Street intersecting with Colombo, Cashel, Lichfield and Tuam Streets.

Central City lane

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

City Centre

means the **City Centre Zone.**

Christchurch City

means that part of **Christchurch District** shown on **Appendix 2.2** Area of Christchurch City.

Christchurch City Council Datum

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

Christchurch District

means the area under the jurisdiction of the Christchurch City Council, as shown on **Appendix 2.1** Area-related definitions.

Christchurch District excluding Banks Peninsula Ward

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

Clean fill

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

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

Closed cemetery

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

Club room/Clubhouse

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

Coastal hazard mitigation works

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

Coastal recreation activities

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

Collector roads

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

Advice note:

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

Commercial activities

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

Commercial centre

means ~~the CBD, city centre, district centres, neighbourhood centres, town centres,~~ local centres, ~~neighbourhood centres~~ and large format centres zoned ~~Commercial Central City Business, Commercial Core, Commercial Local, Commercial Banks Peninsula and/or Commercial Retail Park, City Centre, Town Centre, Local Centre, Neighbourhood Centre,~~ Commercial Banks Peninsula and Large Format Retail zone.

(Plan Change 5B Council Decision)

Commercial film or video production

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

Commercial fishing

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

Commercial services

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

- a. authorised betting shops;
- b. copy and quick print services;
- c. financial and banking facilities;
- d. postal services;
- e. counter insurance services;
- f. dry-cleaning and laundrette services;
- g. electrical goods repair services;
- h. footwear, and leather goods and clothing repair and alteration services;
- i. hairdressing, beauty salons and barbers;
- j. internet and computer servicescafes;
- k. computer, internet and phone services and repairs;
- l. key cutting services;
- m. real estate agents and valuers;
- n. travel agency, airline and entertainment booking services;

- o. optometrists and/or opticians;
 - p. movie and game hire; and
 - q. animal welfare-veterinary care facilities and/or animal grooming services;:-
 - r. massage therapists;
 - s. tattoo and piercing studios; and
 - t. weight management services.
- It excludes gymnasiums.

(Plan Change 5B Council Decision)

Communication facility

means a radiocommunications or telecommunication facility.

Communication kiosk

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

Community activity

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

Community corrections facility

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

Community facility

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

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

Community garden

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

Community housing unit

~~in relation to the Community Housing Redevelopment Mechanism, means a residential unit owned, let or to be let by or on behalf of the Council, Housing New Zealand Corporation, a not for profit housing entity or a registered community housing provider (under Part 10 of the Housing Restructuring and Tenancy Matters Act 1992) as social housing.~~

Community infrastructure

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

Community market

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

Community welfare facility

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

Commercial zones

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

Comprehensive residential development

in relation to the ~~[Residential New Neighbourhood Zone](#)~~ [Future Urban Zone](#), means a development of three or more [residential units](#) which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent [subdivision](#) component.

Conservation activities

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

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

- e. access tracks and associated structures.

Contaminated land

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

Context and site analysis

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

Continuous building length

in relation to the [Central City](#), means a continuous façade along any elevation of a [building](#).

Contributory building

In relation to a [heritage area](#), means the [buildings](#) identified in [Appendix 9.3.7.3](#) as being [contributory buildings](#). These buildings support and are consistent with the heritage values and significance of the [heritage area](#), but are not defining buildings.

Convenience activities

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

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

Core public transport route

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

Corner site

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

Council

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

Coverage

in zones other than Medium Density Residential and High Density Residential means that portion of a **site** which is covered by **buildings**, including **accessory buildings**, and the area protected by the eaves of **buildings**.

Crematorium/Crematoria

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

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

Critical infrastructure

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

- a. Christchurch International Airport;
- b. Lyttelton Port of Christchurch;
- c. gas storage and distribution facilities;
- d. electricity sub-stations, networks and distribution installations, including the **electricity distribution network**;
- e. supply and treatment of water for public supply;
- f. storm water and sewage disposal systems;
- g. **telecommunications** and **radiocommunications** installations and networks;
- h. **strategic road network** and rail networks (as defined in the **Canterbury Regional Land Transport Strategy**);
- i. petroleum storage and supply facilities;
- j. public **health care facilities**, including **hospitals** and medical centres;
- k. **emergency service facilities**; and
- l. New Zealand Defence Force facilities.

Crop support structures

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

Cultural activity

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

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

Customary harvesting

means the harvesting of [indigenous vegetation](#) or [indigenous fauna](#) by mana whenua, in accordance with tikanga, for traditional uses. These include:

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

Cycle lane

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

Cycle route

means a recommended route for cyclists through an area consisting of [cycle ways](#), [cycle lanes](#) and/or [streets](#), identified by [signs](#).

Cycle way

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

D

Deconstruction

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

Defence against water

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

Defining building

In relation to a [heritage area](#), means the [buildings](#) identified in [Appendix 9.3.7.3](#) as being [defining buildings](#). These are buildings that are of primary importance to the [heritage area](#) and establish its [heritage values](#) and significance.

Demolition

in relation to a [heritage item](#), [heritage setting](#), or a [building in a heritage area](#), means permanent destruction, in whole or ~~of a substantial~~ part, which results in the complete or significant loss of the [heritage fabric](#) ~~and or~~ form.

Department store

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

Development contribution

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

Development site

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

Digital sign

means an internally lit [sign](#) that displays electronic messages and/or images.

Discrete

in relation to the [Central City](#), means not directly associated with a premise or [site](#).

Disinterment

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

District centre

in relation to Chapter 15 Commercial, means the **Commercial Core Zone** and, where applicable, the **Commercial Retail Park Zone** at Belfast/Northwood (emerging), Eastgate/Linwood, Hornby, North Halswell (emerging), Papanui/Northlands, Riccarton and Shirley/Palms.

(Plan Change 5B Council Decision)

District Plan

means the proposed or operative district plan for **Christchurch District**.

Disturbance of soil

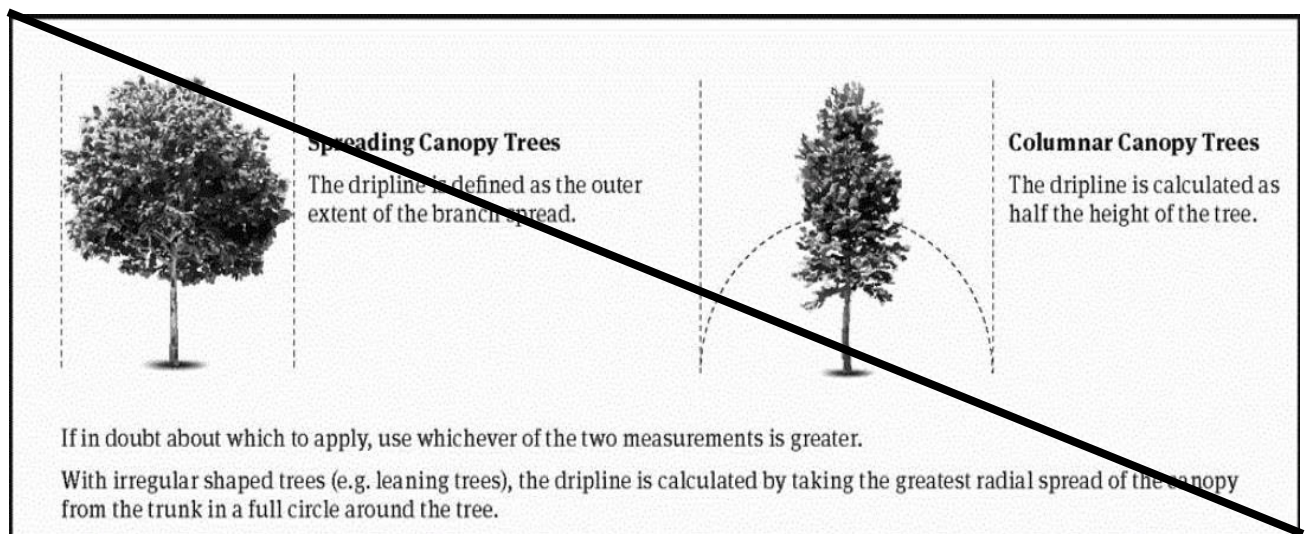
means any activity, including **excavation** and **filling**, which results in soil being shifted, moved, mixed, turned or disturbed.

Drag racing

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

Dripline

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



Drive-through services

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

Dtr,2m,nT,w+Ctr

means the Weighted Standardised Level Difference of the external **building** envelope (including windows, walls, roof/ceilings and floors where appropriate) and is a measure of the reduction in sound level from outside to inside a **building**, assessed in accordance with [ISO 140-5:1998 Acoustics – Measurement of sound insulation in buildings and of building elements – Part 5](#) and [ISO 717-1:2013 Acoustics – Rating of sound insulation in buildings and of building elements – Part 1](#). $D_{tr,2m,nT,w} + C_{tr}$ is also known as the external sound insulation level.

Duplex

in relation to the ~~Residential New Neighbourhood~~ [Future Urban Zone](#), means a single residential **building** containing two **residential units**, each with its own entrance and **habitable space** on the ground floor.

E

Earthquake waste

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

- a. solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- b. solid waste resulting from any construction work (within the meaning of Section 6 of the [Construction Contracts Act 2002](#)) undertaken as a result of the Canterbury earthquakes (within the meaning of Section 4 of the [Canterbury Earthquake Recovery Act 2011](#));
- c. hardfill from **Christchurch District's** sewer, water and **road** network; and
- d. liquid waste extracted from **Christchurch District's** infrastructure network; but

excludes any of the following unless it is not reasonably practicable to separate it from the waste specified in a. – d.;

- e. general domestic refuse;
- f. human waste;
- g. **building** insulation and **building** materials containing asbestos; or
- h. **hazardous substances** and waste; or
- i. waste material from an industrial process or trade process.

Earthquake waste processing activities

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

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

Earthworks

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

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

EDM core public transport route

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

EDM walking distance

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

Education activity

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

Education facility

means land and/or **buildings** primarily used for **education activities**.

Elderly person's housing unit

means an **older person's housing unit** that was consented or otherwise permitted prior to the **District Plan** becoming operative. **Elderly person's housing units are not part of retirement villages.**

Electricity distribution

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

Electricity distribution line

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

Electricity transmission

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

Emergency

means a situation that:

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

Emergency service facilities

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

Engine testing

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

Entertainment activity

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

Entrance strip

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

Equestrian facility

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

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

It excludes:

- c. pony clubs;

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

Erection of a building

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

Esplanade reserve

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

Excavation

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

Existing forestry

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

F

Family flat

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

Family Store

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

Farm building

means a **building** integral to the primary use of the **site** for **farming**. It excludes **residential units**.

Farming

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

- a. fencing and stock yards;
- b. shelterbelt and **amenity tree planting**;
- c. field-based horticultural and agricultural research;

- d. ancillary outdoor storage areas and offices; and
- e. horticultural structures.

Farming excludes intensive farming.

Farm stay

means transient accommodation offered at a tariff that is accessory to farming, conservation activity or rural tourism activity and in association with a residential unit on the site.

(Plan Change 4 Council Decision subject to appeal)

Filling

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

Financial contribution

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

Fine grain

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

Flood management area

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

Food and beverage outlet

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

Formed / Formation

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

Freeboard

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

- a. flood modelling error margins;
- b. inaccuracies in surveying land levels;
- c. construction tolerances;

- d. obstructions within drainage networks and waterways; and
- e. natural phenomena (e.g. wave and wind effects).

Free-standing sign

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

Freight depot

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

- a. carrier's depots;
- b. courier depots;
- c. mail distribution centres;
- d. bus and truck depots.

This definition excludes:

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

Freight handling activities

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

- a. storage areas and facilities, including warehouses;
- b. maintenance and repair facilities;
- c. **parking areas**; and
- d. administration facilities.

Freight hub

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

Frontage

(see [Boundary](#)).

Front site

means a **site** having one or more **frontages** to a **road** or private **road**.

Full-time equivalent student

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

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

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

Funeral Home

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

(Plan Change 5D Council Decision)

Future development allotment

in relation to the Meadowlands Exemplar Overlay, means an [allotment](#) encumbered to achieve the density required by the zone.

G

Garage

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

Garden allotment

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

Greenfield

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

Greenhouse

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

Gross floor area

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

Gross floor area of the habitable space

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

Gross leasable floor area

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

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

Ground floor area

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

Ground level

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

Within the Medium Density Residential zone and the High Density Residential zone only, means:

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

Grout

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

Guest accommodation

means the use of land and/or **buildings** for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following **ancillary** activities:

- a. **offices**;
- b. **meeting and conference facilities**;
- c. **fitness facilities**; and
- d. **the provision of goods and services primarily for the convenience of guests.**

Guest accommodation includes **hotels**, resorts, motels, motor and tourist lodges, backpackers, hostels and camping grounds. Guest accommodation excludes **bed and breakfasts** and **farm stays**.

(Plan Change 4 Council Decision subject to appeal)

Gymnasium

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

(Plan Change 5C Council Decision)

Gust Equivalent Mean (GEM)

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

H

Habitable building

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

(Plan Change 4 Council Decision subject to appeal)

Habitable room

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

Habitable space

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

(Plan Change 4 Council Decision subject to appeal)

Hazard mitigation works

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

Hazardous substance

means:

- a. any substance or mixture or formulation of substances which has one or more of the following intrinsic properties, and exceeds any of the minimum degrees of hazard for the following hazards prescribed in the Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001:
 - i. explosiveness;
 - ii. flammability;
 - iii. a capacity to oxidise;
 - iv. corrosiveness;
 - v. acute and chronic toxicity; and
 - vi. eco-toxicity, with or without bio-accumulation;
- b. substances which, in contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased), generate a substance or reaction with any one or more of the properties specified in a. above;
- c. substances that, when discharged to surface or groundwaters, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (for example, milk or other foodstuffs); and
- d. radioactive substances.

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

- e. storage of substances within or on vehicles being used in transit on public roads;
- f. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres;
- g. fuel within mobile plant, motor vehicles, boats and small engines;
- h. the accessory use and storage of hazardous substances in minimal domestic scale quantities;

- i. fire-fighting substances, and substances required for emergency response purposes on emergency service vehicles and at emergency service facilities;
- j. activities involving substances of HSNO sub-classes 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies;
- k. waste within trade waste sewers; and
- l. vehicles applying agrichemicals and fertilisers for their intended purpose are:
 - i. deemed to be permitted activities for the purpose of Rule 13.8.4.1.4 Discretionary activities D5;
 - ii. excluded from the calculation of quantities in Rule 13.8.4.1.1 Permitted activities P10; and
 - iii. excluded from the application of Rule 13.8.4.1.2 Controlled activities C3.

Health care facility

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

- a. medical practitioners;
 - b. dentists and dental services;
 - c. opticians;
 - d. physiotherapists;
 - e. medical social workers and counsellors;
 - f. midwives;
 - g. paramedical practitioners; and
- include the following facilities:
- h. diagnostic laboratories;
 - i. day care facilities for the elderly and disabled;
 - j. integrated family health centres; and
 - k. accessory offices and retail activity to the above; but
- exclude facilities used for:
- l. the promotion of physical fitness, such as gymnasiums and/or pools (except where ancillary to a hospital service or treatment programme);
 - m. beauty clinics; and
 - n. health care within retirement villages.

Heat island

means an urban area that becomes an island of higher temperatures, relative to the surrounding rural or natural areas, due to limited trees and vegetation, and high concentration of buildings, roads and

other infrastructure absorbing and re-emitting the sun's heat more than natural landscapes such as forests and water bodies.

Heavy industrial activity

means:

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

(Plan Change 5C Council Decision)

Heavy vehicle

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

Heavy vehicle movement

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

Heavy vehicle trip

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

Hedge

In relation to [tree canopy cover](#) and [financial contributions](#), means a row of closely spaced plants that meet the definition of a [tree](#), trained to form a barrier or mark a boundary.

Height

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

- a. radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
- b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres;
- c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, [antennas](#) and similar architectural features on [buildings](#) in all open space zones of [Chapter 18 Open Space](#); commercial and industrial zones of [Chapter 15 Commercial](#) and [Chapter 16 Industrial](#); residential zones of [Chapter 14 Residential](#) within the Central City; and the [Specific Purpose \(Defence Wigram\) Zone](#), [Specific Purpose \(Tertiary Education\) Zone](#), [Specific Purpose \(Hospital\) Zone](#) and [Specific Purpose \(Airport\) Zone](#);
- d. chimneys (not exceeding 1.1 metres in any direction);
- e. any [utility](#) or part of a [utility](#) with a horizontal dimension of less than 55 millimetres;
- f. the spires or towers of [spiritual activities](#) that exceed the allowed zone height by no more than 3 metres or 20% of the [building](#) height (whichever is greater); and
- g. any pole or support structure for flood or training lights [accessory](#) to a sports facility, provided that their height does not exceed 40 metres.

In relation to Sub-chapter [6.12 Radiocommunication Pathway Protection Corridors](#), the exceptions in a. to d. and f. do not apply when assessing the height of buildings against the height limits set out in [Tables 6.12.4.2.1 – 6.12.4.2.3](#).

Within the [Medium Density Residential zone](#) and [High Density Residential zone](#) only, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Height in relation to boundary

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

Helicopter movement

means the landing or take-off of a helicopter.

Heli-landing area

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

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

Heritage area

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

Heritage fabric

in relation to [Sub-chapter 9.3](#) Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a **heritage item**, ~~or heritage setting, or heritage area~~ which contributes to its **heritage values**. In the case of the interior of a **heritage item**, it includes only that **heritage fabric** which is **protected by** ~~in~~ [Appendix 9.3.7.2](#) Schedule of significant historic heritage for that **heritage item**. **Heritage fabric may** include:

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

Heritage fabric excludes fabric certified in accordance with [Appendix 9.3.7.6](#) ~~Certification~~ **Certificate** of non-heritage fabric.

Heritage investigative and temporary works

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

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

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

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

Heritage item

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

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

Heritage items exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the heritage item has been demolished or relocated from the setting.

Heritage professional

in relation to **Rule 9.3.4** Historic heritage, **Appendix 9.3.7.5** Heritage works plan and **Appendix 9.3.7.6** Certificate of non-heritage fabric, means **a person who has been certified by Council as having:**

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

- a. ~~**b. a person with**~~ a degree or ~~**with**~~ a recognised post-graduate qualification in a field related to heritage conservation or management, and
- b. at least five years of experience **working** in heritage conservation or management, **and including**
- c. experience on at least ~~**five three**~~ projects where ~~**he/she has they have**~~ acted as ~~**a the principal**~~ heritage advisor for **conservation** works involving a heritage **building place** listed by Heritage New Zealand **Pouhere Taonga** and/or **scheduled** in a district plan, **or of documented district level or**

higher significance, where the works have aligned with the principles of the ICOMOS New Zealand Charter 2010, and

- d. membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.

Heritage setting

means an area surrounding a heritage item, and shown on the Heritage Aerial Map for that item, which is integral to its contextual heritage values and entry in Appendix 9.3.7.2 Schedule of significant historic heritage which, together with the associated heritage item, has met the significance threshold for listing in the District Plan. A heritage setting is the area around and adjacent to a heritage item that is integral to its function, meaning and relationships. Heritage settings have not been assessed as meeting the significance threshold for scheduling as and may include individually listed heritage items. Heritage settings may include:

- a. buildings;
- b. multiple heritage items
- c. ~~b.~~ structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks;
- d. ~~c.~~ gardens, lawns, mature trees and landscaping, water features, historic landforms;
- e. ~~d.~~ access, walkways and cycle ways, circulation, paths and paving;
- f. ~~e.~~ land which is open space; and
- g. ~~f.~~ spatial relationships.

Heritage settings exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the associated heritage item has been demolished or relocated from the setting.

Heritage ~~upgrade~~ Building Code works

in relation to a heritage item or heritage setting, means works undertaken which to satisfy or increase compliance with the Building Act 2004 and the Building Code requirements. It may include:

- a. structural seismic upgrades, foundation works, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;
- b. fire protection;
- c. provision of safe access; and
- d. ~~temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.~~
- d. insulation and glazing upgrades.

It excludes Building Code ~~upgrade~~ works undertaken as part of repairs, reconstruction or restoration.

Heritage values

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

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

High flood hazard management area

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

High technology industrial activity

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

- a. communications technology development;
- b. computer and information technology development; and
- c. associated manufacturing, electronic data storage and processing, and research and development.

(Plan Change 5C Council Decision)

Hill waterway

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

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

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

Historic heritage

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

Home occupation

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

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

(Plan Change 4 Council Decision subject to appeal)

(Plan Change 5D Council Decision)

Homebase Centre

Means the area zoned Commercial Retail Park Large Format Retail located on Marshland Road between QEII Drive and Briggs Road.

(Plan Change 6 Decision by Consent Order)

Horticultural structures

in relation to Chapter 17 Rural, means artificial crop protection structures and crop support structures.

Hospital

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

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

It excludes:

- k. hospitals within retirement villages.

Hospital within a retirement village

means any facility providing hospital care within the meaning of the Health and Disability Services (Safety) Act 2001 within a retirement village;

Hosted visitor accommodation

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

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

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

(Plan Change 4 Council Decision subject to appeal)

Hotel

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

(Plan Change 4 Council Decision subject to appeal)

Human scale

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

I

Identified building area

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

Impervious surface

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

Improved pasture

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

- a. where exotic pasture grass and herb species ~~are the visually predominant vegetation cover~~ have been deliberately sown or maintained for the purpose of livestock grazing; and
- b. that:
 - i. is used for livestock grazing and has been routinely so used since 1 June 1996; or
 - ii. at any time on or after 1 June 1996 was modified or enhanced for the purpose of livestock grazing by cultivation, irrigation, oversowing, top-dressing and/or direct drilling.

(Proposed Plan Change 7)

Indigenous biodiversity

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

Indigenous fauna

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

Indigenous vegetation

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

Indigenous vegetation clearance

means the felling or clearing of [indigenous vegetation](#) by cutting, crushing, cultivation, irrigation, chemical application, artificial drainage, stop banking or burning.

Industrial activity

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

Infrastructure (Rule 5.6)

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

In situ mixing

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

Installed

means permanently added to the physical structure of the [building](#) or [parking building](#).

Integrated family health centre

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

Intensive farming

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

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

Interment

means depositing a human body, or a container of ashes resulting from the cremation of a human body, within a grave or a [vault](#).

Intersection

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

Intrusive building or site

In relation to a [heritage area](#), means the [buildings](#) and [sites](#) identified in [Appendix 9.3.7.3](#) as being [intrusive buildings](#) or [sites](#). These are [buildings](#) or [sites](#) which detract from and are inconsistent with

the heritage values and significance of the heritage area. Vacant lots are also included as intrusive within the streetscape of the heritage area.

J

K

Key activity centres

means the following key existing and proposed commercial centres identified as focal points for employment, community activities and the transport network, and which are suitable for more intensive mixed-use development, as identified in the Canterbury Regional Policy Statement, Chapter 6, on Map A:

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

The key activity centre in each location is land zoned either Town Centre or Local Centre Zone. ~~Commercial Core and, where applicable, Commercial Retail Park.~~

(Plan Change 5B Council Decision)

Key pedestrian frontage

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

Key structuring elements

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

L

LAE

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

LAeq

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

LAm_{ax}/LAF_{max}

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

Land management activities

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

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

Landscaped area

(see [Landscaping](#)).

Landscaping

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

Landscaping strip

(see [Landscaping](#)).

Large format centre

means those [commercial centres](#) at Moorhouse Avenue, Shirley Homebase, Tower Junction, [Northlink Papanui](#), [SupaCenta Belfast](#) and [Chappie Place Hornby](#) zoned [Commercial Retail Park-Large Format Retail Zone](#) on the planning maps.

Large format retail activity

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

L_{dn}

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

Level crossing

in relation to [Chapter 7 Transport](#), has the same meaning as defined in s4 of the [Railways Act 2005](#).

Light manufacturing and servicing

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

[\(Plan Change 5G Council Decision\)](#)

Limit line

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

Living area

means [habitable space](#), excluding bedrooms.

Living space

means all the lounge, dining room, kitchen, bedroom, bathroom, toilet and hallway spaces within a [residential unit](#).

Loading

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

Loading area

means that part of a [site](#) on which all vehicle [loading](#) facilities are accommodated. It includes all [loading spaces](#) and [manoeuvring areas](#).

Loading space

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

Local centre

means those areas zoned **Commercial Local** (excluding ~~those areas at Beckenham and Wigram that are~~ ~~which is~~ zoned **Commercial Local** but ~~is are~~ categorised as a **neighbourhood centre**) and **Commercial Core** at Wainoni, **Spreydon (Lincoln Road)** and **Upper Riccarton Peer Street**.

(Plan Change 5B Council Decision)

means:

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

Local roads

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

Advice note:

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

Low impact urban design

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

M

Maintenance

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

- a. cleaning ~~or~~, washing ~~or repainting of~~ exterior or interior fabric using a method which does not damage the surface of the heritage fabric;
- b. reinstating existing exterior or interior surface treatments;; **including repainting;**
- c. temporary erection of freestanding scaffolding;
- d. laying underground services and relaying ~~paved~~ **existing** surfaces to the same footprint;
- e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs ~~(except planting within, or adjoining, plots within cemeteries);~~ and
- f. in relation to **church graveyards**, **crematoria** and **cemeteries**, maintenance also includes:

- i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to **buildings**;
- ii. ~~installation of plaques;~~
- ~~ii. iii. restoration, repair and protective care and reinstatement of monuments **heritage fabric**; and~~
- ~~iv. iii. disturbance of soil for burials and interment of ashes.~~

Major arterial roads

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

Advice note:

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

Major cycle route

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

Advice note:

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

Major flood event

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

Major sports facility

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

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

- i. **accessory** facilities such as **club rooms/clubhouses**, spectator seating, and lighting and associated support structures.

Manoeuvre area

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

Manufacturing

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

Māori land

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

- a. Land gazetted or determined by order of the Māori Land Court as Māori reservation under **s338 Te Ture Whenua Maori Act 1993**;
- b. Māori customary land and Māori freehold land as defined in **s4** and **s129 Te Ture Whenua Maori Act 1993**;
- c. Any land where:
 - i. a status declaration under the **Māori Affairs Amendment Act 1967** was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or
 - ii. one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or
 - iii. the land is vested in a Trust constituted pursuant to Part 12 of **Te Ture Whenua Māori Act 1993** or a Māori incorporation constituted pursuant to Part 13 of the **Te Ture Whenua Māori Act 1993**; or
 - iv. the land is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.

Marine structures

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

Market garden

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

Mass assembly of people

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

Mast

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

Maturity

in relation to a [tree](#), the potential maximum size reached by a [tree](#) of a particular species.

Mechanical ventilation

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

Minor arterial roads

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

Advice note:

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

Minor upgrading of the existing electricity network

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

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

Minor upgrading excludes an increase in voltage of the line.

Mixed modal link

in relation to [Rule 15.45.43.1.1](#) Area-specific permitted activities, means **streets**, lane ways, paths or **access ways** that provide for shared movement, which may include facilities for a combination of walking, cycling, motor vehicles and public transport.

Mixed-use

means development which combines, within a **building, buildings** or development area, a range of activities, including **residential activity, commercial activities** and/or **community facilities**.

Mobile irrigators

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

Mobility parking space

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

Monument

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

Motorised sports facility

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

Motorised water craft

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

Motor racing vehicle

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

Motor-servicing facility

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

Multi-unit residential complex

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

N

National Grid

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

Navigation aid

means:

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

Neighbourhood centre

means:

- a. ~~the [Commercial Core Zone](#) at Addington, [Aranui](#), [Avonhead](#), [Beckenham](#), [Bishopdale](#), [Bush Inn/Church Corner](#), [Colombo/Beaumont](#), [Cranford](#), [Edgeware](#), [Fendalton](#), [Ferrymead](#), [Halswell](#), [Hillmorton](#), [Ilam/Clyde](#), [Merivale](#), [New Brighton](#), [North West Belfast](#), [Parklands](#), [Prestons \(emerging\)](#), [Redcliffs](#), [Richmond](#), [Linwood Village](#), [Stanmore/Worcester](#), [Spreydon \(Barrington\)](#), [St Martins](#), [Sumner](#), [Sydenham](#), [Sydenham South](#), [Wairakei/Greers Road](#), [West Spreydon \(Lincoln Road\)](#), [Wigram \(emerging\)](#), [Woolston and Valdhurst \(emerging\)](#);~~
- b. ~~the [Commercial Local Zone](#) at [Beckenham](#) and [Wigram](#); and~~
- c. ~~the [Commercial Banks Peninsula Zone](#) at [Lyttelton](#) and [Akaroa](#).~~

[\(Plan Change 5B Council Decision\)](#)

means the areas zoned [Neighbourhood Centre](#) .

Neighbourhood plan

in relation to the Meadowlands Exemplar Overlay, means a plan covering an area of no less than 8 hectares which identifies the expected residential development for that land.

Net density

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

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

The area (ha) excludes land that is:

- d. stormwater retention and treatment areas;

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

Net floor area

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

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

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

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

It excludes the following for **residential activities** only:

- l. shared stairwells;
- m. **garages** and carports; and
- n. all **balconies**.

(Plan Change 4 Council Decision subject to appeal)

Net site area

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

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

means the total area of the **site**, but excludes:

- a. any part of the **site** that provides legal **access** to another **site**;
- b. any part of a rear **site** that provides legal **access** to that **site**;
- c. any part of the **site** subject to a designation that may be taken or acquired under the [Public Works Act 1981](#).

Network infrastructure

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

Network utility operator

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

Network waterway

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

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

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

Neutral building or site

In relation to a **heritage area**, means the **buildings** and sites identified in [Appendix 9.3.7.3](#) as being **neutral buildings** or sites. These **buildings** or **sites** do not establish, support or detract from the **heritage values** and **significance of the heritage area**.

No complaints covenant

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

- a. registered against the title/s of the land upon which the proposal is situated; and
- b. entered into by the resource consent applicant, in favour of the Lyttelton Port Company Limited, to the effect that no owner or occupier or successor in title of the covenanted land shall object to, complain about, bring or contribute to any proceedings under any statute or otherwise oppose any

relevant adverse environmental effects (for example noise, dust, traffic, vibration, glare or odour) resulting from any lawfully established **port activities**.

Noise-sensitive activities

in relation to **Sub-chapter 13.10** Specific Purpose (Ruapuna Motorsport) Zone, means:

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

(Plan Change 4 Council Decision subject to appeal)

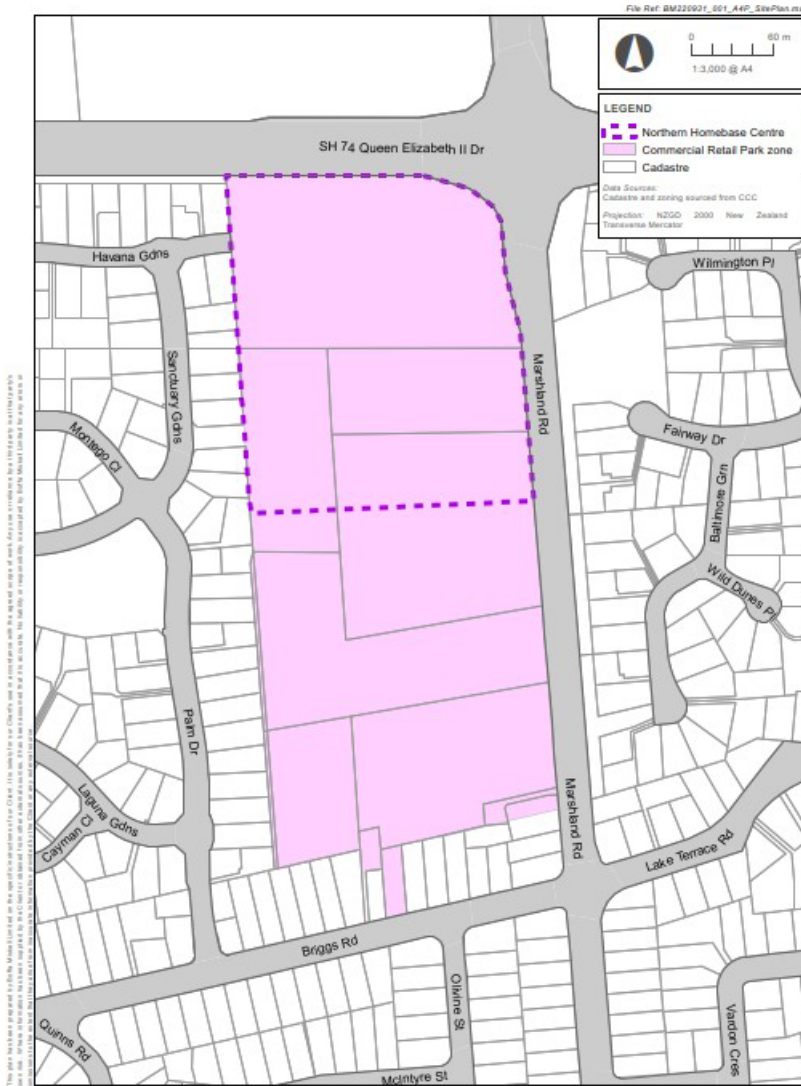
No net loss

in relation to **indigenous biodiversity**, means no reasonably measurable overall reduction in:

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

Northern Homebase Centre

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



(Plan Change 6 Council Decision subject to appeal)

Notional boundary

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

O

Office

means any of the following:

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

Off-site sign

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

(Plan Change 5I Council Decision - treated as operative under s86F)

Older person

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

Older person's housing unit

means one of a group of residential units developed or used for the accommodation of older persons, where the group is held under either one title or unit titles under the Unit Titles Act 2010 with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. It includes any unit previously defined as an elderly person's housing unit. Older person's housing units are not part of retirement villages.

Outdoor living space

~~means an area of open space for the exclusive use of the occupants of the residential unit to which the space is allocated. In the Residential Medium Density Zone, outdoor living space may include indoor communal recreation and leisure areas for the benefit of all residents of the site.~~

means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.

Outdoor service space

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

Outdoor storage area

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

Outline development plan

means a plan (including any associated narrative description provided) which guides the form and staging, where applicable, of subdivision and development in the Residential New Neighbourhood Zone Future

[Urban Zone](#) and/or Greenfield Priority Areas identified in the [Canterbury Regional Policy Statement](#), Chapter 6, Map A.

P

Park and ride facilities

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

Parking area

means that part of a [site](#) or [building](#) within which vehicle [parking spaces](#) and [manoeuvring areas](#) are accommodated.

Parking building

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

Parking lot

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

Parking space

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

Park management activities

means the day to day management, operations and maintenance of parks and [reserves](#). It includes:

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

Park management facility

means land and/or [buildings](#) used for, and [ancillary](#) to, [park management activities](#). It includes:

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

Partial demolition

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

Pedestrian access

A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit.

Perimeter block development

means an urban form that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined, or are in close proximity to each other, to create a continuous street wall.

Peripheral boundary length

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

Place of assembly

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

Plantation forestry

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

Plot

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

Plot ratio

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

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

Pool area

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

Port activities

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

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

Port quarrying activity

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

- a. **earthworks** associated with the removal and storage of over burden or the creation of platforms for **buildings** and plant;
- b. extraction of rock materials by **excavation** or blasting;
- c. **landscaping**;
- d. quarry site rehabilitation and ecological restoration;

- e. [hazard mitigation works](#); and
- f. the maintenance, upgrading and realignment of a haul road.

Potentially contaminated

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

Preschool

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

Primary building frontage

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

Primary living level

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

Principal building

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

Principal living room

means the largest living room in a [residential unit](#).

Private parking area

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

Private way

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

Property

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

Public amenities

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

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

Public artwork

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

Public floor area

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

- a. lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres;
- b. stairwells, including landing areas;
- c. toilets and bathrooms;
- d. **parking areas** and/or **loading areas**; and

- e. all areas used exclusively by staff, such as kitchens, storage areas, internal **loading areas**/unloading areas, rubbish areas, staff rooms/**offices** and amenities.

Publicly accessible space

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

Public open space

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

Public transport facility

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

Public transport interchange

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

Q

Quarry

means a **site** or **property** where **quarrying activity** is undertaken.

Quarrying activity

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

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

- h. parking areas;
- i. landscaping; and
- j. quarry site rehabilitation and any associated clean-filling.

Quarry site rehabilitation

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

Queuing space

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

R

Radiocommunications

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

Rail siding

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

Rear site

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

Reconstruction

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

- a. deconstruction for the purposes of reconstruction; ~~and~~
- b. rebuilding architectural features such as windows, parapets and chimneys
- c. ~~b. Building Code upgrades works which may be~~ needed to meet relevant Building Code standards as part of the reconstruction.

Recreation activity

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

Recreation facility

means land and/or **buildings** used for **recreation activities**.

Relocatable building

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

Relocation of a building

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

Relocation of a heritage item

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

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

Renewable electricity generation

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

Renewable electricity generation activities

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

Repair and maintenance of existing infrastructure (Rule 5.6)

in relation to **Rule 5.6** concerning **infrastructure (Rule 5.6)**, means repairing and keeping a structure, land or vegetation in good and safe condition. It includes upgrading and minor alterations, provided that any

upgrading or minor alteration does not materially increase the footprint, height or external envelope of the structure.

Repair and maintenance services

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

Repairs

in relation to a heritage item, or heritage setting, or heritage area, means to ~~replace or~~ mend ~~in situ~~ decayed or damaged heritage fabric, ~~using materials (including identical, closely similar or otherwise appropriate material) which resemble so that~~ the form, appearance, ~~and~~ profile and materials of the heritage fabric are reinstated as closely as possible. It includes:

- a. mending heritage fabric in situ
- b. replacement of heritage fabric which cannot be mended in situ
- c. temporary removal of heritage fabric where necessary for mending or temporary protection
- d. ~~a. temporary securing of heritage fabric for purposes such as~~ making a structure safe or weathertight for temporary protection; and
- e. mending heritage fabric in church graveyards and cemeteries scheduled in Appendix 9.3.7.2.
- f. ~~b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.~~

Reserve

means a reserve within the meaning of the Reserves Act 1977.

Residential activity

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

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

excludes:

- g. ~~guest visitor accommodation~~ including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels,

farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation;

- h. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and
- i. accommodation associated with a fire station.

(Plan Change 4 Council Decision subject to appeal)

Residential building platform

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

Advice note:

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

Residential intensification

means for the purpose of Coastal Hazard Management Areas and Tsunami Risk Management Area Qualifying Matters, increasing the number of residential units on a site beyond that either:

a. lawfully established as at [operative date of PC14];

b. provided for as a permitted activity in the activity status table for the Residential Suburban and Residential Suburban Density Transition Zone and complying with the zone density standards; or

c. permitted via a resource consent granted prior to [operative date of PC14]. For the avoidance of doubt, c. includes vacant lots created by subdivision approved prior to [operative date of PC14] where these are to be developed in accordance with a. or b.

Residential thoroughfare

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

Residential unit

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

For the purposes of this definition:

- a. a **building** used for **emergency** or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a **site** (other than a kitchen within a **family flat** ~~or a kitchenette provided as part of a **bed and breakfast** or **farm stay**~~) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one **family flat** as part of that residential unit;
- d. ~~a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods; and~~
- e. ~~a residential unit may be used as a **bed and breakfast** or **farm stay**.~~
- f. a residential unit may be used for **hosted visitor accommodation** or **unhosted visitor accommodation**.

(Plan Change 4 Council Decision subject to appeal)

Within the **Medium Density Residential Zone and the **High Density Residential Zone** only, means a **building(s)** or part of a **building** that is used for a **residential activity** exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.**

Residual risk

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

Resort apartment

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

Resort hotel

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

Restaurant

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

Restoration

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

Retail activity

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

Retailing

means both retail activities and commercial services.

Retirement Unit

Means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.

Retirement village

Means a comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

means any land, building or site that:

a. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and

b. satisfies either of the following:

i. it is registered as a retirement village under the Retirement Villages Act 2003 or will be so registered prior to it being occupied by any resident; or

ii. it is a rest home within the meaning of s58(4) of the Health and Disability Services (Safety) Act 2001; and

c. includes not less than two residential units; and

d. may include any or all of the following facilities or services for residents on the site:

i. a care home within a retirement village;

~~ii. a hospital within a retirement village,~~

~~iii. nursing, medical care, welfare, accessory non-residential and/or recreation facilities and/or services.~~

Reverse sensitivity

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

Right-of-way

(see [Access](#)).

Right turn offset

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

Road

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

Road boundary

(see [Boundary](#)).

Road reserve

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

Road safety testing

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

Roadway

(see [Carriageway](#)).

Ruapuna club rooms

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

Rural produce

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

Rural produce manufacturing

means the use of land and/or **buildings** for the manufacturing of products from **rural produce** grown on the same **site** or:

- a. on other **sites** in the same ownership; or
- b. on other **sites** leased by the owner of the primary **site**.

Rural produce retail

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

Rural productive activities

means **farming, plantation forestry, intensive farming and quarrying activities**.

Rural roads

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

Advice note:

1. Rural roads are generally the **roads** classified as Rural or Semirural in the road classification system in the **Christchurch Transport Strategic Plan**.

Rural tourism activity

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

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

(Plan Change 4 Council Decision subject to appeal)

S

Second-hand goods outlet

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

- a. antique dealers;
- b. auctioneers;
- c. charity shops;

- d. pawnbrokers; and
- e. suppliers of:
 - i. demolition goods and materials; and
 - ii. trade-in goods.

Sensitive activities

means:

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

but excludes in relation to airport noise:

- h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;
- i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and
- j. commercial film or video production activities; and
- k. ~~guest visitor accommodation~~ which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.

(Plan Change 4 Council Decision subject to appeal)

Service industry

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

(Plan Change 5C Council Decision)

Service lane

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

Service station

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

- a. the sale or hire of kerosene, alcohol-based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles;

- b. the mechanical repair, servicing and cleaning of motor vehicles (other than **heavy vehicles**) and domestic garden equipment, but not panel beating, spray painting and heavy engineering, such as engine reboring and crankshaft grinding;
- c. truck stops;
- d. inspection and certification of motor vehicles; and
- e. the sale of other goods for the convenience and comfort of service station customers.

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

Setback

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

Shared space street

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

Sheltered housing

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

Show home

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

Sign/Signage

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

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

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

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

Significant indigenous vegetation

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

Site

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

- a. an area of land which is:
 - i. comprised in a single **allotment**, or other legally defined parcel of land, and held in a single certificate of title; or
 - ii. comprised in a single **allotment** or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the **Council**; being in any case the smaller land area of i. or ii.; or
- b. an area of land which comprises two or more **adjoining** legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or
- c. an area of land which is comprised of two or more **adjoining** certificates of title where such titles are:
 - i. subject to a condition imposed under Section 77 of the [Building Act 2004](#); or
 - ii. held together in such a way that they cannot be dealt with separately without the prior consent of the **Council**; or
- d. in the case of land subdivided under the cross-lease or company lease systems (other than strata titles), site shall mean an area of land containing:
 - i. a **building** or **buildings** for residential or business purposes with any **accessory building/s**, plus any land exclusively restricted to the users of that/those **building/s**; or
 - ii. a remaining share or shares in the fee simple creating a vacant part/s of the whole for future cross-lease or company lease purposes; or
- e. in the case of land subdivided under the [Unit Titles Act 1972](#) and [Unit Titles Act 2010](#) (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; or

- f. in the case of strata titles, or where one or more **residential units** are proposed to be erected above another **residential unit**, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to **subdivision**; or
- g. for the purposes of the activity standards (but not the built form or general city-wide standards) in the **Specific Purpose (School) Zone** and **Specific Purpose (Tertiary Education) Zone**, site means all of the land used by a particular **education facility** and **tertiary education or research activity**, whether or not those parcels of land are contiguous with each other.

Within the **Medium Density Residential Zone and **High Density Residential Zone** only, means:**

- a. **an area of land comprised in a single record of title under the **Land Transfer Act 2017**; or**
- b. **an area of land which comprises two or more **adjoining** legally defined **allotments** in such a way that the **allotments** cannot be dealt with separately without the prior consent of the **Council**; or**
- c. **the land comprised in a single **allotment** or balance area on an approved survey plan of **subdivision** for which a separate record of title under the **Land Transfer Act 2017** could be issued without further consent of the **Council**; or**
- d. **despite paragraphs (a) to (c), in the case of land subdivided under the **Unit Titles Act 1972** or the **Unit Titles Act 2010** or a cross lease system, is the whole of the land subject to the unit development or cross lease.**

Site includes the **access** to the site.

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

Sites of Ngāi Tahu cultural significance

means sites identified in **Appendix 9.5.6** Schedules of sites of Ngāi Tahu cultural significance and **Appendix 9.5.7** Aerial maps of sites of Ngāi Tahu cultural significance, and shown on the planning maps, as:

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

Sleep-out

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

Small building

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

Social housing complex

means a group of residential units that are:

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

Soil mixing

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

Sound amplified activity

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

Special interest vehicle

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

Spiritual activity

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

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

It excludes funeral homes, but includes funeral services held in memory of the deceased.

{Plan Change 5D Council Decision}

Spring

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

Standalone house

means a single **residential unit** that is unattached to another **residential unit**.

Strategic infrastructure

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

Advice note:

1. The following are non-exclusive examples of strategic infrastructure:
 - a. **strategic transport networks**;
 - b. Christchurch International Airport;
 - c. Lyttelton Port of Christchurch;
 - d. bulk fuel supply and storage infrastructure, including terminals, wharf lines and pipelines;
 - e. defence facilities;
 - f. strategic **telecommunication** and **radiocommunication** facilities;
 - g. the **National Grid**;
 - h. the 66kV and 33kV **electricity distribution lines** and the Heathcote to Lyttelton **11kV electricity distribution line**, as identified on the Planning Maps; and
 - i. public water supply, wastewater and stormwater networks and associated facilities.

Strategic road network

means state highways and **major arterial roads**.

Strategic transport networks

means:

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

Street

(see **Road**).

Street-facing façade

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

Street furniture

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

Student hostel accommodation

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

Subdivision

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

Substance

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

Supermarket

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

Support structure

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

Supportive housing

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

T

Tavern

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

(Plan Change 4 Council Decision subject to appeal)

Technician arborist

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

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

Telecommunication

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

Templeton rural activity

means the use of land and/or [buildings](#) within the [Rural Templeton Zone](#) for:

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

Templeton strategic infrastructure

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

Temporary activities and buildings

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

- a. are not part of a permanent activity that occurs on the [site](#); and

b. create no, or only negligible, lasting alteration or disturbance to any [site](#), [building](#) or vegetation.

It includes:

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

It excludes:

- e. temporary [utilities](#), which must comply with the relevant provisions in [Chapter 11](#) Utilities and Energy.

Advice note:

1. Temporary buildings are required to comply with the provisions of the [Building Act 2004](#).

Temporary military training activities

means training activities undertaken for defence purposes as described by s5 of the [Defence Act 1990](#).

Terrace

means a single residential [building](#):

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

Tertiary education and research activity

means the use of land and/or [buildings](#) for:

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

Tertiary education and research facility

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

Total area of a sign

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

Town Centre

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

Trade and industry training activity

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

Trade supplier

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

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

Transmission line

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

Transport infrastructure

means any infrastructure, building, equipment or device which supports the operation of the **transport system**. It includes:

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

It excludes bus depots that are not located on **road reserve** where buses are parked overnight.

Transport system

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

Travel demand management

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

Travel plan

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

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

Tree

in relation to [tree canopy cover](#) and [financial contributions](#), means a perennial woody plant with the potential to reach at least 5 metres in height. It includes a [hedge](#) comprised of trees maintained at a minimum height of 1.5 metres or greater.

Tree canopy cover

means the percentage of the land area of the urban area or [development site](#) covered by a canopy of a [tree\(s\)](#) at maturity.

Tree protection zone radius

means the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m [above ground level](#), where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.

U

Unformed legal road

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

Unhosted visitor accommodation

means the use of a [residential unit](#) for [visitor accommodation](#) where:

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

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

(Plan Change 4 Council Decision subject to appeal)

Urban activities

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

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

Urban block

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

Urban roads

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

Utility

means:

- a. transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities, including:
 - i. transmission lines and electricity distribution lines and associated equipment; and
 - ii. private connections to such utilities;
- b. telecommunication and radiocommunication facilities, including:
 - i. transmitting/receiving devices such as aerials, antennas, dishes (including cables), insulators, castings, tunnels and associated equipment; and
 - ii. support structures such as towers, masts and poles, accessory buildings and private receiving dish antennas;
- c. storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;

- d. reticulated water for supply or irrigation, stormwater management basins, swales or reticulated open channelised drainage, and reticulated sewerage provided by **network utility operators** or requiring authorities, including:
 - i. private stormwater facilities connecting to such utilities; and
 - ii. necessary incidental equipment, including pumping stations provided by **network utility operators** or requiring authorities, and private connections to such utilities; and
- e. lighthouses, meteorological facilities, **navigation aids** and beacons, including approach control services within the meaning of the **Civil Aviation Act 1990**.

Utility structure

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

V

Vault

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

Vehicle access

(see **Access**).

Vehicle control point

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

Vehicle crossing

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

Vehicle movement

means a single journey to or from a particular **site** by a person or persons within a motor vehicle. **Vehicle trip** has the same meaning.

Vehicle trip

(see **Vehicle movement**).

Veterinary care facility

means land and/or **buildings** used for the provision of specialist care and/or surgery for animals, under the supervision of a qualified veterinarian.

Visibility splay

means an area to be kept clear from obstruction to allow good visibility of other **road** users.

Visitor accommodation

means land and/or **buildings** used for accommodating visitors, subject to a tariff being paid, and includes any **ancillary** activities.

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

(Plan Change 4 Council Decision subject to appeal)

W

Warehousing and distribution activities

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

Waste management area

means the area identified on a **site** for the storage of rubbish and recycling for collection.

Water body

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

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

Water body bank maintenance or enhancement work

means works required to either maintain or enhance the banks of **water bodies** for ecological or amenity reasons. It includes:

- a. margin and berm planting;
- b. bank **excavation** and regrading;
- c. bank and toe protection;
- d. beach formation;

- e. temporary and permanent channel realignment, placement of geotextiles, gabions and other features that provide hydraulic variation for ecological purposes, and rock placement for the purposes of habitat improvement; and
- f. amenity features such as **public artworks**, interpretation panels and seating along or around **water bodies**.

Water body margin

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

Water body setback

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

Wetland

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

Wildlife park/zoo

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

Window

means a glazed section within any exterior wall of a **building** except, in the case of rules relating to minimum **building**, window and **balcony setbacks**, impacts on **adjoining** neighbours and the overlooking of **streets** in [Sub-chapter 6.4](#) Temporary earthquake recovery activities of Chapter 6 General Rules and Procedures, [Chapter 14](#) Residential, [Chapter 15](#) Commercial, and [Subchapter 13.13](#) Specific Purpose (Ngā Hau e Whā) Zone, it excludes windows where the sill is more than 1.6 metres vertically from the floor.

Work bay

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

Works arborist

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

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

X

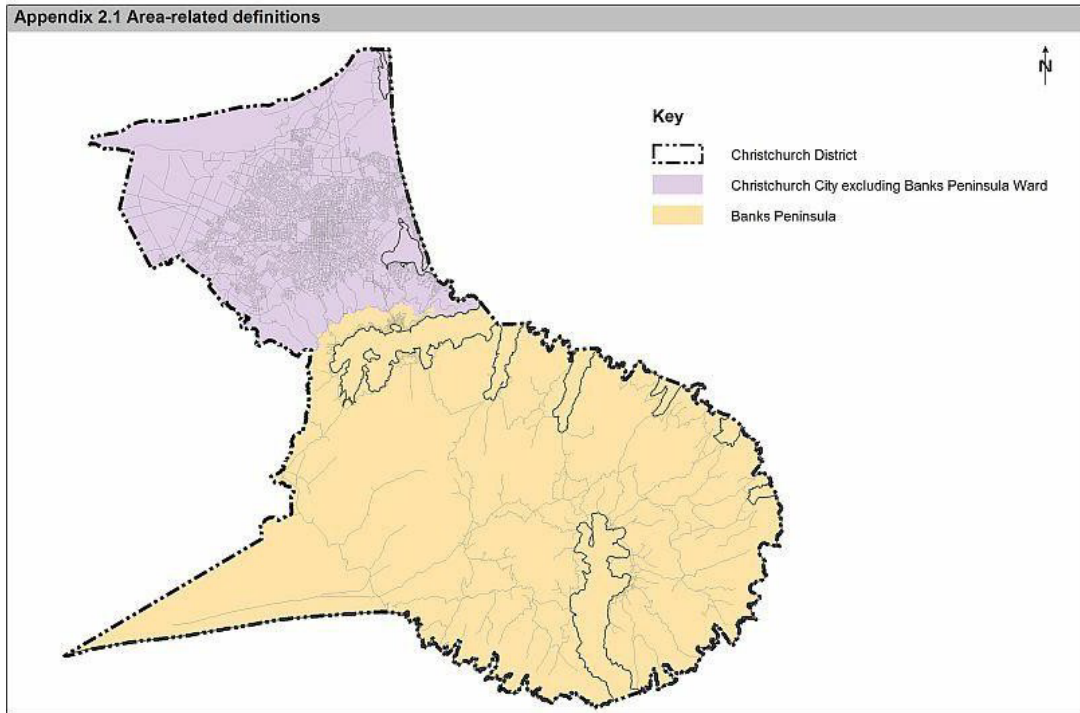
Y

Yard-based supplier

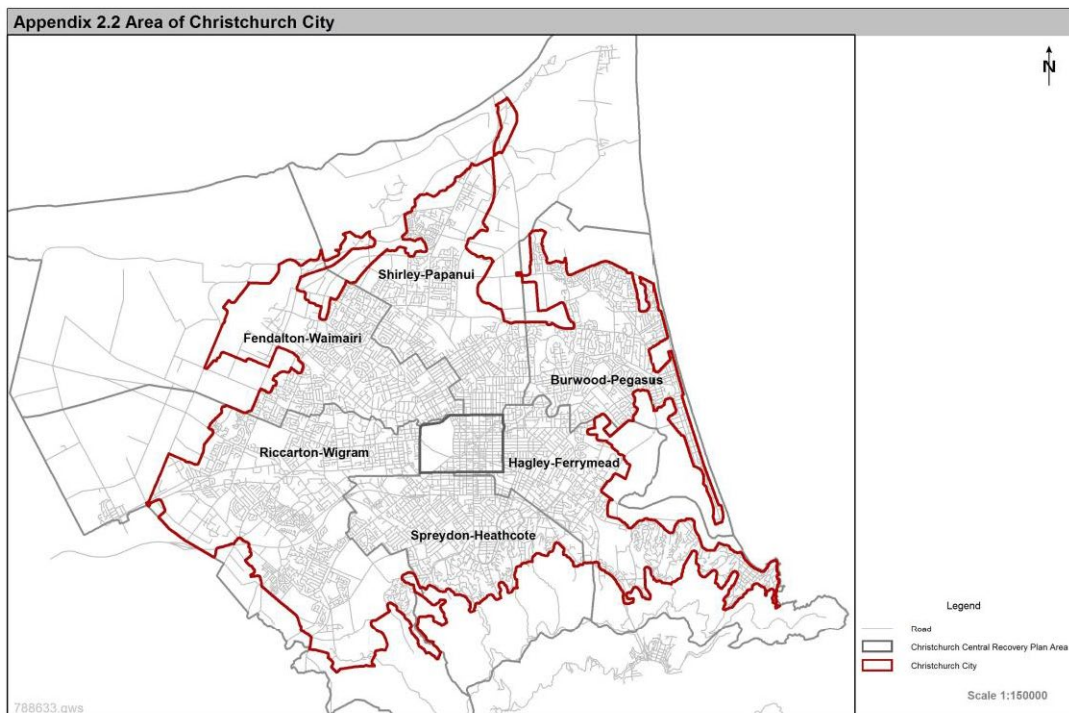
means the use of any land and/or **building** for selling or hiring products for construction or external use (which includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located within covered or uncovered external yard or forecourt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

Z

Appendix 2.1 Area related definitions



Appendix 2.2 Area of Christchurch City



DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text **purple bolded and underlined** is a recommended under section 42A reports.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike-out** for deleted text or **underlined** for additional text.

Chapter 3 Strategic Directions

3.1 Introduction

- a. This Chapter:
 - i. Provides the overarching direction for the **District Plan**, including for developing the other chapters within the Plan, and for its subsequent implementation and interpretation; and
 - ii. Has primacy over the objectives and policies in the other chapters of the Plan, which must be consistent with the objectives in this Chapter.
- b. This Chapter recognises and sets the statutory planning context for the other chapters of the Plan, in order that they:
 - i. Clearly articulate how decisions about resource use and values will be made in order to minimise:
 - A. reliance on resource consent processes; and
 - B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and
 - C. the requirements for notification and written approval;
 - ii. Set objectives and policies that clearly state the outcomes that are intended for the **Christchurch district**;
 - iii. Recognise and provide for the relationships of Ngāi Tahu mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, have particular regard to their role as kaitiaki and take into account the **principles of the Treaty of Waitangi**;

to the subsequent chapters of the Plan. However, the objectives and policies in the other chapters of the Plan must be consistent with the objectives in this Chapter.

- e. Within this Chapter, [Objectives 3.3.1](#) and [3.3.2](#) have primacy, meaning that the remaining objectives must be expressed and achieved in a manner consistent with [Objectives 3.3.1](#) and [3.3.2](#). The other objectives in this Chapter are to be read as a whole and no statutory hierarchy applies.
- f. In all other Chapters of the Plan, the objectives and policies must be expressed and achieved in a manner consistent with the objectives in this Chapter.

3.2 Context

3.2.1 Impact of the Canterbury earthquakes

- a. The earthquakes of 2010 and 2011 devastated Christchurch, resulting in the death of 185 people, many serious injuries and widespread damage to, and destruction of, thousands of homes and businesses, including most of the [Central City](#), and much of the city's infrastructure.
- b. Christchurch people were significantly affected by the earthquakes. The pattern of damage was uneven, with some areas, such as the [Central City](#) and the east, devastated. A substantial number of people have lived, and continue to live, in substandard accommodation for extended periods.
- c. Population levels fluctuated - there was an initial net loss of people from the city, followed by net population growth as the city's rebuild got underway. Households, particularly in the [Central City](#) and the east, relocated to the north and west of the city and to Waimakariri and Selwyn Districts. Many people had to leave their established communities. In some cases, people had to live further from their jobs or attempt to find new employment. The composition of communities changed. Many households, particularly those with children, moved out of Christchurch. There was also an influx of new people to the city to assist with the rebuild.
- d. More than 7,000 of the most significantly affected residential properties were purchased by the Government and the housing removed. The total number of badly damaged homes in Christchurch was considerably higher, with an estimated 10,000-15,000 houses rendered uninhabitable. Social and affordable housing were disproportionately represented in the housing stock lost. As a consequence, the housing shortfall needs to be replaced as a matter of urgency, in addition to providing for ongoing growth and changes in housing demand.
- e. The earthquakes also had a disastrous impact on commercial and industrial activity, interrupting the operation of many businesses and forcing others to relocate temporarily or permanently, or close. Over 50,000 workers were displaced from the [Central City](#). There was a redistribution of business activity, particularly from the eastern and [central city](#), to the north and west. Travel patterns for both people and freight changed substantially.
- f. There was considerable damage to public infrastructure, including [roads](#), bridges and underground services. Many of the district's [community facilities](#) were lost or damaged. The district lost many of

its heritage features, and considerable damage was caused to natural and cultural values, particularly associated with waterways.

3.2.2 A city in transition

- a. The earthquake rebuild is estimated as a \$40 billion investment in greater Christchurch, on top of business-as-usual development activity. This includes a \$4 billion cost to repair infrastructure, and the repair or replacement of more than 130,000 residential properties.
- b. The effects of the earthquakes will be felt for many years and the shape of urban Christchurch will continue to change during the recovery period, particularly over the next 10 to 15 years. Further movement of people and households is likely as homes are repaired, new development is undertaken, and demographic changes occur as Christchurch evolves. As the rebuild proceeds, many businesses will need to relocate again and many are likely to move into the **Central City** as it recovers as the city's thriving heart.
- c. The tourism sector remains seriously affected. Many businesses and community organisations continue to operate from temporary premises.
- d. The **District Plan** must respond to the evolving needs of the community to enable rebuilding, recovery and future growth. Considering the scale of damage and rebuild, decisions made through the **District Plan** will have a significant, long-term influence on the city, its urban form and how the city functions. It will also influence how the city addresses the risks from future earthquakes and other natural hazards.
- e. There is an unprecedented opportunity for this **District Plan** to expedite the efficient recovery and future for Christchurch as a dynamic and internationally competitive city, which meets the community's immediate and longer-term needs.

3.2.3 Ngāi Tahu mana whenua

- a. Prior to European settlement of Nga Pakihi Whakatekateka o Waitaha (Canterbury Plains) and Te Pataka o Rakaihautu (Banks Peninsula), Ngāi Tahu maintained numerous permanent and temporary settlements among, and gathered resources from, the network of **springs**, waterways, swamps, coastline, grasslands and lowland podocarp forests in the area. These associations remain important to Ngāi Tahu and are key to its ongoing cultural identity and wellbeing.
- b. Following the signing of the **Treaty of Waitangi**, the Crown purchased traditional Ngāi Tahu lands through a series of deeds, including **Kemp's Deed** under which the largest land sale, the **1848 Canterbury Purchase**, took place. One of the conditions of sale was that Ngāi Tahu communities would continue to have adequate areas of land to occupy on a permanent and seasonal basis to provide for their present and ongoing needs, including access to the natural resources they had hunted and gathered for generations.

- c. While certain areas were gazetted as Māori reserves, many of the Crown’s guarantees were not upheld. As a result, Ngāi Tahu whānui have become alienated from the land that should have been set aside for them to live on. The [Ngāi Tahu Claims Settlement Act 1998](#) records the Crown’s apology to Ngāi Tahu and gives effect to the settlement of Ngāi Tahu’s claims.
- d. As described in [Chapter 1](#), six papatipu Rūnanga are the organisations which represent mana whenua within
Christchurch District - Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke Rūnanga (Rāpaki), Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga, and Te Taumutu Rūnanga.
- e. Ngāi Tahu mana whenua’s role as kaitiaki (guardian) is fundamental to their relationship with the environment. This is readily understood in relation to the protection of natural resources, such as water and biodiversity, and access to and protection of sites and areas of historic and cultural significance. Ngāi Tahu mana whenua’s interests in the rebuild and future development of Ōtautahi and its surroundings are much broader. They encompass a significant role and interest in the rebuilding and ongoing development of the city and the ability of Ngāi Tahu mana whenua to provide for their economic and social wellbeing through access to affordable housing, appropriate [education activities](#) and [community facilities](#), and economic opportunities.
- f. Ngāi Tahu mana whenua see an unprecedented opportunity to rediscover and incorporate Ngāi Tahu heritage alongside that of colonial Christchurch in the rebuild and future development of Ōtautahi and its surroundings, as well as to enhance the social, economic, cultural and environmental wellbeing of greater Christchurch.

3.2.4 Longer-term population change

- a. Whilst there is uncertainty about the rate of recovery and growth, on current projections Christchurch will need to accommodate and provide services for a population that is still expected to grow by approximately 130,000 people by 2041. The demographic composition of the district is also projected to change significantly during the next 30 years. Like the rest of New Zealand, the district's population is ageing. The proportion of those aged 65 years and over will increase, nearly doubling in number by 2031.
- b. Population growth, ageing and increasing cultural diversity will result in demands for additional housing (with a range of housing types and locations), commercial facilities and services, and infrastructure (such as transport), as well as changing the demand for community services and their delivery (for example, [recreation activities](#)).
- c. The policy decisions already made and to be made over the next few years by central and local government (including through this [District Plan](#)), together with decisions by all other participants in the recovery, will influence the city’s population growth, and its demographic and socio-economic composition.

3.2.5 Supporting recovery and the city's future

- a. It is critical to ensure that the recovery of Christchurch is expedited. The **District Plan** plays an important role by providing certainty about where and how development will occur, and making integrated provision for the community's immediate and longer term needs for housing, business, infrastructure and **community facilities**. It is essential that the **District Plan** clearly and actively supports the rebuilding of Christchurch and its social, economic, cultural and environmental recovery, at the same time as providing for the long-term sustainability of the city and the wellbeing of its residents.

3.3 Objectives

Interpretation

- a. For the purposes of preparing, changing, interpreting and implementing this **District Plan**:
 - i. All other objectives within this Chapter are to be expressed and achieved in a manner consistent with Objectives 3.3.1 and 3.3.2; and
 - ii. The objectives and policies in all other Chapters of the **District Plan** are to be expressed and achieved in a manner consistent with the objectives in this Chapter.

3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district

- a. The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:
 - i. Meets the community's immediate and longer term needs for housing, economic development, **community facilities**, infrastructure, transport, and social and cultural wellbeing; and
 - ii. Fosters investment certainty; and
 - iii. Sustains the important qualities and values of the natural environment;_

b. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; that
i. Supports reductions in greenhouse gas emissions; and
ii. Is resilient to natural hazards and the current and future effects of climate change.

3.3.2 Objective - Clarity of language and efficiency

- a. The **District Plan**, through its preparation, change, interpretation and implementation:
 - i. Minimises:
 - A. transaction costs and reliance on resource consent processes; and

- B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and
 - C. the requirements for notification and written approval; and
- ii. Sets objectives and policies that clearly state the outcomes intended; and
 - iii. Uses clear, concise language so that the **District Plan** is easy to understand and use.

3.3.3 Objective - Ngāi Tahu mana whenua

- a. A strong and enduring relationship between the **Council** and Ngāi Tahu mana whenua in the recovery and future development of Ōtautahi (Christchurch City) and the greater Christchurch district, so that:
 - i. Ngāi Tahu mana whenua are able to actively participate in decision-making; and
 - ii. Ngāi Tahu mana whenua's ~~aspirations to actively participate~~ **priorities for their well-being and prosperity are recognised and provided for** in the revitalisation of Ōtautahi, **including through papakāinga/kāinga nohoanga housing within the urban area and on Māori land; and are recognised;** and
 - iii. Ngāi Tahu mana whenua's culture and identity are incorporated into, and reflected in, the recovery and development of Ōtautahi; and
 - iv. Ngāi Tahu mana whenua's historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga of the district are recognised and provided for; and
 - v. Ngāi Tahu mana whenua can retain, and where appropriate enhance, access to sites of cultural significance.
 - vi. Ngāi Tahu mana whenua are able to exercise kaitiakitanga.

3.3.4 Objective - Housing bottom lines and choice

- a. For the period 2021-2051, at least sufficient development capacity for housing is enabled for the Ōtautahi Christchurch urban environment in accordance with the following housing bottom lines:
 - i. short-medium term: 18,300 dwellings between 2021 and 2031; and
 - ii. long term: 23,000 dwellings between 2031 and 2051; and
 - iii. 30 year total: 41,300 dwellings between 2021 and 2051; and
- b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:
 - i. a choice in housing, types, densities and locations; and
 - ii. **papakāinga/kāinga nohoanga housing, including within the urban area and on Māori land; and** affordable, community and social housing.

Advice Note: The National Policy Statement on Urban Development 2020 (NPS-UD) requires Tier 1 local authorities to set housing bottom lines for the short-medium (next 10 years) and long term (10 to 30 years). The housing bottom lines in Table 1 represent the amount of development capacity that is at least sufficient to meet expected housing demand in Greater Christchurch over the specified period, inclusive of a competitiveness margin. The NPS-UD requires a 20 per cent competitiveness margin for the short to medium term, and a 15 per cent competitiveness margin for the long term.

3.3.5 Objective - Business and economic prosperity

- a. The critical importance of business and economic prosperity to Christchurch’s recovery and to community wellbeing and resilience is recognised and a range of opportunities provided for business activities to establish and prosper.

3.3.6 Objective - Natural hazards

- a. New **subdivision**, use and development (other than new **critical infrastructure** or **strategic infrastructure** to which paragraph b. applies):
 - i. is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and
 - ii. in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated.
- b. New **critical infrastructure** or **strategic infrastructure** may be located in areas where the risks of natural hazards to people, property and infrastructure are otherwise assessed as being unacceptable, but only where:
 - i. there is no reasonable alternative; and
 - ii. the **strategic infrastructure** or **critical infrastructure** has been designed to maintain, as far as practicable, its integrity and form during natural hazard events; and
 - iii. the natural hazard risks to people, property and infrastructure are appropriately mitigated.
- c. There is increased public awareness of the range and scale of natural hazard events that can affect **Christchurch District**.
- d. The repair of earthquake damaged land is facilitated as part of the recovery.

3.3.7 Objective – Well functioning urban environment

- a. **A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;**
Within commercial and residential zones,

- i. Aa distinctive, legible urban form and strong sense of place, expressed through contrasting building clusters within the cityscape articulated by; and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and
 - Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for:
 - i. Larger scale development where it can be visually absorbed within the environment; and
 - A. The pre-eminence of the city centre built form, supported by enabling the highest buildings;
 - B. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided; where
 - C. The largest scale and density of development, outside of the city centre, is provided within and around town centres, and lessening scale for centres lower in the hierarchy; and
 - D. Lower heights and design controls for development located in more sensitive environments;
- i. Development and change over time, including amenity values, in response to the diverse and changing needs of people, communities and future generations; and
- ii. The cultural traditions and norms of Ngāi Tahu manawhenua; and
- iii. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.

3.3.78 Objective - Urban growth, form and design

- a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
- i. Is attractive to residents, business and visitors; and
 - ii. Provides for development and change over time to address the diverse and changing needs of people and communities, and
 - iii. Provides for high quality design expressed through a distinctive, legible urban form and strong sense of place, comprising:
 - A. The pre-eminence of the city centre built form, supported by enabling the highest buildings;
 - B. The clustering, scale and massing of development in and around commercial centres, with an extent, intensity and built form commensurate with the role of the centre and the extent of commercial and community services provided; where
 - C. The largest scale and density of development, outside of the city centre, is provided within and around town centres, and lessening scale for centres lower in the hierarchy; and
 - D. specific design controls and lower heights and design controls for development located in more sensitive environments;
 - iv. Recognises that whilst amenity values will change through the planned redevelopment of the existing urban area, the amenity values and the quality of the urban environment will be maintained and enhanced; and
 - v. Enables Ngāi Tahu mana whenua to express their cultural traditions and norms;
 - v.i Ensures the protection and/or maintenance of specific characteristics of qualifying matters;
 - ii. Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and
 - iii. Provides for urban activities only:
 - A. within the existing urban areas unless they are otherwise expressly provided for in the CRPS; and
 - B. on greenfield land on the periphery of Christchurch's urban area identified in accordance with the Greenfield Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A; and
 - iv. Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:
 - A. in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres, and nodes of core public transport routes; and

- B. in those parts of Residential Greenfield Priority Areas identified in [Canterbury Regional Policy Statement Chapter 6, Map A](#); and
- C. in suitable [brownfield](#) areas; and
- v. Maintains and enhances the [Central City, Key Activity Centres and Neighbourhood Centres, Town centres, and Local centres](#) as community focal points; and
- vi. Identifies opportunities for, and supports, the redevelopment of [brownfield](#) sites for residential, business or [mixed use](#) activities; and
- vii. Promotes the re-use and re-development of [buildings](#) and land; and
- viii. ~~Has good~~ ~~Improves overall~~ [accessibility for all people between housing, jobs, community services, natural spaces, and open spaces including by way of public and active transport; and connectivity \(including through opportunities for walking, cycling and public transport\) for people between housing, jobs, community services, natural spaces, and open space, transport \(including opportunities for walking, cycling and public transport\) and services](#); and
- ix. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
- x. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.

3.3.89 Objective - Revitalising the Central City

- a. The [Central City](#) is revitalised as the primary community focal point for the people of Christchurch; and
- b. The [amenity values](#), function and economic, social and cultural viability of the [Central City](#) are enhanced through private and public sector investment, and
- c. A range of housing opportunities are enabled to support at least 5,000 additional households in the [Central City](#) between 2012 and 2028.
- d. The [Central City](#) has a unique identity and sense of place, incorporating the following elements, which can contribute to a high amenity urban environment for residents, visitors and workers to enjoy:
 - i. a green edge and gateway to the City defined by the Frame and Hagley Park;
 - ii. a variety of public spaces including the Avon river, squares and precincts and civic facilities;
 - iii. built form and [historic heritage](#) that reflects the identity and values of Ngai Tahu, and the City's history as a European settlement; including cathedrals and associated [buildings](#) at 100 Cathedral Square and 136 Barbadoes Street;
 - iv. a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region; and

- v. a range of options for movement within and to destinations outside the **Central City** that are safe, flexible, and resilient and which supports the increased use of public transport, walking and cycling.

3.3.910 Objective - Natural and cultural environment

- a. A natural and cultural environment where:
 - i. People have access to a high quality network of **public open space** and recreation opportunities, including areas of natural character and natural landscape; and
 - ii. Important natural resources are identified and their specifically recognised values are appropriately managed, including:
 - A. outstanding natural features and landscapes, including the Waimakariri River, Lake Ellesmere/Te Waihora, and parts of the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu; and
 - B. the natural character of the coastal environment, **wetlands**, lakes and rivers, **springs/puna**, lagoons/hapua and their margins; and
 - C. indigenous ecosystems, particularly those supporting **significant indigenous vegetation** and significant habitats supporting **indigenous fauna**, and/or supporting Ngāi Tahu mana whenua cultural and spiritual values; and
 - D. the mauri and life-supporting capacity of ecosystems and resources; and
 - E. Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and**
 - iii. Objects, structures, places, water/wai, landscapes and areas that are historically important, or of cultural or spiritual importance to Ngāi Tahu mana whenua, are identified and appropriately managed.

3.3.1011 Objective - Commercial and industrial activities

- a. The recovery and stimulation of commercial and industrial activities in a way that expedites recovery and long-term economic and employment growth through:
 - i. Enabling rebuilding of existing business areas, revitalising of centres, and provision in **greenfield** areas; and
 - ii. Ensuring sufficient and suitable land development capacity.
- b. The critical importance of centres for people and the economy is recognised in a framework that primarily directs commercial activity into centres, consistent with their respective roles; and any commercial activities proposing to locate outside these centres will not give rise to significant adverse distributional or urban form effects.

3.3.1112 Objective - Community facilities and education activities

- a. The expedited recovery and establishment of **community facilities** and **education activities** in existing and planned urban areas to meet the needs of the community; and
- b. The co-location and shared use of facilities between different groups is encouraged.

3.3.1213 Objective - Infrastructure

- a. The social, economic, environmental and cultural benefits of infrastructure, including **strategic infrastructure**, are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and
- b. **Strategic infrastructure**, including its role and function, is protected from incompatible development and activities by avoiding adverse effects from them, including **reverse sensitivity** effects. This includes:
 - i. avoiding noise **sensitive activities** within the Lyttelton Port Influences Overlay area; and
 - ii. managing activities to avoid adverse effects on the **National Grid**, including by identifying a buffer corridor within which **buildings**, excavations **sensitive activities** will generally not be provided for; and
 - iii. avoiding new noise **sensitive activities** within the 50dB Ldn Air Noise Contour and the 50dB Ldn Engine Testing Contour for Christchurch International Airport, except:
 - A. within an existing residentially zoned urban area; or
 - B. within a Residential Greenfield Priority Area identified in the [Canterbury Regional Policy Statement Chapter 6, Map A](#); or
 - C. for permitted activities within the [Specific Purpose \(Golf Resort\) Zone](#) of the District Plan, or activities authorised by a resource consent granted on or before 6 December 2013; and
 - D. for permitted, controlled, restricted discretionary and discretionary activities within the [Specific Purpose \(Tertiary Education\) Zone](#) at the University of Canterbury; and
 - iv. managing the risk of **birdstrike** to aircraft using Christchurch International Airport; and
 - v. managing activities to avoid adverse effects on the identified 66kV and 33kV **electricity distribution lines** and the Heathcote to Lyttelton 11kV **electricity distribution line**, including by identifying a buffer corridor within which **buildings**, excavations and **sensitive activities** will generally not be provided for; and

- c. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and technical and operational needs of infrastructure.

3.3.1314 Objective - Emergency services and public safety

- a. Recovery of, and provision for, comprehensive emergency services throughout the city, including for their necessary access to properties and the water required for firefighting.

3.3.1415 Objective - Incompatible activities

- a. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and
- b. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.

3.3.1516 Objective - Temporary recovery activities

- a. Temporary construction and related activities (including infrastructure recovery), and temporarily displaced activities, as a consequence of the Canterbury earthquakes are enabled by:
 - i. Permitting a range of temporary construction and related activities and housing, accommodation, business, services and **community facilities**, recognising the temporary and localised nature of such activities, and the need to manage any significant adverse effects; and
 - ii. Providing an additional transitional period for consideration of temporary construction and related activities and temporarily displaced activities, taking into account:
 - A. the need for the activity to remain for a longer period; and
 - B. the effects on the surrounding community and environment; and
 - C. any implications for the recovery of those areas of the district where the activity is anticipated to be located; and
 - iii. Accommodating the adverse effects associated with the recovery of transport and infrastructure networks recognising:
 - A. the temporary and localised nature of the effects of these activities; and
 - B. the long-term benefits to community wellbeing; and
 - C. the need to manage and reduce adverse effects; and
 - iv. Recognising the importance of aggregate extraction, associated processing (including concrete manufacturing) and transportation of extracted and processed product to support recovery.

3.3.1617 Objective - A productive and diverse rural environment

- a. A range of opportunities is enabled in the rural environment, primarily for rural productive activities, and also for other activities which use the rural resource efficiently and contribute positively to the economy.
- b. The contribution of rural land to maintaining the values of the natural and cultural environment, including Ngai Tahu values, is recognised.

3.3.1718 Objective - Wai (Water) features and values, and Te Tai o Mahaanui

- a. The critical importance of wai (water) to life in the District, including surface freshwater, groundwater, and Te Tai o Mahaanuui (water in the coastal environment) is recognised and provided for by:
 - i. taking an integrated approach to managing land use activities that could adversely affect wāi (water), based on the principle of 'Ki Uta Ki Tai' (from the mountains to the sea);
 - ii. ensuring that the life supporting and intrinsic natural and cultural values and characteristics associated with water bodies and coastal waters, their catchments and the connections between them are maintained, or improved where they have been degraded;
 - iii. ensuring subdivision, land use and development of land is managed to safeguard the District's potable wai (water) supplies, waipuna (springs), and water bodies and coastal waters and their margins; particularly Ōtākaro (Avon River), Ihutai (Avon-Heathcote Estuary), Whakaraupō (Lyttelton Harbour), Whakaroa (Akaroa Harbour) and Te Tai o Mahaanui;
 - iv. ensuring that Ngāi Tahu values and cultural interests in wai (water) as a taonga are recognised and protected.

TRANSPORT CHAPTER

Key:

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

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text recommended in the s42A report to be deleted in ~~**bold purple underlined**~~ **bold purple underlined**. Text in normal black font purple underlined indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold underlined text in green**~~ **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in ~~**light blue underlined**~~ **light blue underlined** is a Council Decision proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike out** for deleted text or **underlined** for additional text.

Chapter 7 Transport

7.1 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. This chapter relates to transport requirements for all activities that occur throughout the District and to activities within the Transport Zone. Objectives, policies, rules, standards and assessment criteria relating to transport are provided that are not zone specific, as well specific provisions for the Transport Zone. This approach is informed by national and regional planning documents, but in particular the [Canterbury Regional Policy Statement](#).
- c. Functioning transport networks and transport modes are essential facilities and services that assist meet the needs of people and communities and promote the efficient functioning of the District.

The land transport network therefore forms an important component of the physical resources of the District.

- d. In the life of the plan new roads will be vested and some roads will be stopped. The plan provides that when new roads are vested they become part of the Transport Zone and are subject to all the provisions of that zone. Where roads are stopped they become part of the adjoining zone as shown on the planning maps. Where there are different zones on each side of the road those zones shall apply to the area of stopped road on the basis that the zone boundaries shall be the centre line of the road.
- e. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions objectives](#).

7.2 Objectives and Policies

7.2.1 Objective — Integrated transport system for Christchurch District

- a. An integrated transport system for Christchurch District:
 - i. that is safe and efficient for all transport modes;
 - ii. that is responsive to the current recovery needs, future needs, and enables economic development, in particular an accessible Central City able to accommodate projected population growth;
 - iii. that supports safe, healthy and liveable communities by maximising integration with land use;
 - iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport;
 - v. that is managed using the one network approach.

Advice note:

- 1. The “One Network Approach” is an approach where the transport network is considered as a whole. The aim of this approach is to ensure that the management and provision of all transport infrastructure (including all transport modes) is well connected and undertaken in an efficient and integrated manner. For more guidance on how the "one network approach" is applied, please refer to the [Greater Christchurch Transport Statement 2012](#) and [Christchurch Transport Strategic Plan 2012](#).

7.2.1.1 Policy – Establishment of a road classification system

- a. Identify a road network that connects people and places and recognises different access and movement functions for all people and transport modes, whilst:
 - i. supporting the safe and efficient operation of the transport network;
 - ii. providing for public places in accordance with the function of the road to enable community activities including opportunities for people to interact and spend time;
 - iii. providing space for utility services;

- iv. reflecting neighbourhood identity and amenity values;
 - v. recognising cross-boundary connections with adjoining districts, and
 - vi. providing for the efficient and effective functioning of the strategic transport network, including for freight.
- b. Recognise the Central City in the road classification system by establishing a people-focused and slow vehicle inner zone which provides safe and effective access and movement for all forms of transport.

Advice note:

1. Refer to Appendix 7.5.12 for a description of the road classification system.
2. Policy 7.2.1.1 also achieves Objective 7.2.2.

7.2.1.2 Policy – High trip generating activities

- a. Manage the adverse effects of high trip generating activities, except for permitted activities within the Central City, on the transport system by assessing their location and design with regard to the extent that they:
- i. are permitted¹ by the zone in which they are located;
 - ii. are located in urban areas and generate additional vehicle trips beyond what is already established or consented, unless the already established or consented vehicle trips are specifically included in rule thresholds;
 - iii. are accessible by a range of transport modes and encourage public and active transport use;
 - iv. do not compromise the safe, efficient and effective use of the transport system;
 - v. provide patterns of development that optimise use of the existing transport system;
 - vi. maximise positive transport effects;
 - vii. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located;
 - viii. mitigate other adverse transport effects, such as effects on communities, and the amenity values of the surrounding environment, including through travel demand management measures;
 - ix. provide for the transport needs of people whose mobility is restricted; ~~and~~
 - x. integrate and coordinate with the transport system, including proposed transport infrastructure and service improvements; ~~and~~
 - xi. Incorporate measures to promote opportunities for safe and efficient travel other than by conventional private vehicles, that seek to reduce greenhouse gas emissions from vehicular trips associated with the activity.

¹ Refers to the activity being listed as a permitted activity in the activity status table for the zone in which it is located.

Advice note:

1. [Policy 7.2.1.2](#) also achieves [Objective 7.2.2](#).

7.2.1.3 Policy – Vehicle access and manoeuvring

- a. Provide [vehicle access](#) and manoeuvring, including for emergency service vehicles, compatible with the [road](#) classification, which ensures safety, and the efficiency of the [transport system](#).

Advice note:

1. Policy 7.2.1.3 also achieves [Objective 7.2.2](#).

7.2.1.4 Policy – Requirements for car parking and loading

- a. Outside the [Central City](#)
 - i. Require mobility [parking spaces](#) and [loading spaces](#) which provide for the expected needs of an activity in a way that manages adverse effects.
- b. Within the [Central City](#):
 - i. Enable activities to provide car [parking spaces](#) and [loading spaces](#), whilst minimising any adverse effects on the efficiency and safety of the transportation networks, including public transport, to the extent practicable.
 - ii. Manage the development of commercial car [parking buildings](#) and [parking lots](#) within the [Central City](#) so that they:
 - A. support the recovery of the [Central City](#);
 - B. are easily [accessible](#) for businesses within the [Central City](#);
 - C. minimise any adverse effects on the efficiency and safety of the transportation networks of all users, to the extent practicable;
 - D. protect the amenity values of the Central City;
 - E. reduce the need for activities to provide their own on-site parking;
 - F. do not significantly adversely affect the demand for public transport to, from or within the [Central City](#).
 - iii. Allow for temporarily vacant [sites](#) to be used for car [parking areas](#) within the [Central City](#) until 30 April 2018.

Advice note:

1. Policy 7.2.1.4 also achieves [Objective 7.2.2](#).

7.2.1.5 Policy – Design of car parking areas and loading areas

- a. Require that car **parking areas** and **loading areas** are designed to:
 - i. operate safely and efficiently for all transport modes and users;
 - ii. function and be formed in a way that is compatible with the character and **amenity values** of the surrounding environment; and
 - iii. be **accessible** for people whose mobility is restricted.

Advice note:

1. Policy 7.2.1.5 also achieves **Objective 7.2.2**.

7.2.1.6 Policy – Promote public transport and active transport

- a. Promote public and **active transport**, by:
 - i. ensuring new, and upgrades to existing, **road** corridors provide sufficient space and facilities to promote safe walking, cycling and public transport, in accordance with the **road** classification where they contribute to the delivery of an integrated **transport system**;
 - ii. ensuring activities provide an adequate amount of safe, secure, and convenient cycle parking and, outside the **Central City**, associated end of trip facilities;
 - iii. encouraging the use of **travel demand management** options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel; and
 - iv. requiring new **Town Centres** to provide opportunities for a **public transport interchange**.
 - v. encouraging the formation of new **Central City lanes** and upgrading of existing lanes in the **Central City**, where appropriate, to provide for walking and cycling linkages and public spaces.
 - vi. developing a core pedestrian area within the **Central City** which is compact, convenient and safe, with a wider comprehensive network of pedestrians and cycle linkages that are appropriately sized, direct, legible, prioritized, safe, have high amenity, ensure access for the mobility impaired and are free from encroachment.

Advice note:

1. Policy 7.2.1.6 also achieves **Objective 7.2.2**.

7.2.1.7 Policy – Rail level crossings

- a. Improve or maintain safety at **road/rail level crossings** by:
 - i. requiring safe visibility at uncontrolled **level crossings**;
 - ii. managing **vehicle accesses** close to **level crossings**; and
 - iii. managing the creation of new **level crossings**.

Advice note:

1. Policy 7.2.1.7 also achieves [Objective 7.2.2](#).

7.2.1.8 Policy – Effects from transport infrastructure

- a. Avoid or mitigate adverse effects and promote positive effects from new [transport infrastructure](#) and changes to existing [transport infrastructure](#) on the environment, including:
 - i. air and water quality;
 - ii. connectivity of communities
 - iii. noise, vibration and glare;
 - iv. amenity and effects on the built environment;
 - v. well-being and safety of users

Advice note:

1. Policy 7.2.1.8 also achieves [Objective 7.2.2](#).

7.2.1.9 Policy - Pedestrian Access

- a. [Pedestrian access](#) is designed to:
 - i. be of a sufficient width and grade that the [pedestrian access](#) meets the access requirements of all users, including persons with a disability or with limited mobility;
 - ii. have a surface treatment that provides for all weather access; and
 - iii. where required for consistency with Crime Prevention Through Environmental Design (CPTED), have sufficient illumination to provide for the safety of users after dark.

Advice note:

1. Policy 7.2.1.9 also achieves [Objectives 7.2.2](#) and [14.2.4](#)

7.2.2 Objective – Adverse effects from the transport system

- a. Enable [Christchurch District's transport system](#) to provide for the transportation needs of people and freight whilst managing adverse effects from the [transport system](#).

7.2.2.1 Policy – Effects from the strategic transport network

- a. To manage any adverse effects from the ongoing use, repair, and development of the [strategic transport network](#), whilst recognising the national and regional scale and economic importance of this network, and the role of the [strategic transport network](#) in the recovery of Christchurch.

7.2.2.2 Policy – Activities within the Transport Zone

- a. Enable activities for transport purposes and ancillary activities within the Transport Zone that seek to provide, maintain or improve:
 - i. the safety, amenity values, efficiency and functionality of the Transport Zone, in particular the strategic transport network; and
 - ii. structures, facilities, services and installations of the transport network.
- b. Enable non-transport related activities which contribute to public amenity values and/or provide a public place for community activities, including opportunities for people to interact and spend time whilst not having an adverse effect on:
 - i. the safety, amenity, efficiency and functionality of the transport function of the Zone; and
 - ii. the potential for the full width of the Transport Zone to be utilised for transport use in the future.
- c. Outside the Central City, where land in the Transport Zone is not immediately required for transport purposes, enable non-transport related activities that:
 - i. will not give rise to reverse sensitivity effects that would undermine transport activities in the zone;
 - ii. do not prevent land designated for transport purposes reverting to a transport use when required;
 - iii. do not undermine the future transport use of the land designated for transport purposes; and
 - iv. are consistent with the activities provided for in the adjoining zones.
- d. Ensure the development of the Central City South Frame Pedestrian Precinct as shown on the planning maps provides, in particular, for safe and convenient pedestrian and cycle access through the South Frame.

7.2.2.3 Policy – Effect on adjacent land uses to the Transport Zone

- a. Manage the adverse effect(s) of an activity within the Transport Zone so that the effects of the activity are consistent with the amenity values and activity of adjacent land uses, whilst providing for the transport network, in particular the strategic transport network to function efficiently and safely.
- b. To ensure adjacent land uses are designed, located and maintained in such a way as to avoid reverse sensitivity effects on the strategic transport network.

Advice note:

1. Policies 7.2.1.1, 7.2.1.2, 7.2.1.3, 7.2.1.4, 7.2.1.5, 7.2.1.6, 7.2.1.7, 7.2.1.8 also apply to Objective 7.2.2.
2. Policies 7.2.2.2, 7.2.2.3 also apply to Objective 7.2.1.

3. For more details on the Council's vision, expectation and plans for transport, during the recovery period and longer term, please refer to the 'Christchurch Transport Strategic Plan'.

7.3 How to interpret and apply the rules

- a. The transport rules that apply to activities in all zones, outside the Specific Purpose (Lyttelton Port) Zone, are contained in:
 - i. The activity status tables (including activity specific standards) in [Rule 7.4.2 - Transport](#); and
 - ii. [Rule 7.4.3 - Standards - Transport](#).
- b. Activities, outside the Transport Zone, covered by the rules in this chapter are also subject to the rules in the relevant zone chapters.
- c. The activity status table and standards in the following chapters also apply:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#); and
 - [11 Utilities and Energy](#).
- d. Where the Transport Zone overlaps the Open Space Water and Margins Zone or Avon River Precinct Zone, as shown on the planning maps, the Transport Zone provisions apply only to the bridge/roadway above the waterway.

7.4 Rules – Transport

7.4.1 Deeming provisions for Transport Zone

- a. Any land vested in the Council, or the Crown, as road pursuant to any enactment or provision in this District Plan, from the date of vesting shall be deemed to be Transport Zone and be subject to all the provisions for that zone.
- b. If a road within the Transport Zone has been lawfully stopped under any enactment, and any relevant designation removed, then the land shall no longer be subject to the provisions for the Transport Zone but will instead be deemed to be included in the same zone as that of the land that

adjoins it (as shown on the planning maps) and subject to all the provisions for that zone from the date of the stopping and removal of any relevant designation.

- c. Where the zoning of the land that adjoins one side of the road being stopped is different to that of the land that adjoins the other side of that road, then the road shall be deemed to be included in both zones (as shown on the planning maps) on the basis that the zone boundaries shall be deemed as the centre line of the road.

7.4.2 Activity status tables – Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

7.4.2.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the standards in Rule 7.4.3.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 7.4.2.2, 7.4.2.3, 7.4.2.4, 7.4.2.5 and 7.4.2.6 below.

	Activity	Activity specific standards
P1	Any activity that meets Rule 7.4.3.1 - Minimum number and dimensions of car parking spaces required.	Nil
P2	Any activity that meets Rule 7.4.3.2 - Minimum number of cycle parking facilities required.	
P3	Any activity that meets Rule 7.4.3.3 - Minimum number of loading spaces required.	
P4	Any activity that meets Rule 7.4.3.4 - Manoeuvring for parking areas and loading areas.	
P5	Any activity that meets Rule 7.4.3.5 - Gradient of parking areas and loading areas.	
P6	Any activity that meets Rule 7.4.3.6 - Design of parking areas and loading areas.	
P7	Any activity that meets Rule 7.4.3.7 - Access design.	
P8	Any activity that meets Rule 7.4.3.8 - Vehicle crossings.	

	Activity	Activity specific standards						
P9	Any activity that meets Rule 7.4.3.9 - Location of buildings and access in relation to road/rail level crossings.							
P10	Any activity that does not require resource consent in accordance with Rule 7.4.3.10 - High trip generators.							
P11	<p>Only until 30 April 2018, in the Rural Quarry Zone, heavy vehicle trips for any quarrying activity that do not exceed the average daily heavy vehicle trip generation that existed for the 12 month period prior to 27 August 2014.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. P11 is a temporary measure to allow existing activities in the Rural Quarry Zone to continue while they seek the necessary consents required by this chapter. The average daily heavy trip generation relates to, and shall be calculated for, each calendar month. 							
P12	The operation or maintenance of transport infrastructure (including ancillary offices and car parking areas) and freight handling activities in the Transport Zone.							
P13	New transport infrastructure and additions to existing transport infrastructure in the Transport Zone (excluding activities or structures listed in Rule 7.4.2.1 P15) and new freight handling activities .	<p>A. The maximum height for any building (excluding street lighting, poles, traffic signals, safety cameras and fences) shall be as follows:</p> <table border="1" data-bbox="774 1496 1348 2056"> <thead> <tr> <th data-bbox="774 1496 1029 2056">Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park Large Format Retail), Specific Purpose Hospital Zone or Open Space Community Park Zone:</th> <th data-bbox="1029 1496 1189 2056">Maximum height - within a road reserve:</th> <th data-bbox="1189 1496 1348 2056">Maximum height - not within a road reserve:#:</th> </tr> </thead> <tbody> <tr> <td data-bbox="774 1496 1029 2056"></td> <td data-bbox="1029 1496 1189 2056"></td> <td data-bbox="1189 1496 1348 2056"></td> </tr> </tbody> </table>	Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park Large Format Retail) , Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve :	Maximum height - not within a road reserve :#:			
Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park Large Format Retail) , Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve :	Maximum height - not within a road reserve :#:						

	Activity	Activity specific standards									
		<table border="1" data-bbox="774 248 1348 533"> <tr> <td data-bbox="774 248 1029 360">i. Less than 15 metres</td> <td data-bbox="1029 248 1189 360">5 metres*</td> <td data-bbox="1189 248 1348 360">8 metres</td> </tr> <tr> <td data-bbox="774 360 1029 427">ii. 15-50 metres</td> <td data-bbox="1029 360 1189 427">5 metres*</td> <td data-bbox="1189 360 1348 427">10 metres</td> </tr> <tr> <td data-bbox="774 427 1029 533">iii. More than 50 metres</td> <td data-bbox="1029 427 1189 533">10 metres</td> <td data-bbox="1189 427 1348 533">15 metres</td> </tr> </table> <p data-bbox="774 548 1428 616">b. The maximum gross floor area of buildings in the locations marked * shall be 5 m²</p> <p data-bbox="774 638 1428 907">c. Any building not within road reserve # that is located on a site which has a boundary with a residential zone, shall have minimum setback of 1.8 metres from that boundary; and shall not project beyond a building envelope constructed by the recession planes which apply in the adjacent residential zone.</p> <p data-bbox="774 918 1428 1030">d. The maximum height for any buildings in the South Frame Pedestrian Precinct shown on the planning maps shall be 3 metres.</p> <p data-bbox="774 1041 933 1075">Advice note:</p> <ol data-bbox="774 1086 1428 1355" style="list-style-type: none"> 1. Provisions for signs and temporary activities and buildings can be found in Chapter 6. 2. Road design standards (including road widths) for new roads are contained in Chapter 8. Road design standards (including road widths) for existing roads are controlled by the Council's Infrastructure Design Standards. 	i. Less than 15 metres	5 metres*	8 metres	ii. 15-50 metres	5 metres*	10 metres	iii. More than 50 metres	10 metres	15 metres
i. Less than 15 metres	5 metres*	8 metres									
ii. 15-50 metres	5 metres*	10 metres									
iii. More than 50 metres	10 metres	15 metres									
P14	<p data-bbox="287 1366 750 1545">Public transport facilities (including any office or retail activity ancillary to a public transport facility), public amenities and landscaping in the Transport Zone.</p>	<p data-bbox="774 1366 1428 1635">A. Buildings located in road reserve where the closest point of the facility is within 50m of the boundary of a Residential, Commercial (excluding Commercial Retail Park Large Format Retail), Specific Purpose Hospital Zone or Open Space Community Park Zone shall be less than 5m in height.</p> <p data-bbox="774 1646 1428 1803">B. Buildings (excluding lighting, poles, traffic signals, safety cameras and fences) shall be less than 3m in height in the South Frame Pedestrian Precinct shown on the planning maps.</p> <p data-bbox="774 1814 1428 1892">C. Buildings in any other location shall be less than 10 metres in height.</p> <p data-bbox="774 1904 1428 2016">D. The maximum area of buildings in the South Frame Pedestrian Precinct shown on the planning maps is 5m².</p>									

	Activity	Activity specific standards
P15	All public artwork, street furniture, community markets, cultural activities or community fund-raising events within road reserve in the Transport Zone or South Frame Pedestrian Precinct shown on the planning maps.	Nil. Advice note: 1. The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors may require permits/approval for such activities under other legislation.
P16	Any verandas, balconies or floor area of a building overhanging road reserve within the Transport Zone.	Nil. Advice note: 1. The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors will have their own separate approval process for granting rights to build overhanging their land. The Council has a policy that is relevant to this process.
P17	<p>a. Outside the Central City, any activity in the Transport Zone (except for sensitive activities within 50m of a railway line) permitted in the adjoining zone.</p> <p>b. For the avoidance of doubt, any activity permitted in the Industrial General Zone, shall be a permitted activity on 99 Ensors Road (Sec 1 SO 448367).</p> <p>Advice note: 1. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>	<p>A. The height limits, maximum gross floor area of a building, setbacks and recession planes in Rule 7.4.2.1 P13 apply</p> <p>B. The applicable activity specific standards and built form standards (except for any minimum building setback from the railway corridor) for the activity in the adjoining zone also apply</p> <p>C. On sites adjacent to the rail corridor the minimum building setback from the railway corridor shall be 1.5 metres from the site boundary adjacent to the railway corridor.</p>
P18	Construction and/or reconstruction of Selkirk Place, Hawkins Road, Hills Road and Prestons Road within the New Neighbourhood Zone (Highfield) Greenfields Precinct. Future Urban Zone	A. Works shall be in general accordance with the cross-sections shown in Appendix 8.10.26 Diagram A in Chapter 8.
P19	In Central City - Any activity that complies with Rule 7.4.3.11 - Vehicle access to sites fronting more than one street.	Nil

	Activity	Activity specific standards
P20	In Central City - Any activity that complies with Rule 7.4.3.12 - Central City lane formation.	Nil
P21	Any construction or reconstruction of a roadway within the Central City .	<p>A. Footpaths on both sides of the road shall be provided, unless the legal width of the road is less than 10 metres or the road is designed as a shared space street or is a Central City lane.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Road design standards (including road and footpath widths) for new and existing roads are controlled by the Council's Infrastructure Design Standards.

7.4.2.2 Controlled activities – Outside the Central City

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in **Rule 7.4.4**.

	Activity	The matters over which Council reserves its control
C1	<p>a. Outside the Central City, any activity that requires resource consent in accordance with Rule 7.4.3.10 - High trip generators, and where:</p> <ol style="list-style-type: none"> i. the land use activity is otherwise permitted in the zone where it is located; and ii. the activity does not exceed the thresholds in Table 7.4.4.19.1; and iii. direct vehicle access is not obtained from a state highway, major arterial road, or crosses a railway line; and iv. for a quarrying activity and/or an ancillary aggregates-processing activity in the Rural Quarry Zone, where a vehicle access to the activity is located further than 250 metres from a residential unit. <p>Advice note:</p>	Rule 7.4.4.18 - High trip generators.

	1. Refer to the Rule 7.4.3.10 for provisions regarding notification.	
C2	<p>a. Outside the Central City, any activity in the Transport Zone (except for sensitive activities) that is a controlled activity in the adjoining zone.</p> <p>b. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>	<p>A. The applicable matters of control for the adjoining zone; and</p> <p>B. Rule 7.4.4.19 - Transport infrastructure in the Transport Zone.</p>

7.4.2.3 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 the following table, and as set out for those matters in [7.4.4](#).

	Activity	The Council's discretion shall be restricted to the following matters:
RD1	<p>a. Any activity that does not meet any one or more of the standards in Rule 7.4.3; or any activity that requires resource consent in accordance with Rule 7.4.3.10 - High trip generators except where otherwise provided for by Rule 7.4.2.2 C1.</p> <p>Advice note:</p> <p>1. Refer to the relevant standard for provisions regarding notification.</p>	<p>a. As relevant to the standard that is not met, and as specified for each standard in Rule 7.4.3:</p> <p>i. Rules 7.4.4.1 - 7.4.4.18 and 7.4.4.21 - 7.4.4.22.</p>
RD2	Activities P13, P14 and P18 listed in Rule 7.4.2.1 , that do not meet any one or more of the activity specific standards.	a. Rule 7.4.4.19 - Transport infrastructure in the Transport Zone.
RD3	Any formation of an unformed legal road .	a. Rule 7.4.4.20 - Formation of unformed legal roads.
RD4	<p>a. Outside the Central City, any activity (except for sensitive activities) in the Transport Zone that is a restricted discretionary activity in the adjoining zone.</p> <p>b. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply</p>	<p>A. The applicable matters of discretion for the adjoining zone; and</p> <p>B. Rule 7.4.4.19 - Transport infrastructure in the Transport Zone.</p>

	Activity	The Council's discretion shall be restricted to the following matters:
	<p>up to the centre of the Transport Zone in that location.</p> <p>c. For the avoidance of doubt, any restricted discretionary activity in the Industrial General Zone, shall be a restricted discretionary activity on 99 Ensors Road (Sec 1 SO 448367).</p>	
RD5	Activity P17 listed in Rule 7.4.2.1 , that does not meet any one or more of the activity specific standards.	<p>A. The applicable matters of discretion for the adjoining zone; and</p> <p>B. Transport infrastructure in the Transport Zone – Rule 7.4.4.19.</p>
RD6	In the Central City , any site temporarily used for car parking areas , where car parking area is the primary activity on that site until 30 April 2018.	a. Temporary car parks during the earthquake recovery period – Rule 7.4.4.24
RD7	In the Central City , any permitted activity that does not comply with the activity specific standard in Rule 7.4.2.1 for P21.	a. Central City Road Cross sections – Rule 7.4.4.23
RD8	In Central City , any permanent car parking buildings or parking lots where car parking is the primary activity on that site .	a. Commercial car parking buildings and parking lots – Rule 7.4.4.25

7.4.2.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity in the Transport Zone not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

7.4.2.5 Non complying activities

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

	Activity
NC1	<p>a. Except where provided for in P12 – P16 and P18 listed in Rule 7.4.2.1, or in RD2 or RD3 listed in Rule 7.4.2.3, any activity in the Transport Zone that is a non-complying activity in the adjoining zone.</p> <p>b. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>

NC2	<p>a. Any building or structure in the Transport Zone (except transport infrastructure and utilities that comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)) that exceeds 2.5 metres in height within:</p> <ul style="list-style-type: none"> i. 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line, and/or ii. 10 metres of the centre line of a 66kV National Grid transmission line.
NC3	Any activity within the Commercial Central City Business City Centre Zone (Core) that does not comply with 7.4.3.1 b.i.

Advice note:

1. The **National Grid transmission lines** are shown on the planning maps.
2. Vegetation to be planted around the **National Grid** should be selected and/or managed to ensure that it will not breach the **Electricity (Hazards from Trees) Regulations 2003**.
3. **The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)** contains restrictions on the location of structures and activities in relation to **National Grid transmission lines**. **Buildings** and activities in the vicinity of **National Grid transmission lines** must comply with the **NZECP 34:2001**.

7.4.2.6 Prohibited activities

- a. There are no prohibited activities

7.4.3 Standards — Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

7.4.3.1 Minimum and maximum number and dimensions of car parking spaces required

- a. Outside of the **Central City**:

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
i.	Any car parking spaces available to the general public.	Car parking spaces shall be provided with the minimum dimensions in Table 7.5.1.2 in Appendix 7.5.1 .	Rule 7.4.4.1 - Parking space dimensions.
ii.	Any activity: A. where standard car parking spaces are provided (except a. residential developments with less than	At least the minimum number of mobility parking spaces in accordance with Table 7.5.1.2 in Appendix 7.5.1 shall be	Rule 7.4.4.2 - Mobility parking spaces.

	<p>3 residential units); or b. visitor accommodation for up to ten guests); or B. containing buildings with a GFA of more than 2,500m². (Plan Change 4 Council Decision subject to appeal)</p>	provided on the same site as the activity.	
iii.	Any activity at the Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4.	a. Car parking spaces shall comply with the relevant standards in Rules 7.4.2 and 7.4.3; and b. The maximum number of car parking spaces shall be 650. If the maximum number of car parking spaces is exceeded, the High Trip Generator Rules 7.4.3.10(xii) and 7.4.4.18.1(l) shall apply.	a. Rule 18.10.27 - Additional matters for the Yaldhurst Recreation and Sports Facility. b. Rule 7.4.4.18 - High Trip Generators.

Advice: note:

1. For the avoidance of doubt there is no on-site carparking required outside of the Central City.

b. Within the Central City:

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
i.	Any activity (except within the Residential-Central City High Density Residential Zone)	Any car parking and associated manoeuvre area shall be no greater than 50% of the GLFA of the buildings on the site.	Rule 7.4.4.26 – Car parking areas
ii.	Any car parking spaces provided, except residential activities.	Any car parking spaces provided shall have the minimum dimensions in Appendix 7.5.1, Table 7.5.1.2.	Rule 7.4.4.1 – Parking space dimensions
iii.	Any activity (other than in respect of: a. residential activities); or b. visitor accommodation for up to ten guests. A. where standard car parking spaces are provided (except residential developments with less than 3 residential units); or	The minimum number of mobility parking spaces in accordance with Appendix 7.5.1 shall be provided on the same site as the activity.	Rule 7.4.4.2 – Mobility parking spaces

	<p>B. containing buildings with a GFA of more than 2,500m².</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>		
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Advice note:

- For the avoidance of doubt there is no on-site carparking required within the Central City. There is also no requirement to provide mobility parking spaces for residential activities or for the visitor accommodation activities specified in 7.4.3.1(b)iii) above within the Central City.

(Plan Change 4 Council Decision subject to appeal)

7.4.3.2 Minimum number of cycle parking facilities required

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity.	At least the minimum amount of cycle parking facilities in accordance with Appendix 7.5.2 shall be provided on the same site as the activity.	Rule 7.4.4.3 - Minimum number of cycle parking facilities.

7.4.3.3 Minimum number of loading spaces required

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity where standard car parks are provided.	At least the minimum amount of loading spaces in accordance with Appendix 7.5.3 shall be provided on the same site as the activity.	Rule 7.4.4.4 - Minimum number of loading spaces required

7.4.3.4 Manoeuvring for parking areas and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:

a.	Any activity with a vehicle access .	On-site manoeuvring area shall be provided in accordance with Appendix 7.5.6 .	Rule 7.4.4.5 - Manoeuvring for parking areas and loading areas
b.	Any activity with a vehicle access to: <ul style="list-style-type: none"> i. a major arterial road or minor arterial road; or ii. a collector road where three or more car parking spaces are provided on site; or iii. six or more car parking spaces; or iv. a heavy vehicle bay required by Rule 7.4.3.3; or v. a local street or local distributor street within the Central City core; or vi. a main distributor street within the Central City where the vehicle access serves three or more parking spaces; or vii. a local street outside the Central City core and the vehicle access serves six or more parking spaces. 	On-site manoeuvring area shall be provided to ensure that a vehicle can manoeuvre in a forward gear on to and off a site .	Rule 7.4.4.5 - Manoeuvring for parking areas and loading areas

c. Any application arising from this rule shall not be limited or publicly notified.

7.4.3.5 Gradient of parking areas and loading areas

Applicable to:		Standard	The Council's discretion shall be limited to the following matters:
a. All non-residential activities with vehicle access (except visitor accommodation for up to ten guests).	i. Gradient of surfaces at 90 degrees to the angle of parking (i.e. parking stall width).	Gradient shall be ≤ 1:16 (6.26%).	Rule 7.4.4.6 - Gradient of parking areas and loading areas

(Plan Change 4 Council Decision subject to appeal)	ii. Gradient of surfaces parallel to the angle of parking (i.e. parking stall length).	Gradient shall be ≤ 1:20 (5%).	
	iii. Gradient of mobility parking spaces.	Gradient shall be ≤ 1:50 (2%).	

b. Any application arising from this rule shall not be limited or publicly notified.

7.4.3.6 Design of parking areas and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	All non-residential activities with parking areas and/or loading areas used during hours of darkness (except hosted visitor accommodation or unhosted visitor accommodation). Plan Change 4 Council Decision subject to appeal)	Lighting of parking areas and loading areas shall be maintained at a minimum level of two lux, with high uniformity, during the hours of operation.	Rule 7.4.4.7 - Illumination of parking areas and loading areas
b.	Any urban activity, except: i. residential activities, hosted visitor accommodation or unhosted visitor accommodation, containing less than three car parking spaces; or ii. sites where access is obtained from an unsealed road; or iii. temporary activities and buildings. Plan Change 4 Council Decision subject to appeal)	The surface of all car parking areas, loading areas, and associated access areas shall be formed, sealed and drained and car parking spaces permanently marked.	Rule 7.4.4.8 - Surface of parking areas and loading areas

c. Any application arising from this rule shall not be limited or publicly notified.

7.4.3.7 Access design

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with vehicle access.	Access shall be provided in accordance with Appendix 7.5.7.	Rule 7.4.4.9 - Vehicle access design
b.	<u>Any residential activity (except retirement villages) where shared pedestrian access is to three or more residential units.</u>	<u>Pedestrian access shall be provided in accordance with Appendix 7.5.7 c. and d.</u>	<u>Rule 7.4.4.27 - Pedestrian access</u>
b.c.	Any activity providing 4 or more car parking spaces or residential units.	Queuing spaces shall be provided in accordance with Appendix 7.5.8.	Rule 7.4.4.10 - Queuing spaces
d.	Outside the Central City, any vehicle access: <ul style="list-style-type: none"> i. to an urban road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day; and/or ii. on a key pedestrian frontage, <u>and/or</u> iii. <u>on the same side of the road as a major cycle route.</u> 	Either an audio and visual method of warning pedestrians of the presence of vehicles or a visibility splay in accordance with Appendix 7.5.9 shall be provided. If any part of the access lies within 20 metres of a Residential Zone any audio method should not operate between 20:00 and 08:00 hours.	Rule 7.4.4.11 - Visibility splay
d.e.	iv. Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, where the site provides access onto any street within the core.	An audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point shall be provided.	Rule 7.4.4.11 – Visibility splay
e.f	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, in any other location not covered by clause d above.	Either an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay in accordance with Appendix 7.5.9 –	Rule 7.4.4.11 - Visibility splay

		Visibility splay, shall be provided. If any part of the access lies within 20 metres of a Residential Central City High Density Residential Zone any audio method should not operate between 20:00 and 08:00 hours, except when associated with an emergency service vehicle.	

f.g. Any application arising from this rule shall not be limited or publicly notified.

7.4.3.8 Vehicle crossings

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with a vehicle access to any road or service lane .	A vehicle crossing shall be provided constructed from the property boundary to the edge of the carriageway / service lane .	Rule 7.4.4.12 - Vehicle crossing design
b.	Any vehicle crossing on an arterial road or collector road . with a speed limit 70 kilometres per hour or greater.	Vehicle crossing shall be provided in accordance with Appendix 7.5.10 .	Rule 7.4.4.12 - Vehicle crossing design
c.	Any vehicle crossing to any land, building or part of a building located in a rural zone, on or in which rural produce is offered for sale by wholesale and/or retail.	Vehicle crossing shall be provided in accordance with Figure 14 in Appendix 7.5.10 .	Rule 7.4.4.12 - Vehicle crossing design
d.	Any vehicle crossing on a road with a speed limit 70 kilometres per hour or greater.	The minimum spacing to an adjacent vehicle crossing on the same side of the frontage road , shall be in accordance with Table 7.5.11.1 in Appendix 7.5.11 .	Rule 7.4.4.13 - Minimum distance between vehicle crossings

e.	Any activity with a vehicle crossing .	The maximum number of vehicle crossings shall be in accordance with Table 7.5.11.2 (outside the Central City) and Table 7.5.11.3 (within the Central City) in Appendix 7.5.11 .	Rule 7.4.4.14 - Maximum number of vehicle crossings
f.	Any activity with a vehicle crossing .	The minimum distance between a vehicle crossing and an intersection shall be in accordance with the Table 7.5.11.4 5 (outside the Central City) and Table 7.5.11.5 6 (within the Central City) in Appendix 7.5.11 .	Rule 7.4.4.15 - Minimum distance between vehicle crossings and intersections
g.	Any vehicle crossing on a rural road .	The minimum sight lines to vehicle crossings shall be provided in accordance with Figure 18 in Appendix 7.5.11 .	Rule 7.4.4.16 - Sight lines at vehicle crossings
h.	Any vehicle crossing onto an urban road (except as required for retirement villages)	The layout of vehicle crossings shall be in accordance with Rule 7.4.3.13.	Rule 7.4.4.28 - Vehicle crossing layout

h.i. Any application arising from this rule shall not be publicly notified and be limited notified only to the New Zealand Transport Agency (NZTA) and only where there is direct **access** to a state highway and the NZTA has not given its written approval.

Advice note:

1. All **vehicle crossings** designed and constructed onto public **roads** managed by **Council** require a **vehicle crossing** application and the form can be found at: <https://ccc.govt.nz/vehiclecrossing>. An approval must be given before construction can start. Design and construction works shall be at the Owner or Developer's own expense. Standards for the design of **vehicle crossings** can be found in **Council's** Construction Standard Specifications.

7.4.3.9 Location of buildings and access in relation to road/rail level crossings

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any new road or access that crosses a railway line.	No new road or access shall cross a railway line.	Rule 7.4.4.17 - Location of buildings and access in relation to rail/road level crossings
b.	All new road intersections located less than 30 metres from a rail level crossing limit line .	The road intersection shall be designed to give priority to rail movements at the level crossing through road traffic signals.	Rule 7.4.4.17 - Location of buildings and access in relation to rail/road level crossings
c.	All new vehicle crossings located less than 30	No new vehicle crossing shall be located less than 30 metres from a rail	Rule 7.4.4.17 - Location of buildings and access in

	metres from a rail level crossing limit line .	level crossing limit line unless the boundaries of a site do not enable the vehicle crossing to be more than 30 metres from a rail level crossing limit line .	relation to rail/road level crossings
d.	Any building located close to a level crossing not controlled by automated warning devices (such as alarms and/or barrier arms).	Buildings shall be located outside of the sight triangles in Appendix 7.5.13 .	Rule 7.4.4.17 - Location of buildings and access in relation to rail/road level crossings

- e. Any application arising from this rule shall not be publicly notified and be limited notified only to KiwiRail and where KiwiRail has not given its written approval.

7.4.3.10 High trip generators

- a. This rule applies to activities located outside the **Central City**, and activities within the **Central City** that are not exempt from this rule under b. below, that exceed the following thresholds.
- b. Within the **Central City** - Permitted activities² are exempt from this rule.

² Permitted Activities are those listed in the permitted activity tables in the zone chapters and are generally anticipated in the zones. For the purpose of this rule permitted activities must comply with the built form standards for the maximum building height for activity in the zone, any site coverage standards for the activity in the zone, and all the activity specific standards for the activity in the zone. Non-compliance with any other built form standards or being subject to an urban design assessment does not trigger the need to be subject to this rule.

c.	Applicable to:	Resource consent under Rule 7.4.2.2 C1 or Rule 7.4.2.3 RD1 is required for activities with:	The matters over which Council reserves its control or restricts its discretion shall be limited to the following matters:
i.	Education Activities (Schools).	More than 150 students	Rule 7.4.4.18 - High trip generators
ii.	Education Activities (Pre-School).	More than 50 children	
iii.	Education Activities (Tertiary Education and Research Activities).	More than 250 FTE students	
iv.	Health Care Facilities.	More than 500 m ² GFA	
v.	Industrial Activities (excluding Warehousing and Distribution Activities). High Technology Industrial Activities.	More than 5,000 m ² GFA	

	Heavy Industrial Activities.		
vi.	Industrial Activities (Warehousing and Distribution Activities).	More than 10,000 m ² GFA	
vii.	Offices.	More than 1750 m ² GFA	
viii.	Residential Activities.	More than 60 residential units	
ix.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 500 m ² GLFA	
x.	Retail Activities (factory shops, retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 1000 m ² GLFA	
xi.	Mixed use and other activities (not listed above), except where Rule 7.4.2.1 P11 or Rule 7.4.3.10(c)(xii) below applies.	More than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first) 'Peak hour' are those hours between 15:00 and 19:00 hours on a weekday.	
xii.	Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4 (all activities within the site including existing, consented and proposed activities).	Resource consent under Rule 7.4.2.3 RD1 is required if: a. More than 650 vehicle trips per peak hour will be generated by all activities on the site; and/or b. More than 650 car parking spaces are to be provided on the site. 'Peak hour' is the continuous 60 minute period between 15:00 and 19:00 hours on a weekday when the greatest number of vehicle trips occurs.	

d. When resource consent under (c) is required:

- i. An Integrated Transport Assessment shall be undertaken for activities that are High Trip Generators (i.e. are controlled or restricted discretionary activities under Rule 7.4.2.2 C1 or Rule 7.4.2.3 RD1).
- ii. If an Integrated Transport Assessment has already been approved for the site as part of a granted resource consent, then these rules do not apply to any development that is within the scope of that Integrated Transport Assessment and in accordance with the resource consent, unless the resource consent has lapsed. This part of Rule 7.4.3.10 does not apply to the Yaldhurst Recreation and Sports Facility as shown in Appendix 18.11.4.

- iii. A basic Integrated Transport Assessment shall be undertaken for High Trip Generators that do not exceed the thresholds in [Rule 7.4.4.18](#) Table 7.4.4.18.1. A full Integrated Transport Assessment shall be undertaken for activities that exceed the thresholds in [Rule 7.4.4.18](#) Table 7.4.4.18.1.
- iv. Guidance on preparing an Integrated Transport Assessment to address the assessment matters in [Rule 7.4.4.18](#) may be obtained from Council's [Integrated Transport Assessment Guidelines](#).
- v. For the purposes of calculating the thresholds in [Rule 7.4.3.10](#)(i) to (xi) (and [table 7.4.4.18.1](#)(a) to (k)):
 - A. for existing activities with [access](#) to [urban roads](#), the level of trip generation and scale of activity that existed prior to the plan becoming operative will not be included;
 - B. for existing activities with [access](#) to [rural roads](#), the level of trip generation and scale of activity that existed prior to the plan becoming operative shall be included;
 - C. for [education activities](#) the thresholds in [Rule 7.4.3.10](#) (and [table 7.4.4.18.1](#)) shall only apply to any additional traffic generation from a [site](#) which increases the number of children, students or [FTE](#) students.
 - D. However, A. and C. do not apply if the existing activity's [vehicle access](#) arrangements change so that more than 50 [vehicle trips](#) per peak hour will use a new [vehicle access](#) to the activity and / or the volumes using any existing [vehicle access](#) to the activity increases by more than 50 [vehicle trips](#) per peak hour.
- vi. For the purposes of calculating the thresholds in [Rule 7.4.3.10](#)(xii) and [Table 7.4.4.18.1](#)(I) for the Yaldhurst Recreation and Sports Facility as shown in [Appendix 18.11.4](#), [Rules 7.4.3.10](#)(v)(A) to (v)(D) do not apply.
- vii. Other than as required by viii. or ix. below, the application shall not be publicly or limited notified where:
 - A. the land use activity is otherwise permitted in the zone where it is located and direct [vehicle access](#) is not from a state highway or crosses a KiwiRail railway line; or
 - B. the land use activity is otherwise permitted in the zone where it is located and direct [vehicle access](#) is from a state highway or crosses a KiwiRail railway line and written approval/s have been provided by the New Zealand Transport Agency and/or KiwiRail (whichever is relevant);
- viii. Where written approvals have not been provided under vii. B. above, [Council](#) shall give limited notification of the application to the New Zealand Transport Agency and/or KiwiRail only.
- ix. For a quarrying activity and/or an [ancillary aggregates-processing activity](#) in the Rural Quarry Zone, where a [vehicle access](#) to the activity is located within 250 metres of a [residential unit](#), the [Council](#) shall give limited notification of the application to the owners/occupiers of that [residential unit](#) only, unless such approvals have already been provided.

7.4.3.11 Vehicle access to sites fronting more than one street – Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a	Any new vehicle access.	Vehicle access shall be provided in accordance with Appendix 7.5.14.	Rule 7.4.4.21 - Vehicle access to sites fronting more than one street – within the Central City

7.4.3.12 Lane Formation – Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a	Any new Central City lane created.	The legal width of the Central City lane shall be between 6m and 12m and have a minimum height clearance of 4.5m.	Rule 7.4.4.22 - Central City lane formation – within the Central City

7.4.3.13 Co-Location of Vehicle Crossings

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a.	Any new vehicle crossing in an urban area (except as required for retirement villages)	<p>a. no more than two adjacent sites shall share a single vehicle crossing;</p> <p>b. the total width of a vehicle crossing shared between two adjacent sites shall not exceed 7m; and</p> <p>c. the minimum distance between a shared vehicle crossing and any other vehicle crossing shall be 13m.</p> <p>See 7.5.11.4 for a diagram illustrating the prescribed distances specified in clauses (b) and (c) of this rule.</p>	Rule 7.4.4.28 - Vehicle Crossing Co-Location Layout

7.4.4 Rules - Matters of control and discretion

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the table in Rule 7.4.2.2, and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 7.4.2.3, and as set out for that matter below.

7.4.4.1 Parking space dimensions

- a. The following are matters of discretion for Rule 7.4.3.1 a.i. and b.ii.:
 - i. The safety and usability of the parking spaces.
 - ii. Whether a parking stacker or a similar mechanism is being used.

7.4.4.2 Mobility parking spaces

- a. The following are matters of discretion for Rule 7.4.3.1 a.ii. and b.iii.:
 - i. Whether the equivalent number of mobility parking spaces can be provided on a separate site which:
 - A. is sited within a readily accessible distance from the activity for persons whose mobility is restricted; and
 - B. is clearly associated with the activity through signage or other means.
 - ii. Whether the nature of the particular activity is such that it will generate less mobility car parking demand than is required by this District Plan.
 - iii. Whether the safety of people whose mobility is restricted will be affected by being set down on-street.
 - iv. Outside the Central City, the following assessment matters also apply:
 - A. Whether the parking demand occurs at a different time from another land use activity, with which a parking area could be shared;
 - B. Whether a legal agreement has been entered into securing mutual usage of any parking areas shared with other activities;
 - C. whether the required parking can physically be accommodated on the site and/or off the site;
 - D. whether the movement function, safety and amenity values of the road network and surrounding environment may be adversely affected by extra parked and manoeuvring vehicles on these roads;

- E. whether the **site** is well serviced by public transport and is designed or operated to facilitate public transport use;
- F. the cumulative effect of the lack of onsite **mobility parking spaces** for the proposal in conjunction with other activities in the vicinity which are not providing the required number of **mobility parking spaces**;
- G. whether the reduction in **mobility parking spaces** will affect the ability of future activities on the **site** to meet the **mobility parking space** requirements;
- H. whether a reduction in, or waiver of, the required onsite car parking will enable a significant improvement in the urban design, appearance, and **amenity values** of the **site** and a more efficient **site** layout without compromising the **amenity values**, safety and efficiency of the transport network;
- I. whether a reduction in, or waiver of, the required on-site **mobility parking spaces** is appropriate because there are other public parking facilities close to the activity that can be used by people accessing the activity; and
- J. whether a reduction in or waiver of required on-site **mobility parking spaces** would contribute to the protection of **water body setbacks** or natural, **historic heritage** or cultural (including Ngāi Tahu/manā whenua) values.

7.4.4.3 Minimum number of cycle parking facilities required

- a. Outside the **Central City**, the following are matters of discretion for **Rule 7.4.3.2**:
 - i. Whether adequate alternative, safe and secure cycle parking and end of trip facilities (such as showers and lockers), meet the needs of the intended users, and are available in a nearby location that is readily **accessible**.
 - ii. Whether the parking can be provided and maintained in a jointly used cycle **parking area**.
 - iii. Whether a legal agreement has been entered into securing mutual usage of any cycle **parking areas** shared with other activities.
 - iv. Whether the cycle parking facilities are designed and located to match the needs of the intended users.
 - v. Whether the provision, design and location of cycle parking facilities may disrupt pedestrian traffic, disrupt active frontages, or detract from **an efficient logical and coherent site** layout or street scene **amenity values**.
 - vi. Whether the number of cycle **parking spaces** and end of trip facilities provided are sufficient considering the nature of the activity on the **site** and the anticipated demand for cycling.
- b. Within the **Central City**, the following are matters of discretion for **Rule 7.4.3.2**:
 - i. The extent to which alternative adequate cycle parking is available which is within easy walking distance of the development entrance.
 - ii. Whether the provision for cyclists is sufficient considering the nature of the activity on the **site** and the anticipated demand for cycling to the **site** and adjacent activities.

- iii. Whether the provision for cyclists is practicable and adequate considering the layout of the **site**, and the operational requirements of the activity on the **site**.
- iv. Matters of discretion a,ii. and a.iv. also apply within the **Central City**.

7.4.4.4 Minimum number of loading spaces required

- a. The following are matters of discretion for **Rule 7.4.3.3**:
 - i. Whether the nature and operation of the particular activity will require **loading spaces** of a different size, number and frequency of use.
 - ii. Whether an off-street shared **loading area** can be safely and efficiently provided in conjunction with an adjacent activity.
 - iii. In addition, outside of the **Central City**:
 - A. Whether a legal agreement has been entered into securing mutual usage of any **loading areas** shared with other activities.
 - B. Whether **loading** can be safely and efficiently undertaken on-street.
 - C. Whether the movement function and/or safety of the surrounding transport network may be adversely affected by extra parked and manoeuvring vehicles on street.
 - D. Whether **loading** and service functions disrupt pedestrian and cycling traffic, disrupt active frontages, or detract from street scene **amenity values**.
 - E. Whether there is an existing on-street **loading** facility, that can be used safely, within 50m of the **site**, and the route between the **loading** facility and the **site** does not require crossing any **road**.

7.4.4.5 Manoeuvring for parking areas and loading areas

- a. The following are matters of discretion for **Rule 7.4.3.4**:
 - i. Whether there would be any adverse effects on the efficiency, safety and **amenity values** of users of transport modes within and passing the **site**, and/or function of the **frontage road**.
 - ii. The number and type of vehicles using the parking or **manoeuvring area**.
 - iii. Whether the required **manoeuvring area** can physically be accommodated on the **site**.
 - iv. Whether the **strategic transport network** is adversely affected.

7.4.4.6 Gradient of parking areas and loading areas

- a. The following are matters of discretion for **Rule 7.4.3.5**:
 - i. Whether the gradient noncompliance affects any **mobility parking spaces**, and whether the proposed gradient will make it difficult for people whose mobility is restricted to use these **parking spaces**.

- ii. The total number of **parking spaces** affected by the gradient noncompliance.
- iii. Whether the gradient will make the use of the parking and **loading spaces** impracticable.
- iv. Whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring **sites**.

7.4.4.7 Illumination of parking areas and loading areas

- a. The following are matters of discretion for **Rule 7.4.3.6 a.**:
 - i. Whether the facility is often used during the hours of darkness.
 - ii. Whether other light sources in the area give adequate light to provide security for users of the area.
 - iii. Whether glare from the light source will adversely affect the safety of surrounding **roads** and/or the rail corridor.

7.4.4.8 Surface of parking areas and loading areas

- a. The following are matters of discretion for **Rule 7.4.3.6 b.**:
 - i. Whether the noncompliance will cause adverse effects on the activity and on other **sites** in the area in terms of noise and dust nuisance.
 - ii. Whether mud or gravel will be carried on to public **roads**, footpaths or the rail corridor.
 - iii. Whether the materials used for the surface of the car **parking area** and the car **parking area's** stormwater management system will adequately manage contaminants from runoff and flooding.
 - iv. Outside the **Central City**, whether permeable surfaces are suitable.
 - v. Whether car parking spaces that are not permanently marked will affect the ability to reasonably access and utilise the spaces.

7.4.4.9 Vehicle access design

- a. The following are matters of discretion for **Rule 7.4.3.7 a.**:
 - i. Whether the driveway serves more than one **site or residential unit** and the extent to which other users of the driveway may be adversely affected.
 - ii. Whether there are any adverse effects on the safety and **amenity values** of neighbouring properties and/or the function of the transport network.
 - iii. The effects on the safety and security of people using the facility.
 - iv. Whether the **access** disrupts, or results in conflicts with, active frontages, convenient and safe pedestrian circulation and cycling flows or will inhibit **access** for emergency service vehicles where on-site **access** is required.

- v. Whether the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider driveway.
- vi. Whether the legal width of **access** is restricted by the **boundaries** of an existing **site** and/or an existing **building**.
- vii. Where the **access** exceeds the maximum gradient standards, in addition to i. to vi. above:
 - A. whether the gradient will make the use of the **access** impracticable, including inhibiting **access** for emergency service vehicles where on-site **access** is required.
 - B. whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring **sites**.
- viii. For 1027 Colombo Street (Lot 1 DP 17924), whether there are any adverse effects of **vehicle access** design and **access** points on the safe and efficient operation of the transport network, including the **Major Cycle Route** network.

(Plan Change 5F Council Decision)

7.4.4.10 Queuing spaces

- a. The following are matters of discretion for **Rule 7.4.3.7 b-c**:
 - i. Whether there would be any adverse effects on the safety, **amenity values** and/or efficient operation and functioning of the **frontage road** or a rail **level crossing**.
 - ii. The effect of queuing vehicles on the safety of pedestrians and cyclists.

7.4.4.11 Visibility splay

- a. The following are matters of discretion for **Rule 7.4.3.7 c, d and e, d, e, and f**:
 - i. Whether vehicles exiting the **vehicle access**, and cyclists and pedestrians on the footpath or **frontage road**, are likely to be aware of each other in time to avoid conflicts.
 - ii. Whether the speed and volume of vehicles using a **vehicle access**, and/or the volumes of cyclists and pedestrians on the footpath or **frontage road**, will exacerbate the adverse effects of the **access** on people's safety.
 - iii. Outside the **Central City**, if a **visibility splay** is unable to be provided, whether alternative adequate methods of improving pedestrian safety at the **vehicle access** have been provided, for example an audio and/or visual method of warning pedestrians of the presence of vehicles about to exit the **access**.

7.4.4.12 Vehicle crossing design

- a. The following are matters of discretion for **Rule 7.4.3.8 a, b. and c**:
 - i. The number of pedestrian movements and the number and type of vehicles using or crossing the **vehicle crossing**.

- ii. The ability for vehicles to use the **vehicle crossing** without adversely affecting the safety and/or efficiency of the **frontage road** or rail **level crossing**.
- iii. The speed at which vehicles will be able to enter/exit the **site** and the effect of this on the safety of pedestrians and other **road** users.
- iv. Within the **Central City**, whether the safety of pedestrians, particularly the aged and people whose mobility is restricted will be compromised by the length of time needed to cross a wider driveway.

7.4.4.13 Minimum distance between vehicle crossings

- a. The following are matters of discretion for **Rule 7.4.3.8 d.**:
 - i. Whether the **landscaping** adjacent to the **road** will be adversely affected by the location of the **vehicle crossing**.
 - ii. Whether safety will be adversely affected by conflict between manoeuvring vehicles at the crossings.

7.4.4.14 Maximum number of vehicle crossings

- a. The following are matters of discretion for **Rule 7.4.3.8 e.**:
 - i. Whether the extra crossing(s) will adversely affect the efficient and safe operation of the **road** for all **road** users.
 - ii. Any cumulative effects of the introduction of extra **vehicle crossings** when considered in the context of existing and future **vehicle crossings** serving other activities in the vicinity.
 - iii. Whether the physical form of the **road** will minimise the adverse effects of the extra **vehicle crossings** for example the presence of a solid median to stop right hand turns.
 - iv. Outside of the **Central City**, whether the **landscaping** adjacent to the **road** will be adversely affected by the **vehicle crossings**.

7.4.4.15 Minimum distance between vehicle crossings and intersections

- a. The following are matters of discretion for **Rule 7.4.3.8 f.** - Outside the **Central City**:
 - i. Whether extra conflict may be created by vehicles queuing across the **vehicle crossing**.
 - ii. Whether any potential confusion between vehicles turning at the crossing or the **intersection** may have adverse effects on safety.
 - iii. The effects on the safety of users of all transport modes.
 - iv. Whether the number and type of vehicles generated by the activity on the **site** will adversely affect the **frontage road**, particularly at times of peak traffic flows on the **road**.
 - v. Whether the speed and volume of vehicles on the **road** will exacerbate the adverse effects of the **vehicle crossing** on the safety of users of all transport modes.

- vi. Whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **vehicle crossing**.
 - vii. Whether there are present, or planned, traffic controls along the **road** corridor where the **vehicle crossing** is proposed.
 - viii. Any cumulative effects when considered in the context of existing and future **vehicle crossings** serving other activities in the vicinity.
 - ix. Whether traffic mitigation measures such as medians, no right turn or left turn **signs**, or traffic calming measures are proposed.
- b. The following are matters of discretion for **Rule 7.4.3.8 f.** – within the **Central City**:
- i. the extent to which any extra conflict may be created by confusion between vehicles turning at the crossing or the **intersection**; and the need for drivers to assimilate information thereby adversely affecting concentration and consequently the safety of the **road**;
 - ii. the extent to which the number and type of vehicles generated by the **site** will adversely affect the **frontage road** and **intersections**, particularly at times of peak traffic flows on the **road**;
 - iii. whether the speed and volume of vehicles on the **frontage road** and **intersections** will exacerbate the adverse effects of the **access** on the safety of **road** users;
 - iv. whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **access**.

7.4.4.16 Sight lines at vehicle crossings

- a. The following are matters of discretion for **Rule 7.4.3.8 g.**:
- i. Whether the operating speed environment of the **road** is such that the sight line standards can be safely reduced.
 - ii. Whether the sight line distances at the **vehicle crossing** are adequate to provide safe ingress/egress.

7.4.4.17 Location of building and access in relation to rail/road level crossings

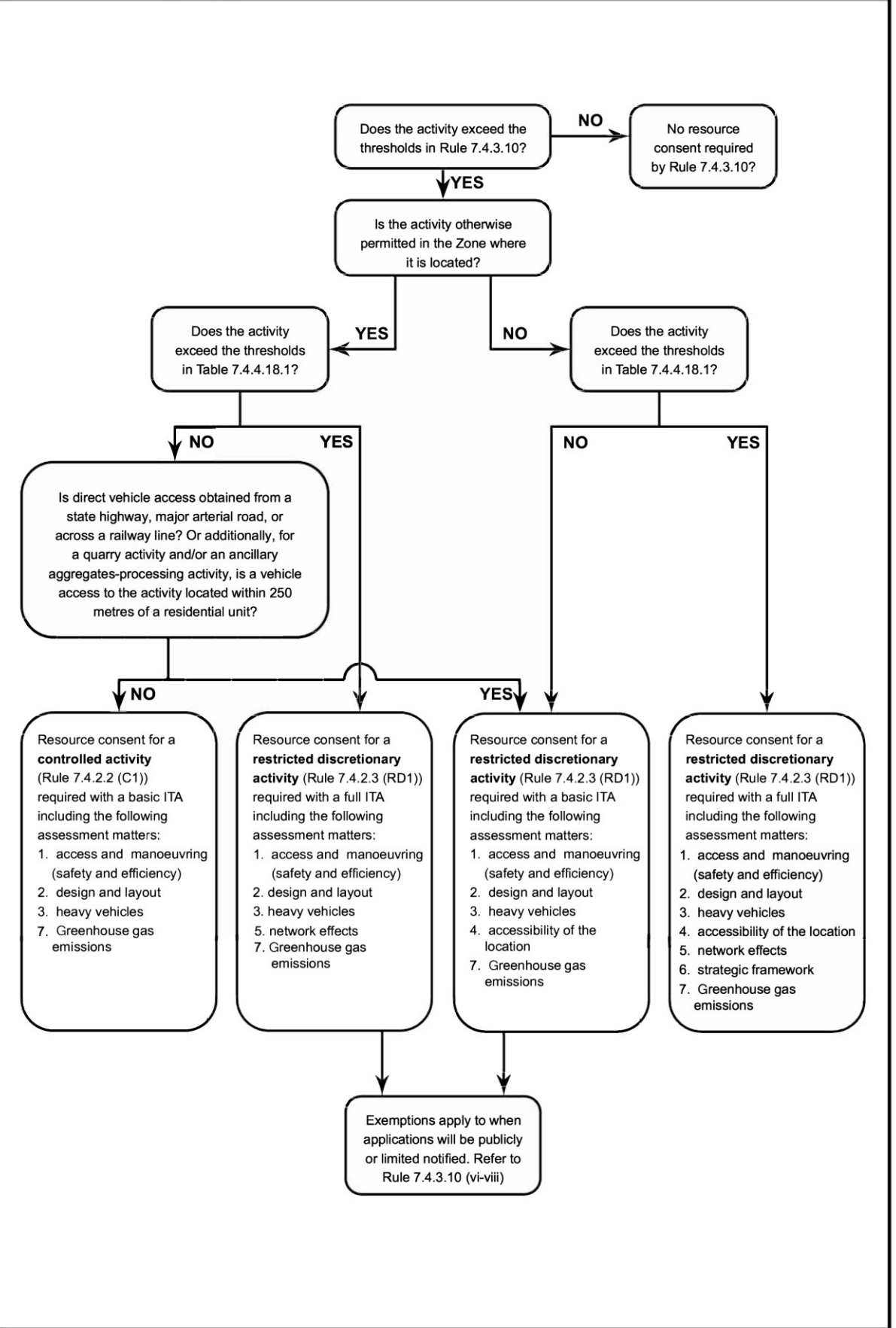
- a. The following are matters of discretion for **Rule 7.4.3.9 a., b. and c.**:
- i. Where a new **road** or **access** crosses a railway line and/or a **road intersection** or **vehicle crossing** does not comply with the minimum **setback** from a rail **level crossing limit line**:
 - A. whether the safety and efficiency of rail and **road** operations will be adversely affected;
 - B. whether a grade separated crossing will be provided; and/or
 - C. whether connectivity and **accessibility** for pedestrians, cyclists and vehicles will be improved, without compromising safety.
- b. The following are matters of discretion for **Rule 7.4.3.9 d.**:
- i. Where the minimum **setbacks** for **buildings** are not provided:

- A. whether there will be an adverse effect on the safety of the [level crossing](#) for vehicles and pedestrians; and/or
- B. whether visibility and safe sight distances will be adversely affected, particularly to the extent that vehicles entering/exiting the [level crossing](#) can see trains.

7.4.4.18 High trip generators

- a. The following are matters of control for [Rule 7.4.2.2 C1](#) or matters of discretion for [Rule 7.4.2.3 RD1](#). The following diagram shows the matters of control or discretion that apply to each activity.

Rule 7.4.4.18 High trip generators



- i. Access and manoeuvring (safety and efficiency): Whether the provision of **access** and on-site **manoeuvring area** associated with the activity, including vehicle **loading** and servicing deliveries, affects the safety, efficiency, **accessibility** (including for people whose mobility is restricted) of the **site**, and the transport network (including considering the **road** classification of the **frontage road**).
- ii. Design and Layout: Whether the design and layout of the proposed activity maximises opportunities, to the extent practicable, for travel other than by private car, including providing safe and convenient **access** for travel by such modes. **Within the Northern Homebase Centre, this includes consideration of:**
 - A. **the provision of pedestrian and cycle access for the public and users of the Centre through the site from Sanctuary Gardens or Havana Gardens to Marshland Road;**
 - B. **integration of pedestrian and cycle access with development (including building frontages, circulation routes, sightlines and lighting) within the Northern Homebase Centre; and**
 - C. **any potential safety or nuisance effects and methods to address such effects including by way of a Crime Prevention Through Environmental Design (“CPTED”) assessment.**
- iii. Heavy vehicles: For activities that will generate more than 250 **heavy vehicle trips** per day, whether there are any effects from these trips on the roading infrastructure.
- iv. Accessibility of the location: Whether the proposed activity has demonstrated the **accessibility** of the **site** by a range of transport modes and whether the activity’s location will minimise or reduce travel to and from the activity by private vehicles and encourage public and **active transport** use.
- v. Network effects: Having particular regard to the level of additional traffic generated by the activity and whether the activity is permitted by the zone in which it is located, whether measures are proposed to adequately mitigate the actual or potential effects on the transport network arising from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure, and construction work associated with the activity.
- vi. Strategic framework: Whether the proposal is consistent with the local and regional transport policy framework.
- vii. **Greenhouse gas emissions: Whether measures are proposed to be implemented to promote opportunities for safe efficient travel other than by conventional provide vehicles, to seek to reduce the greenhouse gas emissions from vehicle use associated with the activity, and the ability for the measures to be implemented and maintained over the lifetime of the activity.**

(Plan Change 6 Decision by Consent Order)

Advice note:

1. For clarity, the following table also shows which matters of control or discretion apply to which situations:

	Matters of Control or Discretion	Activities that are otherwise permitted in the Zone's Activity Status Table		Activities that are not permitted in the Zone's Activity Status Table	
		Basic ITA /Controlled activity	Full ITA	Basic ITA	Full ITA
i.	Access and manoeuvring (safety and efficiency)	Yes	Yes	Yes	Yes
ii.	Design and Layout	Yes	Yes	Yes	Yes
iii.	Heavy vehicles	Yes	Yes	Yes	Yes
iv.	Accessibility of the location			Yes	Yes
v.	Network effects		Yes		Yes
vi.	Strategic framework				Yes
vii	<u>Greenhouse gas emissions</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

Table 7.4.4.18.1 – Thresholds for full Integrated Transport Assessments

	Activity	Thresholds
a.	Education Activities (Schools).	More than 450 students
b.	Education Activities (Pre-School).	More than 150 children
c.	Education Activities (Tertiary Education and Research Activities).	More than 750 FTE students
d.	Health Care Facilities.	More than 1000 m ² GFA
e.	Industrial Activities (excluding Warehousing and Distribution Activities). High Technology Industrial Activities. Heavy Industrial Activities.	More than 10,000 m ² GFA
f.	Industrial Activities (Warehousing and Distribution Activities).	More than 20,000 m ² GFA
g.	Offices.	More than 4000 m ² GFA
h.	Residential Activities.	More than 120 residential units
i.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 1000 m ² GLFA and/or

		<p>in a Local Centre or Neighbourhood Centre identified in Chapter 15, where the total area of development* over any three year period exceeds 1000 m² GLFA.</p> <p>Advice note:</p> <p>1. * Development refers to either consented or constructed developments.</p>
j.	Retail Activities (factory shops and retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 2000 m ² GLFA
k.	All other activities (not covered by the thresholds above or the thresholds in (l) below).	<p>More than 120 vehicle trips per peak hour or 1000 vehicle trips per day (whichever is met first).</p> <p>'Peak hour' are those hours between 15:00 and 19:00 hours on a weekday.</p>
l.	Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4 (all activities within the site , including existing, consented and proposed activities).	<p>a. More than 650 vehicle trips per peak hour will be generated by all the activities on the site; and/or</p> <p>b. More than 650 car parking spaces are proposed on the site.</p> <p>c. For the avoidance of doubt, if the existing number of vehicle trips and/or the existing number of car parking spaces already exceed these limits, any increase in vehicle trips and/or car parking spaces as a result of a new proposal will trigger the need for a full Integrated Transport Assessment.</p> <p>'Peak hour' is the continuous 60 minute period between 15:00 and 19:00 hours on a weekday when the greatest number of vehicle trips occurs.</p>

7.4.4.19 Transport infrastructure in the Transport Zone

- a. The following are the matters of control for **Rule 7.4.2.2** C2 or -matters of discretion for **Rule 7.4.2.3** RD2 and RD4:
- i. Whether there is a need for the development in relation to improving the safety, amenity, efficiency or functionality of the Transport Zone.
 - ii. Any adverse effects on the current or future safety and efficiency of transport modes.
 - iii. Whether the scale and location of **buildings** will adversely affect or dominate its surrounding setting including adjacent **buildings** and the environment. In particular:

- A. where a larger **building** is proposed to locate adjacent to areas with smaller **buildings**, the massing and design of the proposed **building** should not overly dominate the built scale or open space of the surrounding area. Methods to moderate the bulk of the proposed **building** may include:
 - I. varying roof forms;
 - II. **window** placement;
 - III. appropriate use of materials; and
 - IV. modulation of facades.
- iv. Whether the **building** adversely affects the environment, **amenity values** or activity of adjacent land uses.
- v. Whether there is adequate access to sunlight.
- vi. Whether the location or/and the scale of the **building** does not solely or cumulatively affect public access.
- vii. Whether the **building** results in areas of entrapment or concealment.
- viii. In addition, outside of the **Central City**:
 - A. The extent to which the development and activity specific standards of the **adjoining** zone mitigates potential adverse effects.
 - B. If the land is being used for non-transport related activities, the extent to which the activity does not undermine the future use of the land for transport purposes.

7.4.4.20 Formation of unformed legal roads

- a. The following are matters of discretion for **Rule 7.4.2.3 RD3**:
 - i. Whether there is ability to form the **unformed legal road** in a way that is safe, functional and maintainable at a reasonable cost.
 - ii. Whether the use of the **unformed legal road** will adversely affect the environment and/or character of the location and surrounding area (including effects from dust, noise and vibration and effects on visual amenity).
 - iii. Whether the use of the **unformed legal road** will adversely affect safe **access** for other current and potential users of the **unformed legal road**, including pedestrians and cyclists.
 - iv. Any effects on public access to and along the coastal marine area and the adequacy of measures to address adverse effects on public access to and along the coastal marine area.
 - v. Matters of discretion in **Rule 9.6.3.1** Effects of activities on the coastal environment and **Rule 9.2.8.3** Natural character in the coastal environment.

7.4.4.21 Vehicle access to sites fronting more than one street – within the Central City

- a. The following are matters of discretion for [Rule 7.4.3.11](#):
 - i. Whether there would be any adverse effects on the safety and amenity of all types of [road](#) user passing the [site](#), and/or the function of the [frontage road](#), particularly at times of peak traffic flows on the [road](#) and the [access](#); and
 - ii. The extent to which the [access](#) disrupts active frontages, [key pedestrian frontages, or major cycle routes](#).

7.4.4.22 Central City lane formation – within the Central City

- a. The following is the matter of discretion for [Rule 7.4.3.12](#):
 - i. The extent to which the width and height of the lane will adversely affect the amenity of the lane and the safety and efficiency of the lane for all users, including whether the lane provides adequate [access](#) for fire appliances.

7.4.4.23 Central City Road Cross sections

- a. The following are matters of discretion for [Rule 7.4.2.3 RD7](#):
 - i. The effect on [access](#) to adjacent properties;
 - ii. Any effects on the safety of movement along the [road](#) for drivers, pedestrians, cyclists or public transport users;
 - iii. Any likely adverse effects in terms of the efficiency of traffic movement;
 - iv. The quality of the streetscape, including the adequacy of provision for street planting and/or grassed berms;
 - v. The [setback](#) of [buildings](#) along the street, and the amenities of properties [adjoining](#) the [road](#); and
 - vi. The amount of on street parking which may be lost or made unavailable and whether this can be accommodated elsewhere.

7.4.4.24 Temporary Car Parks during the Earthquake Recovery period – within the Central City

- a. The following are matters for discretion for [Rule 7.4.2.3 RD6](#):
 - i. The extent to which the safety and convenience of people within and passing the [site](#), including vehicles, pedestrians and cyclists, will be affected by the design or location of the car [parking area](#) and [access ways](#);
 - ii. Whether the design or location of the car [parking area](#) will disrupt active frontages or detract from streetscape [amenity values](#) in the area;

- iii. Whether the car park can be used by other activities to reduce the need for these activities to provide their own **parking spaces**;
 - iv. The length of time that the car **parking area** is proposed to be operating for; and
 - v. The potential activities that may use the additional **parking spaces** and the degree to which the car **parking area** will be utilised.
- b. Any resource consents granted under this Rule will need to set the duration of the consent. The duration of the consent should not exceed a period that is reasonably necessary to support the recovery of the surrounding area. It is intended that the duration of consents under this rule will be no longer than 30 April 2018.

7.4.4.25 Commercial car parking buildings and parking lots – within the Central City

- a. The following are matters for discretion for [Rule 7.4.2.3 RD8](#):
- i. the potential activities that may use the car park and the degree to which the car park will be utilised;
 - ii. the need for the car park considering the amount of car **parking spaces** already provided in the surrounding area;
 - iii. whether the car **parking spaces** are needed to meet existing unsatisfied parking demand or are being provided due to anticipated future need;
 - iv. the integration of the car park area with existing car park areas to operate in a coordinated manner;
 - v. the legibility of the car park and the way in which the location of car park is communicated to motorists;
 - vi. the extent to which the safety and convenience of people within and passing the **site**, including vehicles, pedestrians and cyclists, will be affected by the design or location of the car park;
 - vii. whether the design or location of the car park will disrupt active frontages or detract from streetscape **amenity values** in the area;
 - viii. whether the car park can be used by other activities to reduce the need for these activities to provide their own **parking spaces**;
 - ix. the extent to which the car parking facility may adversely affect the demand for public transport to, from or within the **Central City**.

Advice note:

1. A parking plan for the **Central City** has been developed as part of the implementation of the An Accessible City chapter of the Christchurch Central Recovery Plan, which provides more guidance about parking within the **Central City**.

7.4.4.26 Carparking area – within the Central City

- a. The following are matters of discretion for [Rule 7.4.3.1 b.i.](#):
 - i. the extent to which the safety and amenity of people within and passing the [site](#), including vehicular traffic, pedestrians and cyclists, will be affected by the design or location of [parking spaces](#) and [access ways](#);
 - ii. whether the design or location of the [parking spaces](#) will disrupt active frontages or detract from streetscape [amenity values](#) in the area.

7.4.4.27 Pedestrian Access

- a. The following are matters of discretion for [Rule 7.4.3.7 b.](#):
 - i. whether the [pedestrian access](#) is suitable for use by persons with a disability or with limited mobility;
 - ii. whether any alternative [pedestrian access](#) is provided and the formation and safety of that alternative;
 - iii. the effects on the safety and security of people using the [pedestrian access](#) and those occupying [residential units](#) on the [site](#); ~~and~~
 - iv. the functionality of the [pedestrian access](#) to meet the needs of occupants including but not limited to the transportation of rubbish and recycling for collection and the ability for cyclists to safely access any private and shared cycle storage areas; ~~and,~~
 - v. whether the [pedestrian access](#) is suitable for use by emergency services.

7.4.4.28 Vehicle Crossing Co-Location Layout

- a. The following are matters of discretion for [Rule 7.4.3.13](#):
 - i. the effects on the safety of pedestrians and cyclists from additional [vehicle crossings](#);
 - ii. whether the proximity of [vehicle crossings](#) to one another, or the width of shared [vehicle crossings](#), detract from the streetscape amenity of the local area; and
 - iii. whether the co-location of [vehicle crossings](#) results in improved traffic safety or streetscape amenity outcomes compared to separate [vehicle crossings](#).

7.5 Appendices

Appendix 7.5.1 – Parking space requirements

- a. Any space required for off-street parking spaces other than for a residential activity shall be available for staff and visitors during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.
- b. Mobility parking spaces shall be provided at the closest possible point to the accessible entrance to the activity with which they are associated, and the most direct route from the mobility parking spaces to the activity shall be accessible for people whose mobility is restricted. The spaces shall be clearly signed.
- c. All car parking spaces and aisle widths shall be laid out in accordance with Table 7.5.1.3 and Figure 1.
- d. Critical manoeuvring areas such as aisles in or between major structures, or changes in grade, shall be designed to accommodate the 99 percentile design vehicle as set out in Appendix 7.5.5.
- e. All other manoeuvring areas shall be designed to accommodate the 85 percentile design motor car as set out in Appendix 7.5.4.

Advice note:

- 1. It is recommended that blue colouring be used to help better identify mobility parking spaces.

Table 7.5.1.1 – Minimum number of mobility parking spaces required

The minimum number of mobility parking spaces provided must be calculated using the following method:

(1) Non-residential activities

	Total number of car parking spaces being provided (excluding private parking areas for residential units).	Minimum number of mobility parking spaces
a.	1 – 20	1
b.	21 – 50	2
c.	> 50	2 for the first 50 car parking spaces + 1 additional mobility parking spaces for every additional 50 car parking spaces or part thereof

- a. Rule 7.4.3.1 requires all buildings with a GFA greater than 2,500 m² to provide mobility parking spaces, even if no other parking spaces are provided. If no other car parking spaces are provided, the amount of mobility parking spaces required shall be calculated by determining how many

mobility parking spaces would be required if one standard parking space per 100 m² GFA were provided.

(2) Residential activities

	<u>Number of units</u>	<u>Minimum number of mobility parking spaces</u>
<u>a.</u>	<u>< 7 units</u>	<u>0</u>
<u>b.</u>	<u>7 - 18</u>	<u>1</u>
<u>c.</u>	<u>19 - 31</u>	<u>2</u>
<u>d.</u>	<u>32 - 43</u>	<u>3</u>
<u>d.</u>	<u>> 43</u>	<u>3 for the first 43 car parking spaces + 1 additional mobility parking spaces for each 12.5 units thereafter</u>

Table 7.5.1.2 – Minimum car parking space dimensions

	Type of use	Parking angle	Parking stall width (metres) (refer to p)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to q)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
a.	Long term (refer to Note 1)	90°	2.4	6.6	5.0	0.6	11.6
b.	Medium term (refer to Note 2)		2.5	6.4			11.4
c.	Short term (refer to Note 3)		2.6	6.2			11.2
d.	Mobility parking spaces		3.6	6.6			11.6
e.	Long term (refer to Note 1)		2.4	5.4	5.0	0.4	10.4

	Type of use	Parking angle	Parking stall width (metres) (refer to p)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to q)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
f.	Medium term (refer to Note 2)	60°	2.5	5.1			10.1
g.	Short term (refer to Note 3)		2.6	4.8			9.8
h.	Long term (refer to Note 1)	45°	2.4	4.5	5.0	0.4	9.5
i.	Medium term (refer to Note 2)		2.5	4.2			9.2
j.	Short term (refer to Note 3)		2.6	3.9			8.9
k.	Long term (refer to Note 1)	30°	2.3	4.1	4.0	0.4	8.1
l.	Medium term (refer to Note 2)		2.4	3.8			7.8
m.	Short term (refer to Note 3)		2.5	3.5			7.5
n.	Mobility parking spaces	Parallel	3.6	3.3 (one way) 5.5 (two way)	6.1		

	Type of use	Parking angle	Parking stall width (metres) (refer to p)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to q)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
o.	All users	Parallel	2.0	3.3 (one way) 5.5 (two way)	6.1		

- p. Stall widths shall be increased by 300 millimetres where they abut permanent obstructions such as a wall, column or other permanent obstruction. Where there is such an obstruction on both sides of a [parking space](#) the minimum width shall be increased by 600mm.
- q. The stall depth may be reduced by the corresponding overhang length if a low kerb allows overhang, but this overhang shall not encroach any pedestrian facilities or required landscape areas.

Advice note:

1. Long term parking: generally all day parking.
2. Medium term parking: generally two to four hour parking.
3. Short term parking: generally two hour parking or less.
4. Aisle widths for 90° parking allow for two-way operation. If not otherwise specified, all other aisle widths are given for one-way operation with forward entry to spaces.
5. Design guidance for [parking areas in buildings](#) may be obtained from the [New Zealand Building Code D1/AS1: Access Routes](#) or [Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004](#), and any subsequent amendments. Compliance with the Australian/ New Zealand Standard is recommended, but is not a requirement to achieve permitted activity status.

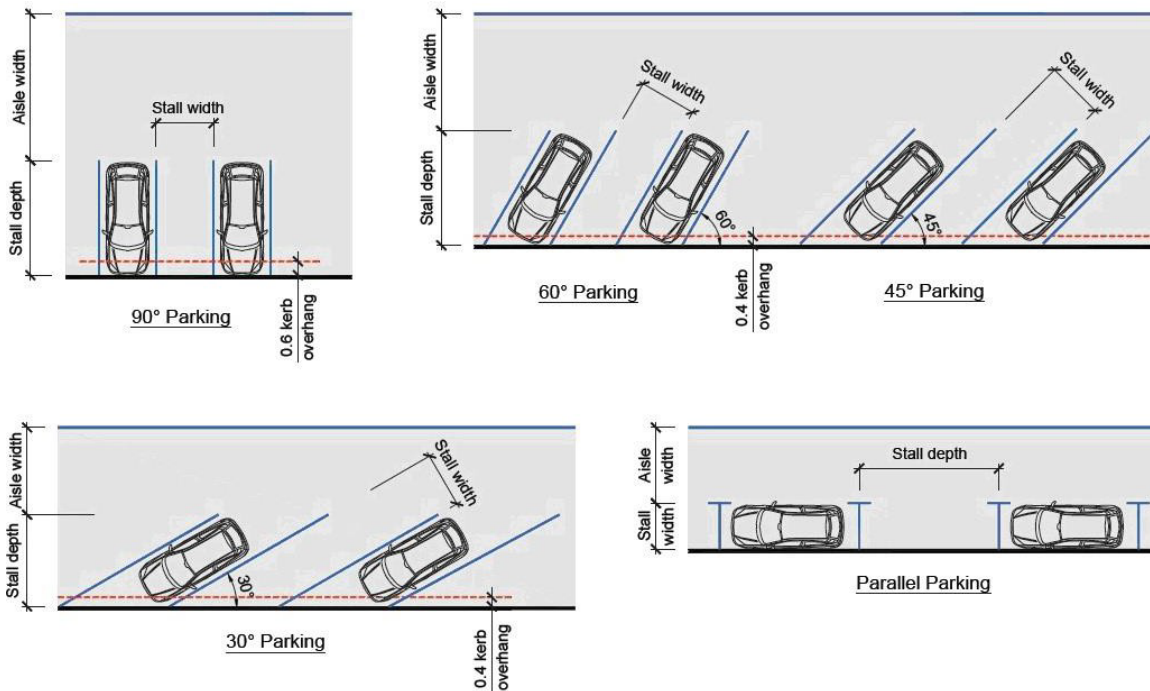


Figure 1: Car park dimensions

Appendix 7.5.2 – Cycle parking facilities

- a. **Visitor** cycle parking facilities shall be provided as follows:
- i. The number of visitor cycle parks provided on the same site as the activity shall be at least the minimum number of visitor cycle parks specified in Table 7.5.2.1.
 - A. when calculating the overall cycle parking requirements for an activity the separation of areas into different activities will be required where the GFA of an activity (or PFA or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total GFA of the activity. The total cycle parking requirement for any activity will be the sum of the parking requirements for each area.
 - B. where the calculation of the required cycle parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. The parking requirements for different types of cycle parks (i.e. staff, visitors etc) shall be calculated and rounded separately.
 - C. where an activity falls under the definition of more than one activity in Table 7.5.2.1, then the higher cycle parking requirement shall apply.
 - D. where an activity does not fall within a particular category, the activity which is closest in definition shall apply.
 - ii. Stands shall be securely anchored to an immovable object.
 - iii. Stands shall support the bicycle frame and front wheel.
 - iv. Stands shall allow the bicycle frame to be secured.

- v. Cycle parking facilities shall be clearly signposted or visible to cyclists entering the **site**.
- vi. Cycle parking facilities shall be located so as not to impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted.
- vii. Cycle parking facilities shall be located so that the bicycle is at no risk of damage from **vehicle movements** within the **site**.
- viii. Cycle parking facilities shall be located as close as possible to and no more than 30 metres from at least one main pedestrian public entrance to the **building/activity**. However, the requirement to provide visitor cycle parking does not apply to a **building** on a **key pedestrian frontage** that has no **setback** from the **road frontage**, which results in there being no space for the visitor cycle parking to be provided within 30 metres of at least one main pedestrian public entrance. Within the **Central City**, any activity where the **building** has no **road frontage setback** for the entire length of the **site** visitor cycle parking is not required.
- ix. Lighting must comply with the lighting requirements in **Rule 7.4.3.6 a**.
- x. Stands shall have the minimum dimensions in Figure 2 and within the **Central City and for all residential developments**, shall be designed to accommodate the turning path of a cycle as shown in Figure 3.
- xi. Cycle parking facilities shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.

Advice note:

1. Where there is more than one public entrance to the **building**, it is recommended that **visitor** cycle parking is apportioned between the entrances in accordance with their potential usage.
- 2. The installation of standard 240V electrical power points in cycle parking facilities is strongly encouraged to enable the charging of e-bikes, e-scooters and other micro mobility devices. A ratio of 1 power point to 5 parking spaces is recommended to accommodate future growth.**
- b. Staff/residents/students cycle parking facilities shall be provided as follows:
 - i. The number of staff/residents/students cycle parks provided shall be at least the minimum number of staff/residents/students cycle parks in Table 7.5.2.1. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply. Where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. The parking requirements for different types of carparks (i.e. staff, visitors etc) shall be calculated and rounded separately.
 - ii. Staff/residents/students cycle parking facilities shall be located so it is easily **accessible** for staff, residents or students of the activity, except within the **Central City** staff cycle parking may be provided on a **site** within 200 metres of the **site** on which the activity is undertaken.
 - iii. Staff/ residents/ tertiary students' cycle parking facilities shall be located in:
 - A. a covered area; and
 - B. a secure area, unless located in an area where access by the general public is generally excluded.

Advice note:

1. It is recommended that cycle parking at schools is designed and managed to discourage theft of bicycles.
- iv. Where a stand is provided, it shall meet the visitor cycle parking requirements in (a) except for (a)(v) and (a)(viii).
 - v. Outside the **Central City**, the number of on-site cycle parking end of trip facilities provided shall be at least the minimum number of cycle parking end of trip facilities set out in Table 7.5.2.2.
- c. **Full time equivalent student** numbers for **Tertiary Education and Research Activities** shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students, if there are more than 1000 FTE Students at the activity in total.. Any additional cycle facilities required shall be provided within 12 months of the date of assessment.
 - d. For **sites** with activities that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.5.2.1 shall be applied to the rebuild of that activity, as follows:
 - i. For the size of the activity's **building** floor area/ scale of the activity that existed on 3 September 2010, Table 7.5.2.1 does not apply, as long as the activity provides at least the same amount of on-site cycle parking that existed on 3 September 2010.
 - ii. For any addition to the size of the activity's **building** floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.5.2.1 shall apply in respect of the increase.

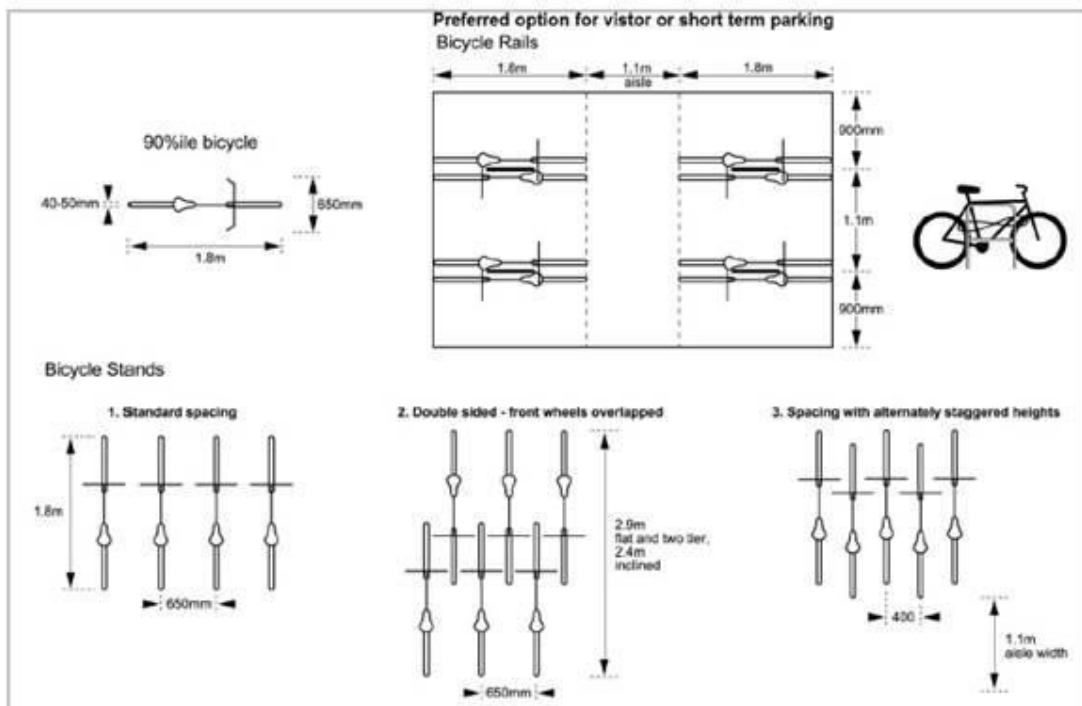


Figure 2 – Minimum cycle parking dimensions

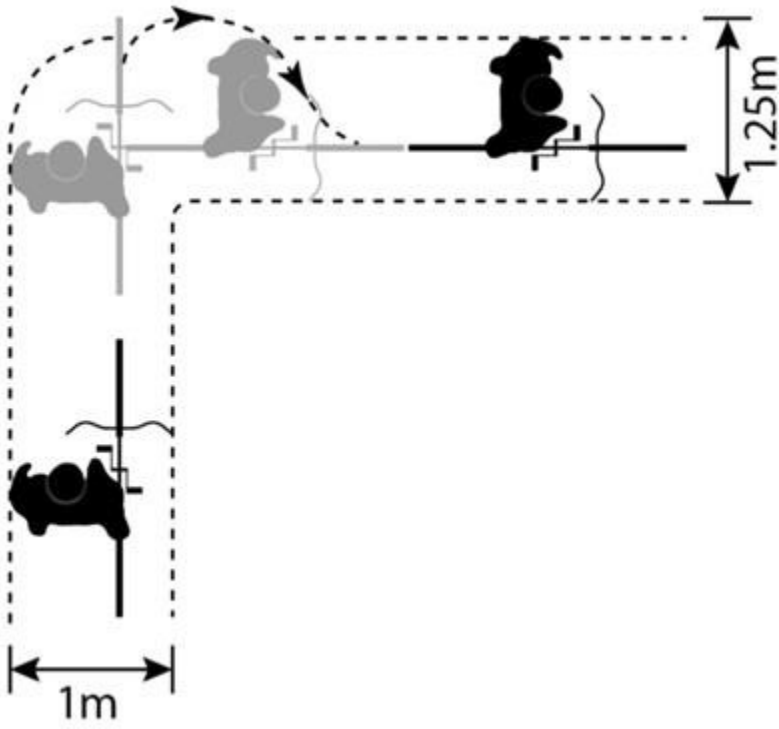


Figure 3 – Cycle turning circle - within the Central City

Table 7.5.2.1 – Minimum numbers of cycle parks required

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
EDUCATION ACTIVITIES			
a.	Preschools	i. 1 space/ 10 children (Outside the Central City) ii. 1 space/ 5 children (within the Central City)	1 staff space/ 3 FTE staff (Outside the Central City) 1 staff space/100 children (within the Central City)
b.	Schools	i. 1 space/ 30 students (year 8 and below) (Outside the Central City) ii. 1 space/ 5 children (within the Central City) iii. 1 space/ 100 students (year 9 and above) (Outside the Central City) iv. 3 spaces/ 4 students (within the Central City)	1 space/ 7 students (year 8 and below) (Outside the Central City) 1 staff space/ 100 students (within the Central City) 1 space/ 5 students (year 9 and above) (Outside the Central City) 1 staff space/ 100 students (within the Central City)
c.	Tertiary education and research activities	i. 1 space/ 100 FTE students (Outside the Central City) ii. 1 space/ 4 FTE students (within the Central City)	1 staff space/ 4 FTE staff and 1 student space/ 4 FTE students (Outside the Central City) 1 staff space/ 100 FTE students (within the Central City)
ENTERTAINMENT ACTIVITIES AND RECREATION FACILITIES			
d.	Cinemas and theatres (small to medium venues up to 500 seats)	1 space/ 30 seats	1 space/ 1 screen
e.	Cinemas and theatres (large venues more than 500 seats)	1 space/ 60 seats	1 space/ 60 seats
f.	Museums and galleries	1 space/ 200 m ² PFA	1 space/ 1000 m ² PFA
g.	Libraries	1 space/ 100 m ² PFA	1 space/ 400 m ² PFA
h.	Gymnasiums (for public, or private club use), dance studios	1 space/ 50 m ² GFA	1 space/ 600 m ² PFA
i.	Sports courts (for public, or private club use)	1 space/ 150 m ² court area	1 space/ 500 m ² court area

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
j.	Sports fields (for public, or private club use)	10 spaces/ ha pitch area	5 spaces/ ha pitch area
k.	Swimming pools (for public, or private club use)	1 space/ 10 m ² pool area	1 space/ 500 m ² pool area
l.	Other entertainment activities/ recreation facilities, if not specified above	1 space/ 50 m ² PFA	10% of visitor requirements
m.	FIRE STATIONS and AMBULANCE STATIONS	1 space/ emergency service vehicle bay	1 space/ emergency service vehicle bay
n.	GUEST-VISITOR ACCOMMODATION except for hosted visitor accommodation or unhosted visitor accommodation (Plan Change 4 Council Decision subject to appeal)	1 space/ 20 bedrooms (Outside the Central City) 1 space/ 20 beds (except 1 space/ 30 bedrooms for Hotels) (within the Central City)	1 space/ 5 FTE staff (Outside the Central City) 1 space/ 80 beds (except 1 space/ 80 bedrooms for Hotels) (within the Central City)
HEALTH CARE FACILITIES			
o.	Hospitals	1 space/ 1000 m ² GFA	1 space/ 300 m ² GFA
p.	Other health care facilities, if not specified above	1 space/ 500 m ² GFA	1 space/ 300 m ² GFA
INDUSTRIAL ACTIVITIES			
q.	Warehousing and distribution activities	1 space/ 2000 m ² GFA (1 space minimum)	1 space/ 1000 m ² GFA
r.	Other industrial activities if not specified above, high technology industrial activities and heavy industrial activities	1 space/ 1000 m ² GFA	1 space/ 500 m ² GFA
s.	OFFICES	i. 20% of staff requirements (2 spaces minimum) (Outside the Central City) ii. 1 space/ 500m ² GFA (within the Central City)	1 space/ 150 m ² GFA

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
t.	QUARRYING ACTIVITY and ANCILLARY AGGREGATES-PROCESSING ACTIVITY	Nil	Nil
u.	RESERVES (if there is not a specified cycle parking requirement in this table for the activity on the reserve)	Nil	Nil
RESIDENCES			
v.	Care facilities (including a care home within a retirement village)	1 space/ 50 clients	1 space/ 30 clients
w.	Retirement village (excluding a care home within a retirement village)	1 space/ 10 units, for developments with 10 or more units	Nil
x.	Residential activities provided under EDM and CHRM	Nil	1 residents' space/dwelling without a garage
y. x	Social housing complex	1 space/ 10 units, for developments with 10 or more units	1 residents' space/dwelling without a garage For developments involving 3 or more residential units – i. For residential units with one or two bedrooms- 1 space/ residential unit without a garage; ii. For residential units with three or more bedrooms- 2 spaces/ residential unit without a garage;
z. y	Student hostel accommodation	1 space/ 10 beds	1 space/ 3 beds

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
aa- z.	Other residential activities , if not specified above	1 space/ 20 units for developments with 20 or more units	1 residents' space/ dwelling without a garage For residential units with one or two bedrooms - 1 space/ residential unit without a garage; For residential units with three or more bedrooms- 2 spaces/ residential unit without a garage
RETAIL ACTIVITIES AND COMMERCIAL SERVICES			
bb.	Commercial services	1 space/ 500 m2 GFA	1 space/ 200 m2 GFA
cc.	Factory shops, retail activities in commercial retail park large format retail zones	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA
dd.	Food and beverage outlets	i. 1 space/ 300 m2 PFA (Outside the Central City) ii. 1 space/ 125m2 PFA (within the Central City)	1 space/ 100 m2 PFA (2 spaces minimum) (Outside the Central City) 1 space/ 400m2 PFA (within the Central City)
ee.	Other retail activities , if not specified above	i. 1 space/ 300 m2 GLFA (Outside the Central City) ii. 1 space/ 350m2 GLFA (within the Central City)	1 space/ 750 m2 GLFA (Outside the Central City) 1 space/ 200m2 GLFA (within the Central City)
ff.	SERVICE STATIONS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA
gg.	SPIRITUAL ACTIVITIES	1 space/ 100 m2 PFA	10% of visitor requirement
hh.	TRADE SUPPLIERS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA
ii.	UTILITIES (that have no permanent staff)	Nil	Nil
jj.	YARD-BASED SUPPLIERS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA

Advice note: for x. and z. A communal garage or parking building used for parking by more than one residential unit is not considered to be a garage for the purposes of this rule.

Table 7.5.2.2 - Minimum number of cycle parking end of trip facilities required for Commercial activities, Tertiary education and research activities and Hospitals

	Number of staff cycle parks required	Number of end of trip facilities required
a.	1 - 10	None
b.	11 - 100	i. 1 shower ¹ per every 10 ² staff cycle parks required ii. 1 locker ³ per every staff cycle park provided
c.	> 100	i. 10 showers ¹ for the first 100 staff cycle parks required + 2 showers ¹ for each additional 50 ² staff cycle parks required ii. 1 locker ³ per every staff cycle park provided

¹ Showers only need to be shown on building consent plans. If the activity requires a resource consent, the location and design of any required showers do not need to be shown at that stage as long as the application states the number of showers proposed to be provided.

² Where the calculation of the required showers results in a staff cycle space value that is not a round number of 10, any value that is 4 or less will be disregarded and any value 5 or more will be counted as one shower.

³ The minimum internal dimensions of a single locker shall be: height - 85 centimetres, depth - 45 centimetres, width - 20 centimetres

Appendix 7.5.3 – Loading areas

- a. The minimum number of on-site **loading spaces** provided shall be in accordance with Table 7.5.3.1.
 - i. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply.
 - ii. Where the calculation of the required **loading space** results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. The loading space requirements for different types of carparks (i.e. staff, visitors etc) shall be calculated and rounded separately.
 - iii. The **loading space** requirements listed in Table 7.5.3.1 are categorised by activity. When calculating the overall **loading space** requirements for an activity the separation of areas into different activities will be required where the **GFA** of an activity (or **PFA** or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total **GFA** of the activity. The total **loading space** requirement for any activity will be the sum of the **loading space** requirements for each area.
 - iv. Where an activity falls under the definition of more than one activity in Table 7.5.3.1, then the higher **loading space** requirement shall apply.
 - v. Any space required for **loading**, other than for a **residential activity**, fire stations and ambulance stations, shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.
 - vi. **Full time equivalent student** numbers for **Tertiary Education and Research Activities** shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 **FTE** students, if there are more than 1000 **FTE** Students at the activity in total.. Any additional **loading spaces** required shall be provided within 12 months of the date of assessment.
 - vii. For **sites** with activities, listed under **Rule 7.4.3.3 a.**, that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.5.3.1 shall be applied to the rebuild of that activity, as follows:
 - A. For the size of the activity's **building** floor area/ scale of the activity that existed on 3 September 2010, Table 7.5.3.1 does not apply, as long as the activity provides at least the same amount of on-site **loading spaces** that existed on 3 September 2010.
 - B. For any addition to the size of the activity's **building** floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.5.3.1 shall apply in respect of the increase.
 - viii. Within the **Central City**, no **loading** is required where a suitable on- or off-street **loading** facility is provided within 50 metres of any part of the **site** and the route between the **loading** facility and the **site** does not require crossing any **road**. Use of an off-street **loading** facility on a separate **site** by an activity must be protected for the use of that activity (and any future activity on the **site**) by an appropriate legal instrument. A copy of the appropriate legal instrument shall be provided to **Council** for its records.
- b. Minimum **loading area** dimensions:

- i. A **heavy vehicle** bay shall comply with one of the following vehicle sizes in Table 7.5.3.2 (depending on the largest vehicle expected to use the **loading space**). For commercial and industrial **sites** where waste collection occurs internally, a **loading space** and associated **manoeuvring area** large enough to accommodate a medium rigid vehicle must be allowed for.
- ii. A 99 percentile vehicle bay shall be designed to the following minimum standards in Table 7.5.3.3:

Advice note:

1. Design guidance for commercial **vehicle access** and parking may be obtained from the Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002, and any subsequent amendments. Please note compliance with AS 2890.2:2002 is recommended, but is not a requirement to achieve permitted activity status.

Table 7.5.3.1 – Minimum numbers of loading spaces required

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
EDUCATION ACTIVITIES:			
a.	Schools and preschools	With 100 or more students: 1 bay	i. With 20 students or more, but less than 100: 1 bay ii. With 100 or more students: 1 bay/100 students
b.	Tertiary education and research activities	1 bay per site	1 bay/100 FTE students
ENTERTAINMENT ACTIVITIES AND RECREATION FACILITIES:			
c.	Cinemas	1 bay per cinema complex	Nil
d.	Theatres	1 bay per theatre	Nil

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
e.	Gymnasium (for public, or private use), dance studios	1/8,000 m ² GFA	Nil
f.	Sports courts (for public, or private use)	Nil	Nil
g.	Sports fields (for public, or private use)	Nil	Nil
h.	Swimming pools (for public, or private use)	1 bay/ 2000 m ² pool area	Nil
i.	Other entertainment activities/ recreation facilities, if not specified above	Nil	1 bay/2000 m ² PFA
j.	FIRE STATIONS and AMBULANCE STATIONS	1 bay per site	Nil
GUEST-VISITOR ACCOMMODATION:			
k.	Hotels	1 bay/ 100 bedrooms (for the first 300 bedrooms, nil thereafter)	1 bay /50 bedrooms
l.	Other guest visitor accommodation, if not specified above (Plan Change 4 Council Decision subject to appeal)	1 bay/ 100 units or 100 bedrooms, whichever is the greater (for the first 200 units or 200 nil thereafter)	1 bay/50 units or 50 bedrooms, whichever is the greater
HEALTH CARE FACILITIES:			
m.	Hospitals	1/ bay 8,000 m ² GFA	Nil
n.	Other health care facilities, if not specified above	Nil	Nil
INDUSTRIAL ACTIVITIES:			
o.	Warehousing and distribution activities	1 bay/ 1,000 m ² GFA (up to 2,000 m ² GFA); 1 bay/ 2,000 m ² GFA (for 2,000 m ² – 10,000 m ² GFA); and	Nil

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
		1 bay/ 2,750 m2 GFA (after 10,000 m2 GFA).	
p.	Other industrial activities, if not specified above, high technology industrial activities and heavy industrial activities	1 bay/ 1,000 m2 GFA	Nil
q.	OFFICES	1 bay/ 8,000m2 GFA (up to 16,000 m2 GFA); and 1 bay/ 20,000 m2 GFA (after 16,000 m2 GFA).	1 bay/ 8,000 m2 GFA
r.	PUBLIC TRANSPORT INTERCHANGES	Nil	Nil
s.	QUARRYING ACTIVITY and ANCILLARY AGGREGATES-PROCESSING ACTIVITY	Nil	Nil
t.	RESERVES (if there is not a specified loading requirement in this table for the activity on the reserve)	Nil	Nil
RESIDENCES:			
u.	Care facilities	Nil	One for care facilities with more than 20 clients
v.	Student hostel accommodation	1 bay per hostel	1 bay/100 beds
w.	Other residential activities, if not specified above	Nil	Nil For developments of 20 or more residential units – 1 bay

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
RETAIL ACTIVITIES AND COMMERCIAL SERVICES:			
x.	Food and beverage outlets	1 bay/1000 m ² PFA	Nil
y.	Other retail activities or commercial services, if not specified above	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA, and 1/ 5,000 m ² GLFA thereafter.	Nil
z.	SERVICE STATIONS	1 unmarked bay for fuel deliveries	Nil
aa.	SPIRITUAL ACTIVITIES	Nil	1 loading space/ site
bb.	TRADE SUPPLIERS	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA, and 1/ 5,000 m ² GLFA thereafter.	Nil
cc.	UTILITIES (that have no permanent staff)	Nil	Nil
dd.	YARD-BASED SUPPLIERS	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA; and 1/ 5,000 m ² GLFA thereafter.	Nil

Table 7.5.3.2 – Loading space dimensions for Heavy Vehicle Bays

	Largest vehicle expected to use the loading space	Minimum dimensions (metres)	Minimum dimensions (if loading space is parallel to the access to the loading space) (metres)	Associated manoeuvring areas shall be designed to accommodate the minimum turning area shown in:
a.	Small rigid vehicle	3.5 x 6.4	3.5 x 8.4	Figure 4
b.	Medium rigid vehicle	3.5 x 8.8	3.5 x 10.8	Figure 5

Table 7.5.3.3 – Loading space dimensions for 99 percentile vehicle bay

	Minimum dimensions (metres)	Minimum dimensions (if loading space is parallel to the access to the loading space) (metres)	Associated manoeuvring areas shall be designed to accommodate the minimum turning area shown in:
a.	3.5 x 5.2	3.5 x 7.2	Appendix 7.5.5

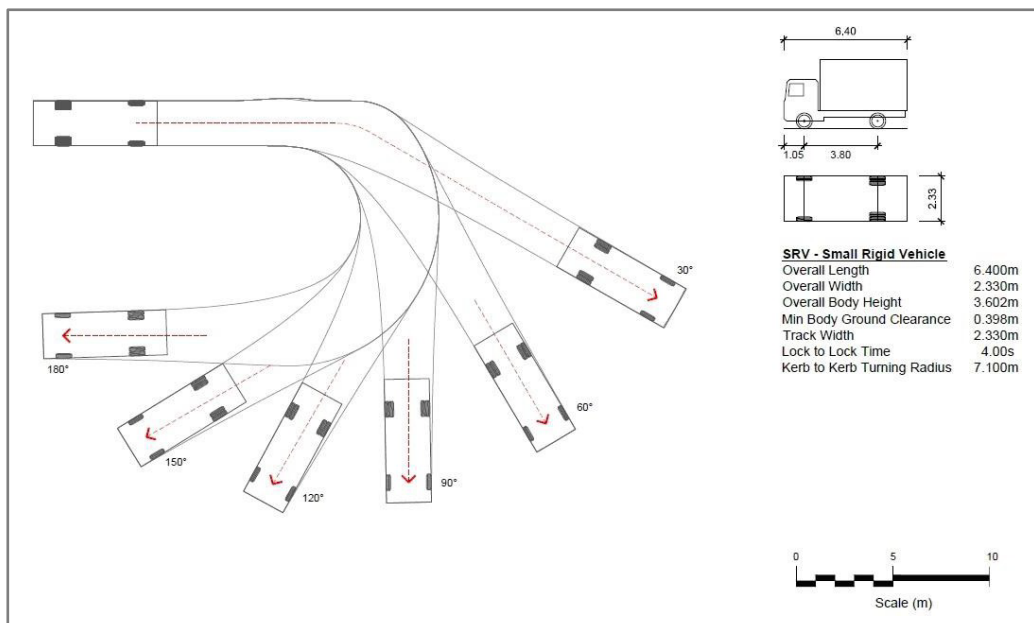


Figure 4 – Turning area for Small Rigid Vehicles

Advice note:

1. The source of this tracking curve is Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002

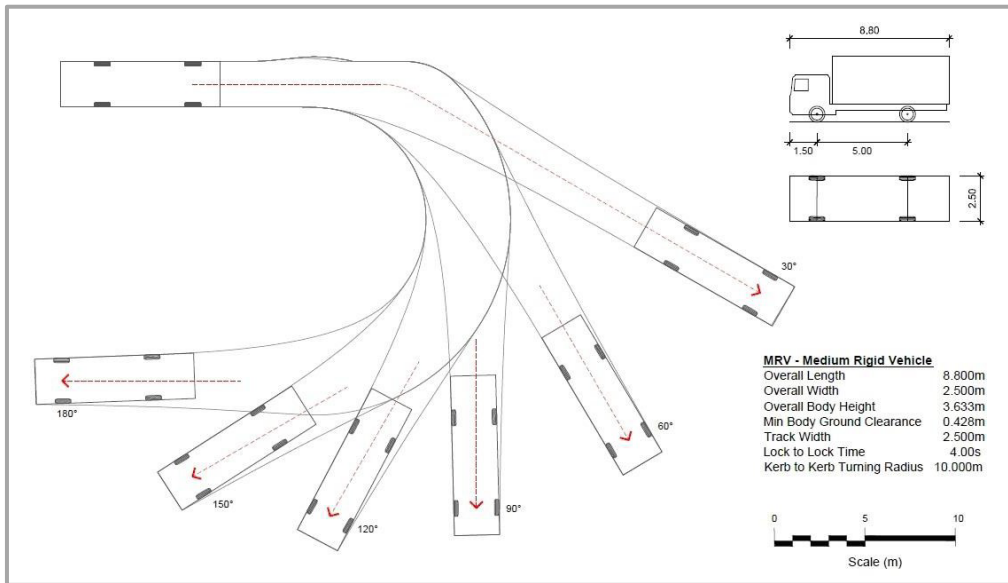


Figure 5 – Turning area for Medium Rigid Vehicles

Advice note:

1. The source of this tracking curve is Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002.

Appendix 7.5.4 – 85 percentile design motor car

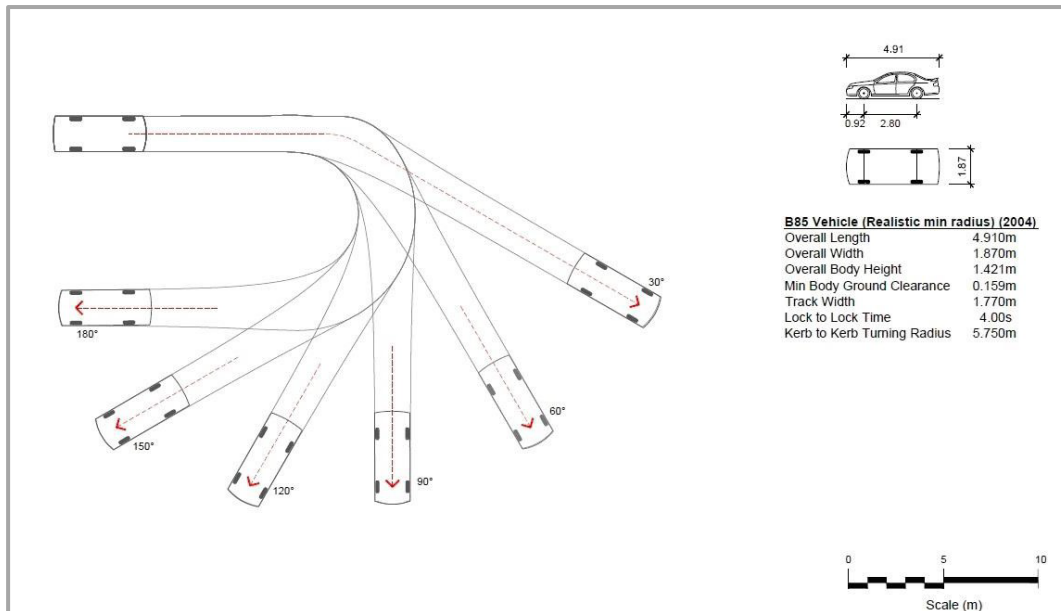


Figure 6 – 85 percentile design motor car

Advice note:

1. The source of this tracking curve is Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

Appendix 7.5.5 – 99 percentile design vehicle

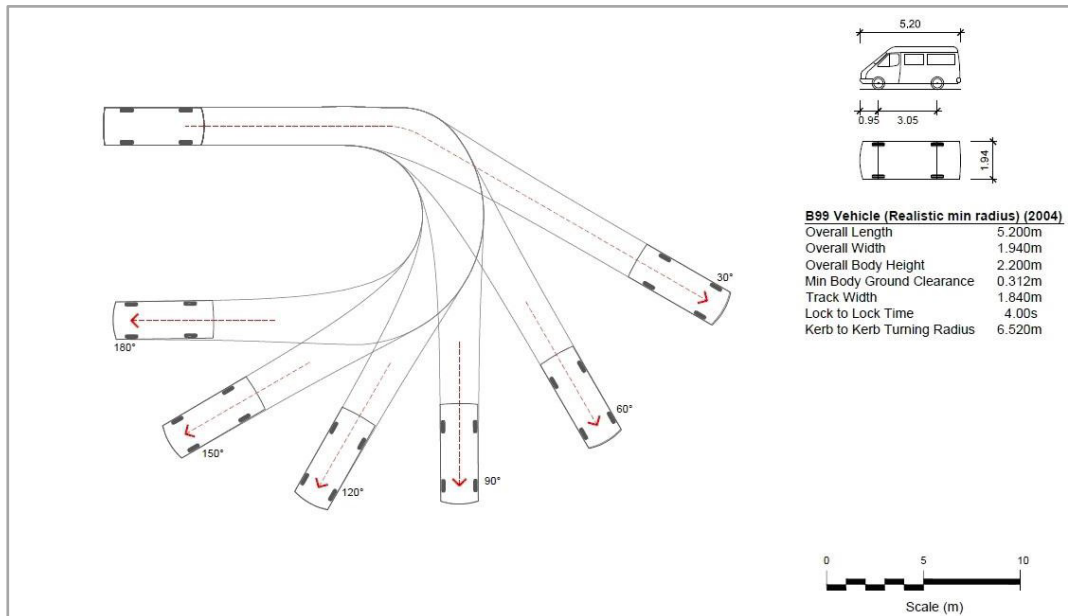


Figure 7 – 99 percentile design vehicle

Advice note:

1. The source of this tracking curve is Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

Appendix 7.5.6 – Manoeuvring for parking areas and loading areas

- a. **Parking spaces** shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when moving from any **vehicle access** to any **parking spaces**, except for parallel **parking spaces**.
- b. **Parking spaces** and **loading spaces** shall be located so that vehicles are not required to undertake more than one reverse manoeuvre when manoeuvring out of any **parking space** or **loading space**.
- c. For any activity, the **vehicle access manoeuvring area** shall be designed to accommodate the 85th percentile design motor car, as specified in [Appendix 7.5.4](#), as a minimum.

Appendix 7.5.7 – Access design and gradient

- a. All **vehicle access** to and within a **site** shall be in accordance with the standards set out in Table 7.5.7.1 below. For the purposes of Table 7.5.7.1 **visitor accommodation** for up to ten guests shall comply with the standards for **residential activities**.

(Plan Change 4 Council Decision subject to appeal)

- b. Any **vehicle accesses** longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the **site boundary**.

- ~~c. Where a **vehicle access** serves nine or more **parking spaces** or **residential units** and there is no other **pedestrian and/or cycle access** available to the **site** then a minimum 1.5 metres wide space for **pedestrians and/or cycle** shall be provided and the legal width of the **access** shall be increased by 1.5 metres.~~

- c. For developments of three or more **residential units**, each unit shall be accessed by either a combined **vehicle-pedestrian access** or a dedicated **pedestrian access** that is a minimum of 3 metres in width with a formed pathway of at least 1.5m; and each access shall be from the street to the front door of the unit and any garage or **parking space** for that unit.

- d. Any **pedestrian access** longer than 50m with a formed width of less than 1.8m shall provide passing opportunities with a minimum length of 2m and a minimum width of 1.8m at least every 50m.

- ~~d. e.~~ e. All **vehicle access** to and /or from a **site** in a residential zone, shall allow clear visibility above 1 metre within a triangle measured for a width of at least 1.5 metres either side of the entrance, and for a length at least ~~2-1.5~~ metres measured from the **road boundary**. This rule does not apply to sites that have an existing vehicle access, unless there has been a change in the location of the entrance of the vehicle access (at the road boundary) and/or an increase in the number of residential units that the vehicle access serves. Where the vehicle access is located less than 1.5m from a side boundary of the site, then the required width of clear visibility triangle on that side of the access shall be the distance between the vehicle access and the side boundary. For the avoidance of doubt the clear visibility triangle does not extend into an adjacent site. This requirement does not apply, if an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay as per [Rule 7.4.3.7](#) has been provided.

- e. f. Where **parking spaces** are provided in separate areas, then the connecting **vehicle access** between the **parking areas** shall be in accordance with the standards in Table 7.5.7.1 based on the number of **parking spaces** served.

- f. g. The minimum and maximum widths shall be measured at the **road boundary** and apply within the **site** until the first **vehicle control point**.

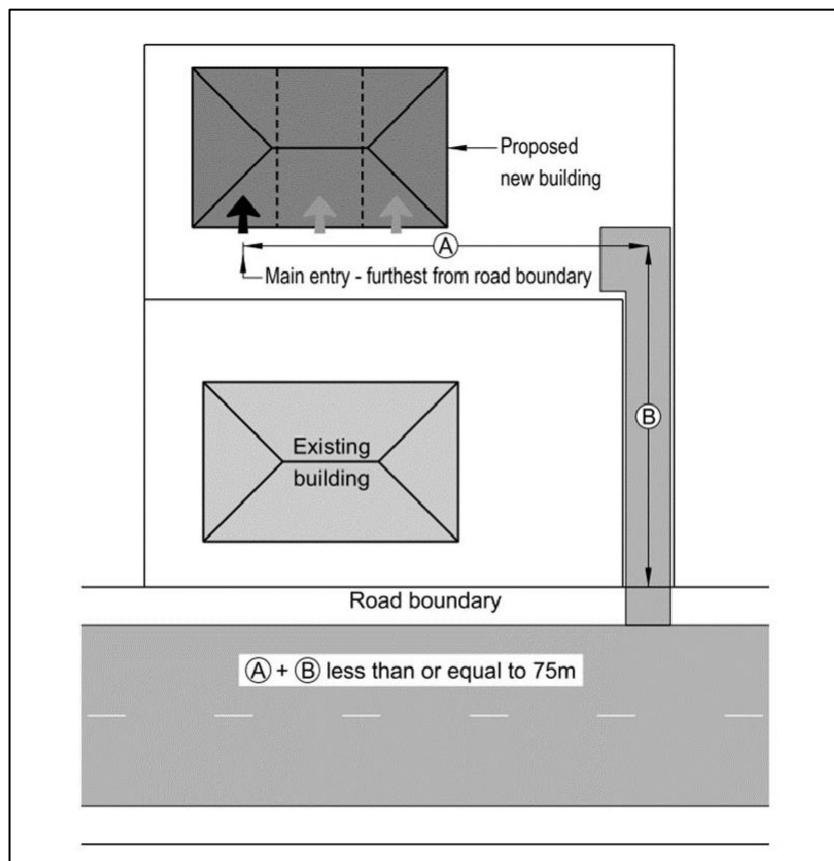
- g. h. For the purposes of access for firefighting, where a **building** is either:

- i. located in an area where no fully reticulated water supply system is available; or
- ii. located further than 75 metres from the nearest **road** that has a fully reticulated water supply system including hydrants (as required by [NZS 4509:2008](#)), **75 metres is measured from the**

road boundary via an existing or proposed property access, to the main entry from the road (Figure 7A); or:

iii. is a residential unit on rear site, vehicle access width must be a minimum width of 7.5 metres, with shall have a minimum formed width of 3.5 metres for its entire length and a height clearance of 4 metres. Such vehicle access shall be designed and maintained to be free of obstacles that could hinder access for emergency service vehicles.

Figure 7A - Fire Access Requirements Diagram



- h. i. In car parking buildings there shall be a vertical clearance of not less than 2.5m above car park spaces for people whose mobility is restricted, and along the full length of any accessible route providing vehicular access to those car parking spaces.
- i. j. Where a mix of activities is proposed, the largest relevant dimension is applicable.
- j. k. Emergency service facilities do not need to comply with the maximum formed width, unless located on a key pedestrian frontage.
- k. l. In Central City, height refers to the minimum clear height from the surface of the formed access.
- l. m. Any access located on a Central City 'Active Frontage and Verandas' as shown on the planning maps shall have a maximum formed width of 7 metres.
- m. n. The maximum gradient at any point on a vehicle access shall be in accordance with Table 7.5.7.2, except a maximum gradient of 1 in 5 (minimum 4.0 metres long transition ramps for a change of

grade 1 in 8 or greater) shall apply for **accesses** that are identified in (g). For curved accesses, the maximum gradient shall be measured on the inside of a curved **vehicle access**.

n. o. The maximum change in gradient without a transition shall be no greater than 1 in 8 (12.5%).

Changes of grade of more than 1 in 8 (12.5%) shall be separated by a minimum transition length of 2 metres (see Figure 9 for an example).

o. p. Where the gradient exceeds 1 in 10 (10%) the **vehicle access** is to be sealed with a surface that enables safe access in wet or icy conditions.

p. q. Where a **vehicle access** serves more than six car **parking spaces** (or more than six **residential units**) and a footpath is provided on the **frontage road**, the gradient of the first 4.5 metres measured from the **road boundary** into the **site** shall be no greater than 1 in 10 (10%) (see Figure 10 for an example).

Advice note:

1. See [Rule 7.4.3.4](#) for when onsite manoeuvring is required.
2. The difference between minimum **formed** width and minimum legal width may be utilised for planting.
3. For accesses of less than 6m the **vehicle control point** is at the property boundary.
4. Design guidance for ramp design may be obtained from the [Australian/New Zealand Standard for Offstreet Parking, Part 1: Car Parking Facilities](#), and any subsequent amendments. Compliance with the Australian/New Zealand Standard is recommended, but is not a requirement to achieve permitted activity status.

Table 7.5.7.1 – Minimum requirements for private ways and vehicle access

	Activity	Number of marked parking spaces provided (For residential activities , the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to b)	Maximum formed width (metres)	Central City Height clearance (metres)
a.	Residential activity and offices	1 to 3	3.0 4.0 (refer to d)	2.7 3.0	4.5	3.5
b.	Residential activity and offices	4 to 8	3.6 4.0 4.6 (refer to d)	3.0	6.0	4.0
c.	Residential activity and offices	9 to 15	5.0 6.0 (refer to c and d)	4.0 5.0	6.0	4.0

	Activity	Number of marked parking spaces provided (For residential activities, the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to b)	Maximum formed width (metres)	Central City Height clearance (metres)
d.	All other activities	1 to 15 ¹	5.0 (refer to c)	4.0	7.0	4.0
e.	All activities	More than 15	6.5 (refer to c)	5.5	9.0	4.0

¹ Any activity that has 1 to 15 parking spaces, but requires a swept path of 9 metres for a large vehicle, shall comply with row e. unless located on a Key Pedestrian Frontage.

Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access design and gradient clause h is applicable.

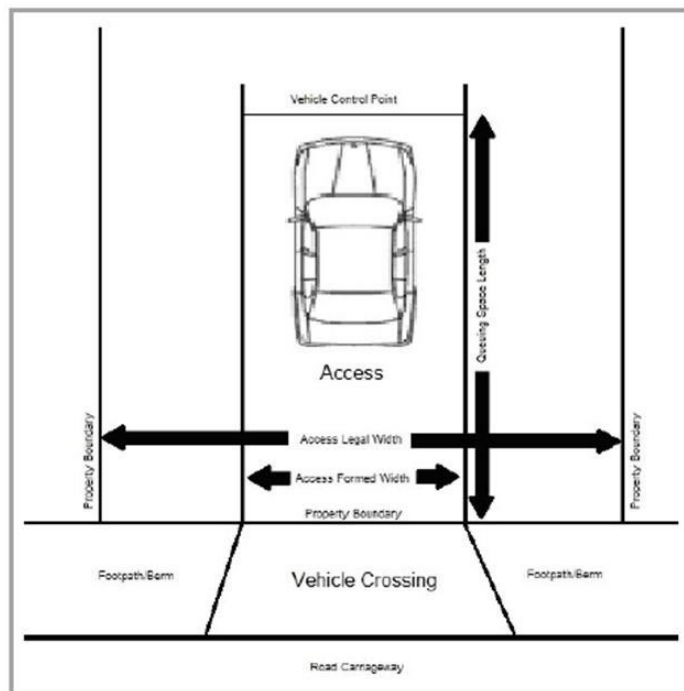


Figure 8 – Explanation of the location of access design standards

Table 7.5.7.2 – Maximum gradients for vehicle access

a. Straight Ramps – Private car parking areas or residential activities

Length	Gradient
Up to 20 metres ¹	1 in 4 (25%)

More than 20 metres	1 in 5 (20%)
---------------------	--------------

¹ For access to 1 or 2 car parking spaces the maximum gradients can be 1 in 4 (25%) for any length

b. Straight Ramps – All other car parking spaces

Length	Gradient
Up to 20 metres	1 in 5 (20%)
More than 20 metres	1 in 6 (16.7%)

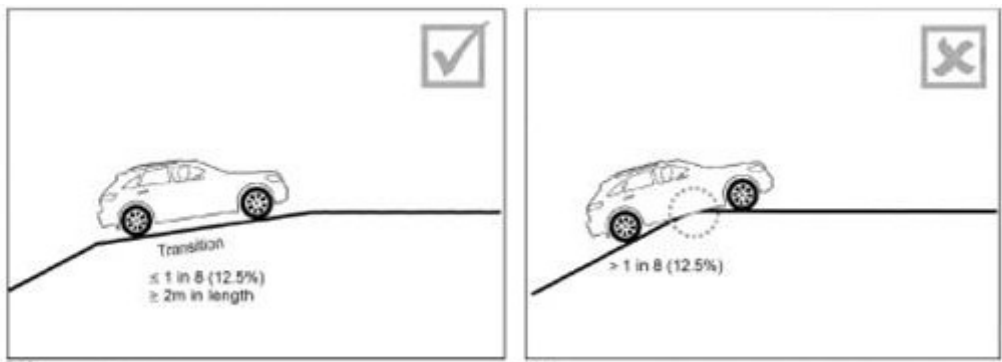


Figure 9 Example of correct and incorrect vehicle access gradient transition.

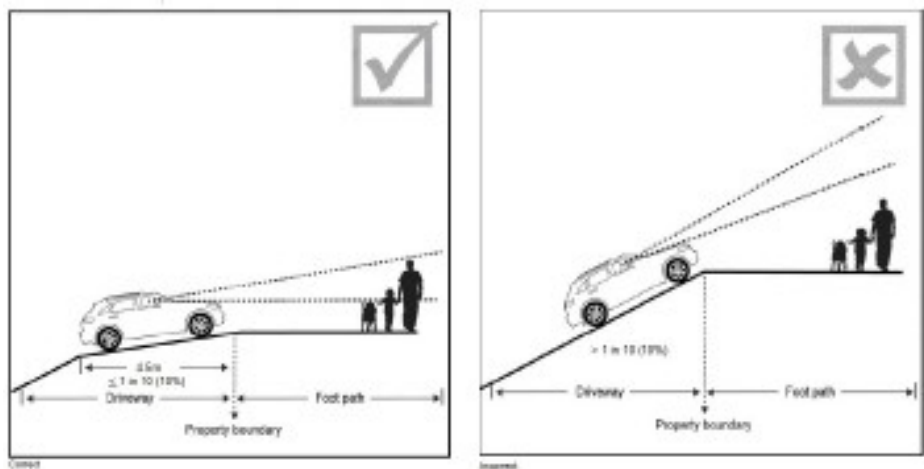


Figure 10 – Example of correct and incorrect vehicle access gradients in relation to footpaths.

Appendix 7.5.8 – Queuing spaces

- On site queuing spaces shall be provided for all vehicles entering a parking area or loading area in accordance with Table 7.5.8.1.
- Queuing spaces shall be available during hours of operation.

- c. Where the **parking area** has more than one **access**, the number of **parking spaces** may be apportioned between the **accesses** in accordance with their potential usage for the calculation of the **queuing space**.
- d. **Queuing space** length shall be measured from the **road boundary** to the nearest **vehicle control point** or point where conflict with vehicles already on the **site** may arise (see Figure 8).

Table 7.5.8.1 – Queuing spaces

		Minimum queuing space (metres), if access serves:	
	Number of parking spaces provided (For residential activities – the number of residential units)	Car parking spaces accessed from local roads and collector roads and local distributor roads	Car parking spaces accessed from main distributor roads and arterial roads
a.	4 – 10	0	6.0
b.	11 – 20	6.0	12.0
c.	21 – 50	12.0	
d.	51 – 100	18.0	
e.	101 – 150	18.0	
f.	151 or over	24.0	

Appendix 7.5.9 – Visibility splay

- a. The **visibility splay** areas (as shown on Figure 11) are to be kept clear of obstructions in all cases for visibility reasons. **Landscaping** or other features may be contained within the **visibility splay** areas, as long as it does not exceed 0.5 metres in height.
- b. If the **access** is 4.5 metres wide or greater, and the **access** provides for two-way traffic flow, then there is no requirement to provide a **visibility splay** on the side of the **access** marked with an 'X' in Figure 11.

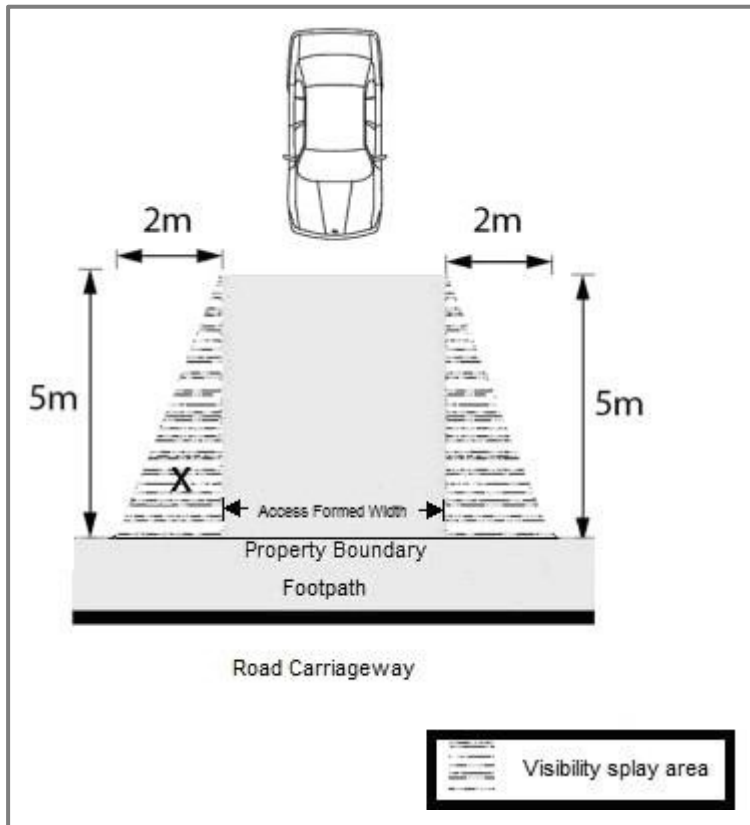


Figure 11 – Visibility splay measurement

Appendix 7.5.10 – Design of rural vehicle crossings

- a. Design for vehicle crossings on arterial roads and collector roads with a speed limit of 70km/hr or greater shall comply with the relevant figure in accordance with Table 7.5.10.1.

Table 7.5.10.1 – Design of rural vehicle crossings

	Heavy vehicle movements per week	Volume of traffic using the vehicle crossing per day	Is the vehicle crossing located on a state highway?	Which figure to use for vehicle crossing design
a.	≤1	1 – 30	No	12
b.	≤1	1 – 30	Yes	14
c.	≤1	31 – 100	Yes or No	14
d.	> 1	1 – 30	Yes or No	13
e.	> 1	31 – 100	Yes or No	14

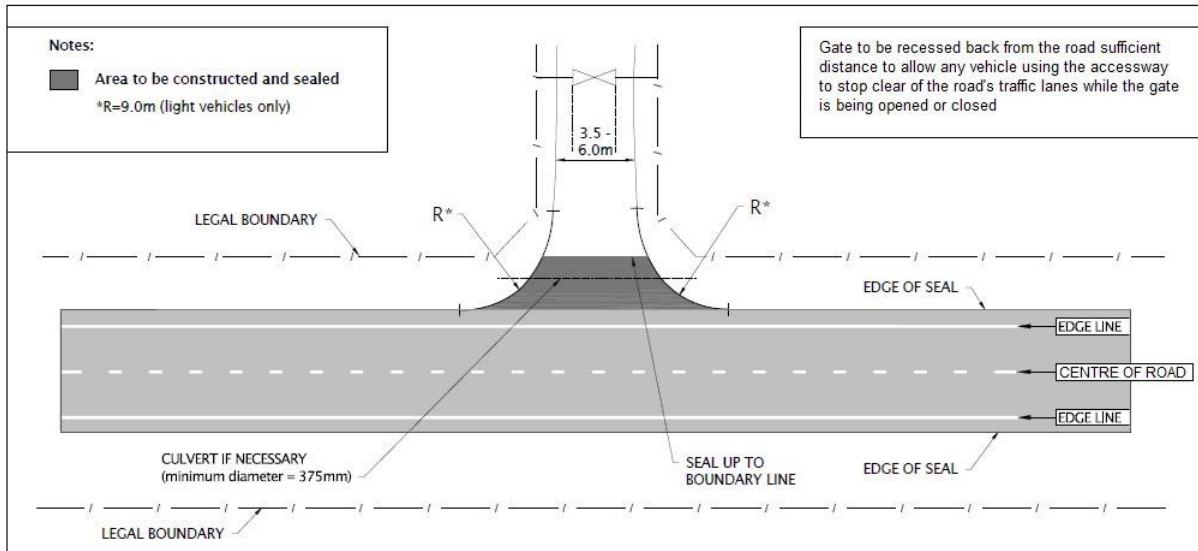


Figure 12 - Design of rural vehicle crossings without shoulder widening

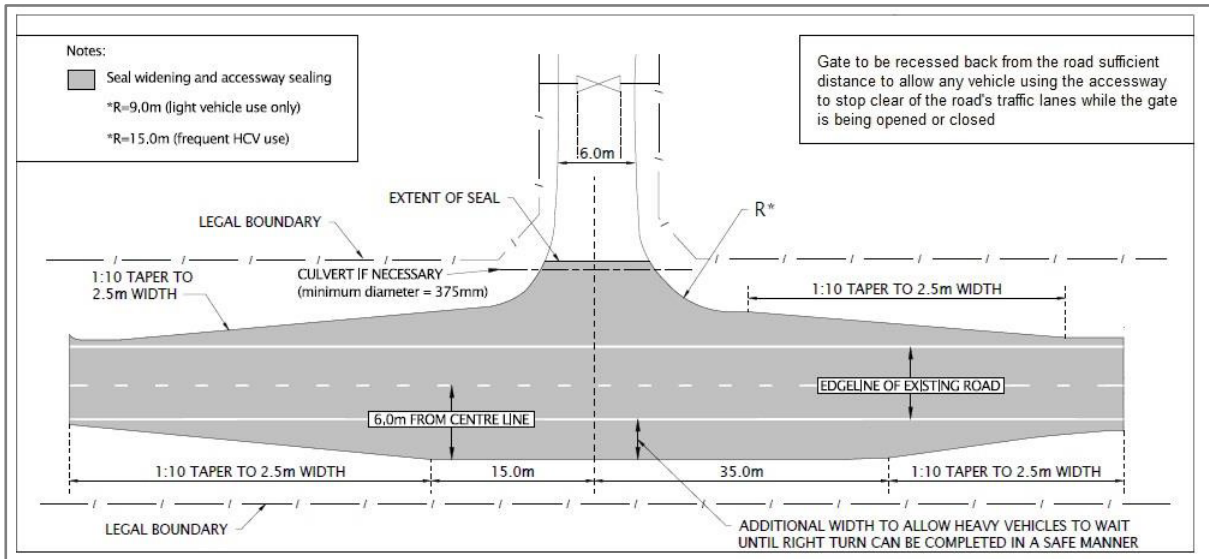


Figure 13 - Design of special use rural vehicle crossings

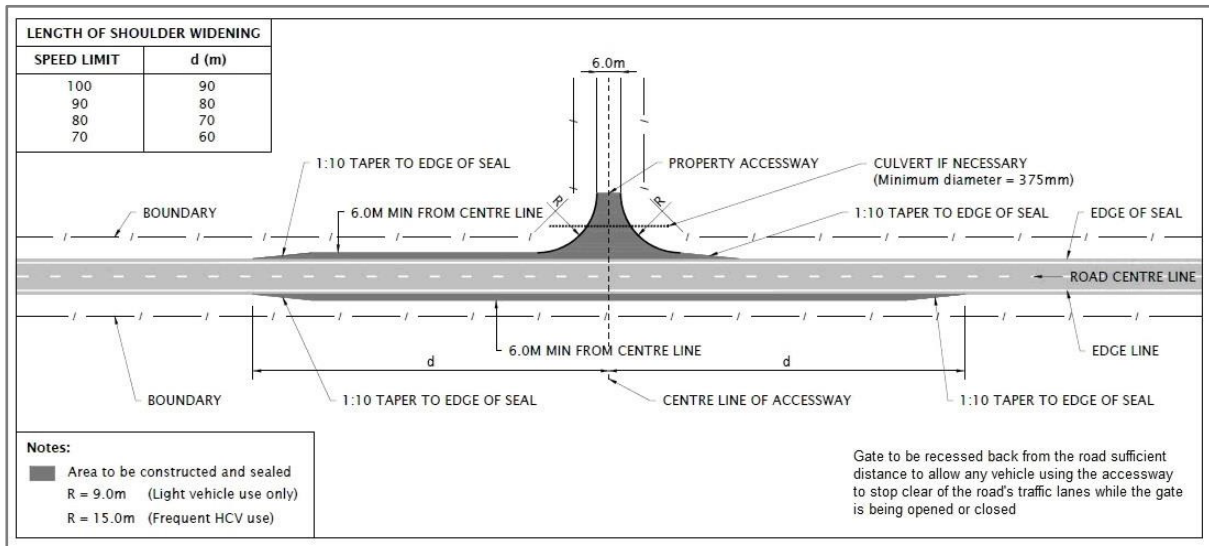


Figure 14 - Design of rural vehicle crossings with shoulder widening

Advice note:

1. R – radius
2. HCV = Heavy commercial vehicle (see ‘heavy vehicle’ for definition)

Appendix 7.5.11 – Standards for the location of vehicle crossings

- a. Vehicle crossings to a frontage road with a speed limit of 70 Km/hr or greater shall have a minimum spacing to an adjacent vehicle crossing on the same side of the frontage road, on the same or an adjacent site, in accordance with the minimum distances set out in Table 7.5.11.1.

Table 7.5.11.1 – Minimum distance between vehicle crossings (distance in metres)

	Type of road frontage			
	Frontage road speed limit (km/h)	Arterial	Collector	Local
a.	70	40	40	40
b.	80	100	70	50
c.	90	200	85	65
d.	100	200	105	80

- b. Where the boundaries of a site do not enable any vehicle crossing to conform to the above distances, a single vehicle crossing for the site may be constructed in the position which most nearly complies with the provisions of Table 7.5.11.1.
- c. The maximum number of vehicle crossings permitted on each road frontage of any site shall be in accordance with Table 7.5.11.2. (outside the Central City) and Table 7.5.11.3 (within the Central City).

Table 7.5.11.2 – Maximum number of vehicle crossings outside the Central City

	Type of road frontage			
	Frontage length (metres)	Local road and collector road	Minor arterial road	Major arterial road
a.	0 – 16	1	1	1

b.	> 16 – 60	2	1	1
c.	> 60 – 100	2	2	1
d.	> 100	3	2	2

Table 7.5.11.3 – Maximum number of vehicle crossings within Central City

Type of road frontage				
	Frontage length (m)	Inner Core Streets (See Figure 7.13i)	Arterial Route	All other streets
a.	0 – 16	1	1	1
b.	> 16 – 60	1	1	2
c.	> 60 – 100	1	1	2
d.	> 100	2	2	2

- a. Any part of a vehicle crossing shall not be located closer to the intersection of any roads than the distances specified in Table 7.5.11.45 (outside the Central City) and Table 7.5.11.56 (within the Central City).

7.5.11.4 - Layout of Vehicle Crossings

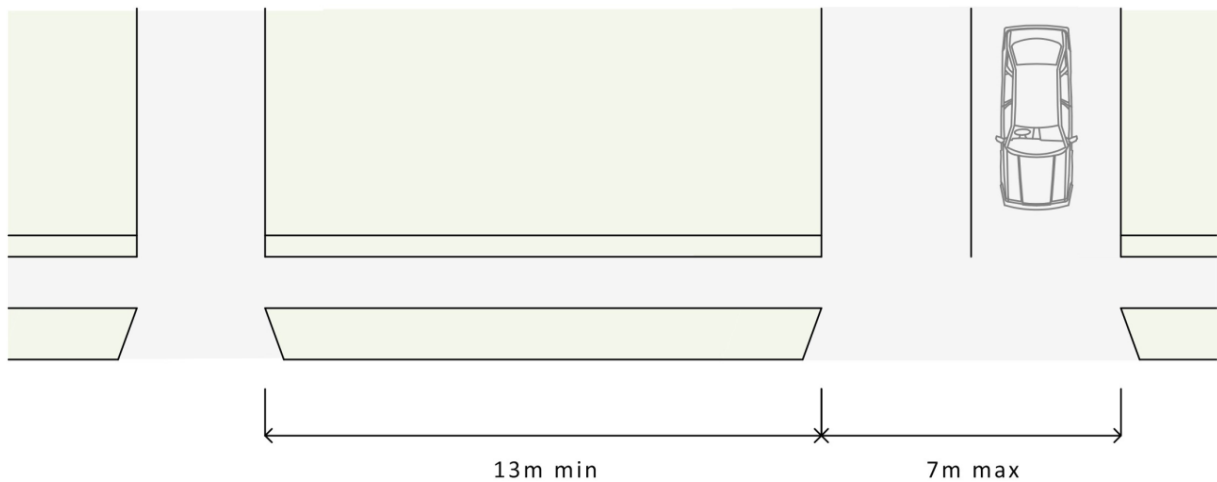


Table 7.5.11.4~~5~~ – Minimum distance of vehicle crossings from intersections outside the Central City

Speed limit < 70 km/h				
	Frontage road	Intersecting road type (distance in metres)		
		Arterial road	Collector road	Local road
a.	Arterial road	30	30	30
b.	Collector road	20	20	10
c.	Local road	20	15	10
Speed limit 70 – 90 km/h				
	Frontage road	Intersecting road type (distance in metres)		
		Arterial road	Collector road	Local road
d.	Arterial road	100	100	100
e.	Collector road	45	45	45
f.	Local road	45	45	45
Speed limit > 90 km/h				
	Frontage road	Intersecting road type (distance in metres)		
		Arterial road	Collector road	Local road
g.	Arterial road	200	200	200
h.	Collector road	60	60	60
i.	Local road	60	60	60

Table 7.5.11.5~~6~~ Minimum distance of vehicle crossings from intersections within the Central City

Intersecting road type (distance in metres)					
	Frontage road	Arterial Route	Main Distributor Street	Local Distributor Street	Local Street
a.	Arterial Route	45	30	30	25

b.	Main Distributor Street	30	30	30	10
c.	Local Distributor Street	30	30 outside the Core 15 within the Core	30 outside the Core 15 within the Core	10 outside the Core 6 within the Core
d.	Local Street	15	15 outside the Core 10 within the Core	15 outside the Core 10 within the Core	10 outside the Core 6 within the Core

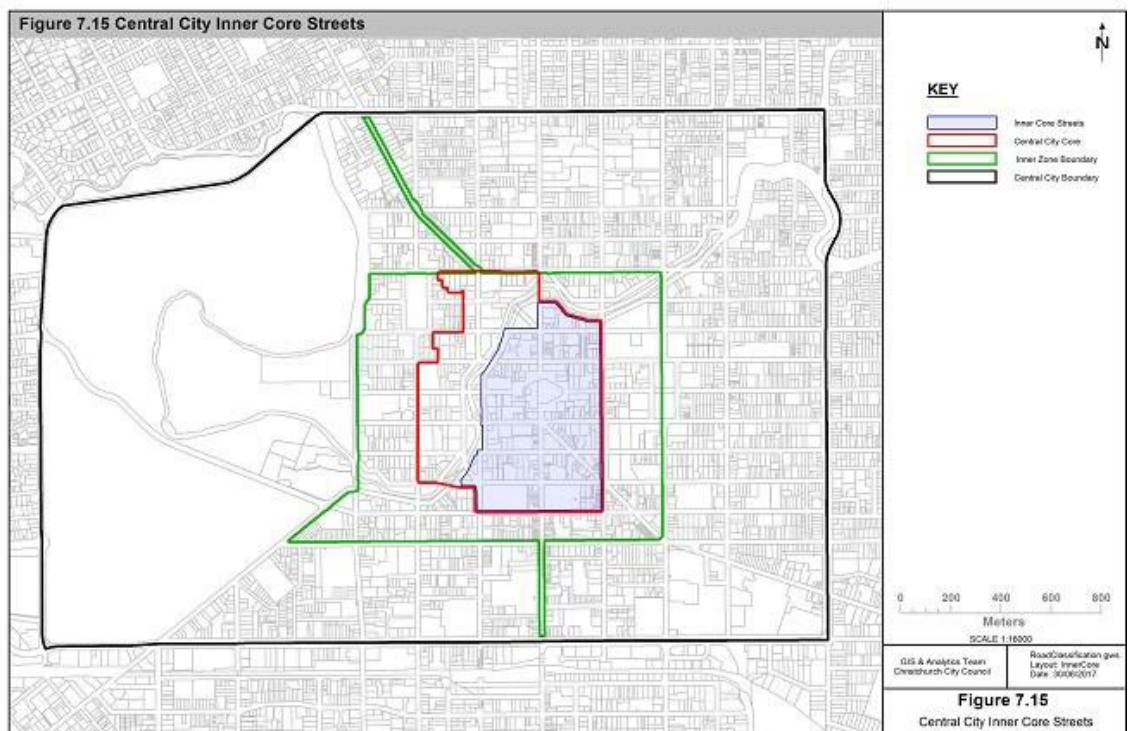


Figure 15 Inner Core Streets

- a. Where the boundaries of a site do not enable any vehicle crossing to conform to the above distances, a single vehicle crossing may be constructed in the position which most nearly

complies with the provisions of [Table 7.5.11.45](#) (outside the [Central City](#)) and [Table 7.5.11.56](#) (within the [Central City](#)).

- b. The measurement of the distances between the [vehicle crossings](#) and [intersections](#) shall be in accordance with Figure 16 (outside the [Central City](#)) and Figure 17 (within the [Central City](#)).

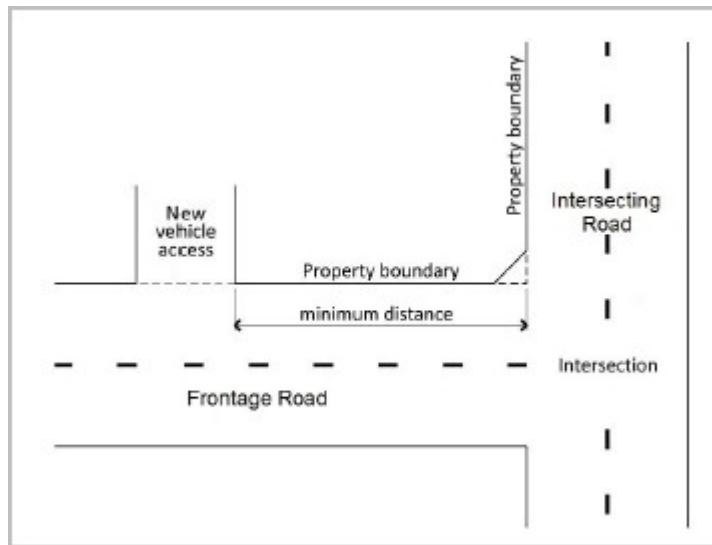


Figure 16 — Minimum distance of vehicle crossings from intersections outside the Central City

Advice note:

- 1. Outside the Central City, the minimum distance of vehicle crossings from intersections only applies to an intersection on the same side of the road as the site

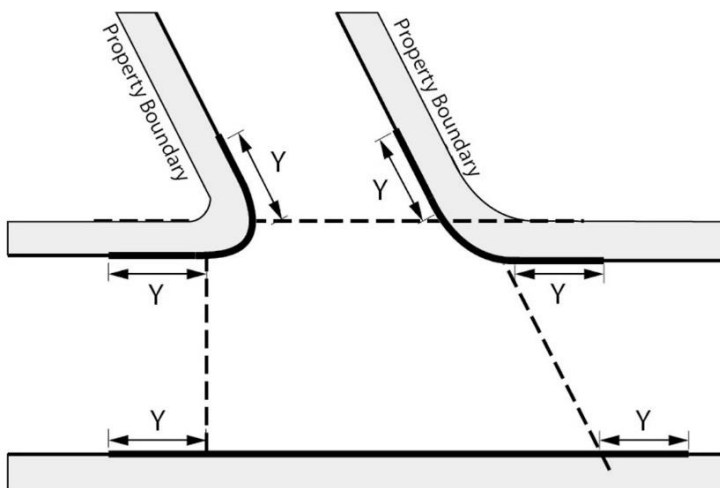


Figure 17- Minimum distance of vehicle crossings from intersections within the Central City

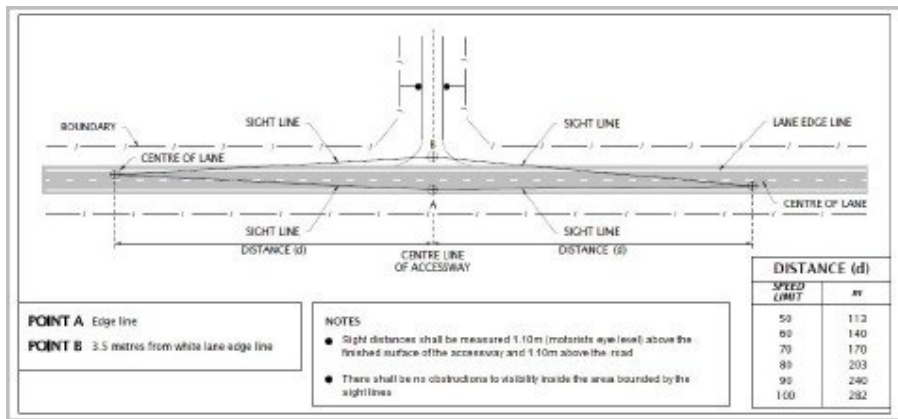


Figure 18 - Minimum sight lines for vehicle crossing for rural roads

Appendix 7.5.12 – Road classification system

- a. The purpose of [Appendix 7.5.12](#) is to outline the Road Classification System, which is used to distinguish roads into categories, as some of the rules in the [District Plan](#) only apply to some of the roads in a particular category.

1. Description of the Road Classification System

a. Functional hierarchy (Movement and Place Functions):

- i. The Road Classification System (based on the Road Classification System adopted in the [Christchurch Transport Strategic Plan](#)) presents a dual role for roads by applying a 'place' (land use) function for roads, alongside a 'movement' (or link) function.
- ii. The Road Classification System in the [Christchurch Transport Strategic Plan](#) has been simplified for use in the [District Plan](#). The traditional four 'movement' function categories remain ([Major arterial road](#), [Minor arterial road](#), [Collector road](#) and [Local road](#)) to show the role that the road plays in moving people and goods around the transport network. Some roads have changed their classification from the previous District Plans as changes to the network have occurred over the last few years. Within the [Central City](#) the collector category is referred to and further distinguished as Main Distributors and Local Distributors to be consistent with the Christchurch Central Recovery Plan.
- iii. In addition to the four 'movement categories', four 'place categories' now sit within the system to reflect the different 'place' requirements: Rural, Industrial, Residential, and Centres. These additions to the categories take into account the surrounding land use, and show the role the road plays in contributing to the [amenity values](#), identity and public space of the [adjoining](#) area. All of the [Central City](#) is classified as within the centres category. However it is referred to and further distinguished as Outer Zone, Inner Zone and Core to be consistent with the Christchurch Central Recovery Plan.
- iv. When the four place types are combined with the four levels of movement function, a two-dimensional array, or 'matrix', with 16 potential cells is created. This gives roads a

dual classification, of one ‘place’ function and one ‘movement’ function. This ensures, for example, that **arterial roads** in residential areas are managed differently to reflect their context in a different manner than **arterial roads** in industrial areas or **local roads** in residential areas.

b. Use hierarchy (modal networks):

- i. In addition to the functional hierarchy, a **road** use hierarchy has also been defined within the **Christchurch Transport Strategic Plan**. These networks highlight that different modes of transport have different priorities within the network. There are five modal networks defined in the Christchurch Transport Strategic Plan:
 - A. the cycle network of major, local and recreational **cycle routes** (including on- and off-road **cycle ways**, and **cycle ways** within rail corridors);
 - B. the **core public transport route** network;
 - C. the walking network;
 - D. the freight network (including the rail network); and
 - E. the **strategic road network**.
- ii. These networks are not specifically shown in the **District Plan** as they will be subject to change over time. However, they are an important part of Christchurch’s transport network and will be considered as part of the Integrated Transport Assessment process.
- iii. In addition to the classification system the **Christchurch Transport Strategic Plan** highlights the need to manage the **road** network more efficiently. The Christchurch Network Management Plan is being developed to guide how the network will be managed based on user priority and the time of day, to reflect the different demands that occur on the networks and the importance of prioritising users during different times of the day.

Advice note:

- 1. that **Appendix 8.10.3 of Chapter 8** contains the standards for new **roads**.

2. Summary of the Road Classification categories

- a. Each **road** will have a dual classification both a ‘movement’ and ‘place’ classification (see Figures 20 (a-f) for maps of the **road** classification). The ‘movement’ and ‘place’ function categories are described in Table 7.5.12.1.

Table 7.5.12.1 Explanation of movement and place categories

	Movement function category	Explanation
a.	Major arterial roads	State Highways and key roads in Christchurch District that cater especially for longer trips. Major arterial roads are the dominant elements of the roading network which connect the major localities of

	Movement function category	Explanation
		the region, both within and beyond the main urban area, and link to the most important external localities. Some major arterials, particularly some state highways, serve an important bypass function within Christchurch District , directing traffic through it to areas beyond. They are managed to minimise adverse effects from access on network efficiency. All motorways within Christchurch District are classified as major arterial roads .
b.	Minor arterial roads	Roads that provide connections between major arterial roads and the major rural, suburban and industrial areas and commercial centres . Generally, these roads cater for trips of intermediate length. They will generally connect to other minor arterial roads and major arterial roads and to collector roads . Arterial roads provide the most important movement function and as such require the highest degree of movement function protection. They may also define the boundaries of neighbourhood areas.
c.	Collector roads	Roads that distribute and collect local traffic between neighbourhood areas and the arterial road network. These are of little or no regional significance, except for the loads they place on the arterial road network. They link to the arterial road network and act as local spine roads , and often as bus routes within neighbourhoods, but generally do not contain traffic signals. Their traffic movement function must be balanced against the significant property access function which they provide. Collector roads within the Central City are known as distributor roads . These roads have a similar 'movement' function to the distributor streets in the Central City , which are shown in the Christchurch Central Recovery Plan.
d.	Main Distributor Streets (within Central City only)	A specific type of collector road which form key movement corridors into the Central City from the surrounding areas. Main Distributor Streets are the second highest order link types within the Central City and form key movement corridors within the Central City from surrounding areas.
e.	Local Distributor Streets (within Central City only)	A specific type of collector road which are important for distribution of traffic to parking precincts or provide for public transport movements. Local Distributor Streets are the third highest order link types and are important for the distribution of traffic to parking precincts, or to provide for public transport movement.
f.	Local roads	All other roads in Christchurch District . These roads function almost entirely for access purposes and are not intended to act as through routes for motor vehicles.
	Place function category (outside the Central City)	
g.	Urban (Centres)	Any road that is adjacent to a Commercial Zone. These are the areas which are shown as the Urban (Centres) Place Type on the Road Classification Maps (Figures 20(a - f)).

	Movement function category	Explanation
h.	Urban (Industrial)	Any road that is adjacent to an Industrial Zone. These are the areas which are shown as the Urban (Industrial) Place Type on the Road Classification Maps (Figures 20(a - f)) ¹ .
i.	Urban (Residential)	All other roads within the existing urban area as defined by Map A of Chapter 6 of the Canterbury Regional Policy Statement, as well as roads that are adjacent to any other Residential Zone in Christchurch District. These are the areas which are shown as the Urban (Residential) Place Type on the Road Classification Maps (Figures 20(a - f)).
j.	Rural	All roads outside the existing urban area as defined by Map A of Chapter 6 of the Canterbury Regional Policy Statement, except for roads adjoining to any Residential, Industrial, and/or Commercial Zone in Christchurch District. Rural roads are generally the roads classified as rural or semirural in the road classification system in the Christchurch Transport Strategic Plan.
Place Function Category (within the Central City)		
k.	Core	Any road within the core as shown on Figure 19
l.	Inner zone	Any road that is within an area bordered by Kilmore, Madras, St Asaph Streets and the eastern edge of Hagley Park, and also all of Victoria Street, and Colombo Street between St Asaph St and Moorhouse Ave. This area is shown on the Road Classification Map - Figure 19.
m.	Outer zone	Any other road within the Central City.

¹ If a road is adjacent to a Commercial Zone on one side of the road and adjacent to an Industrial Zone on the other side of the road, then the place function is Urban (centres).

Figure 19 - Central City Road Classification Map

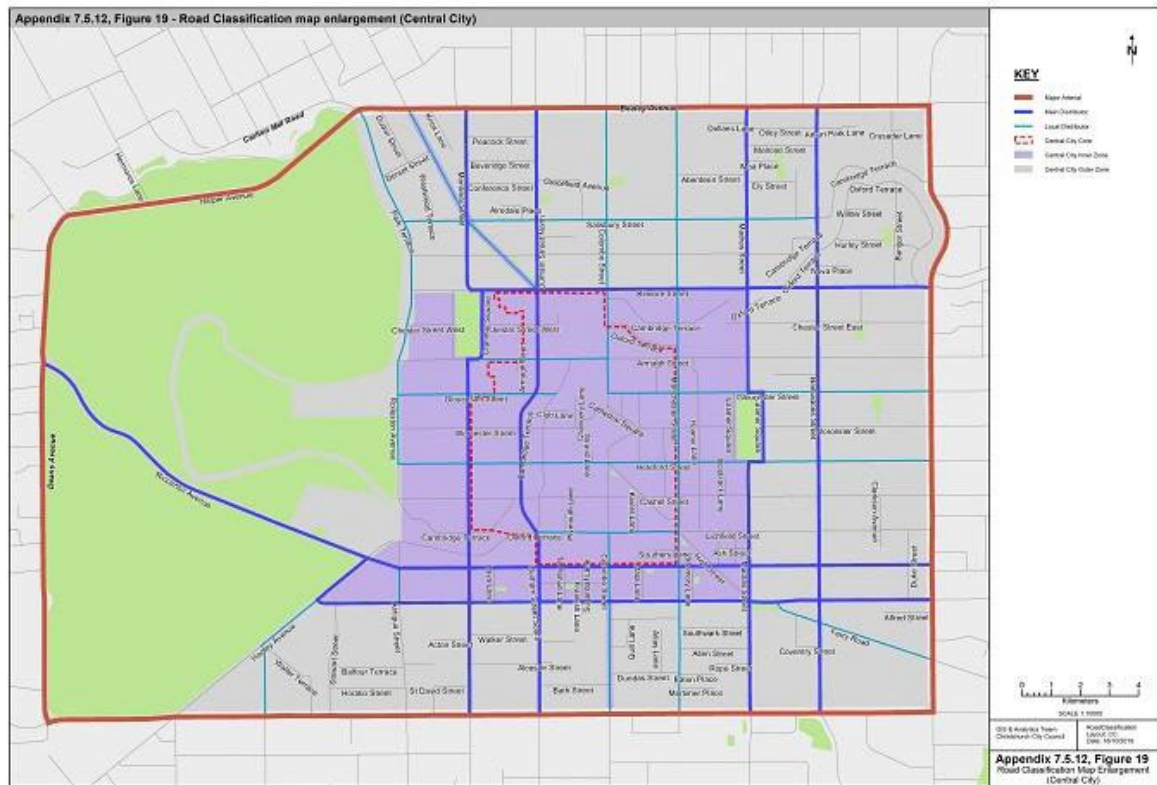


Figure 20a – Map of Road Classification

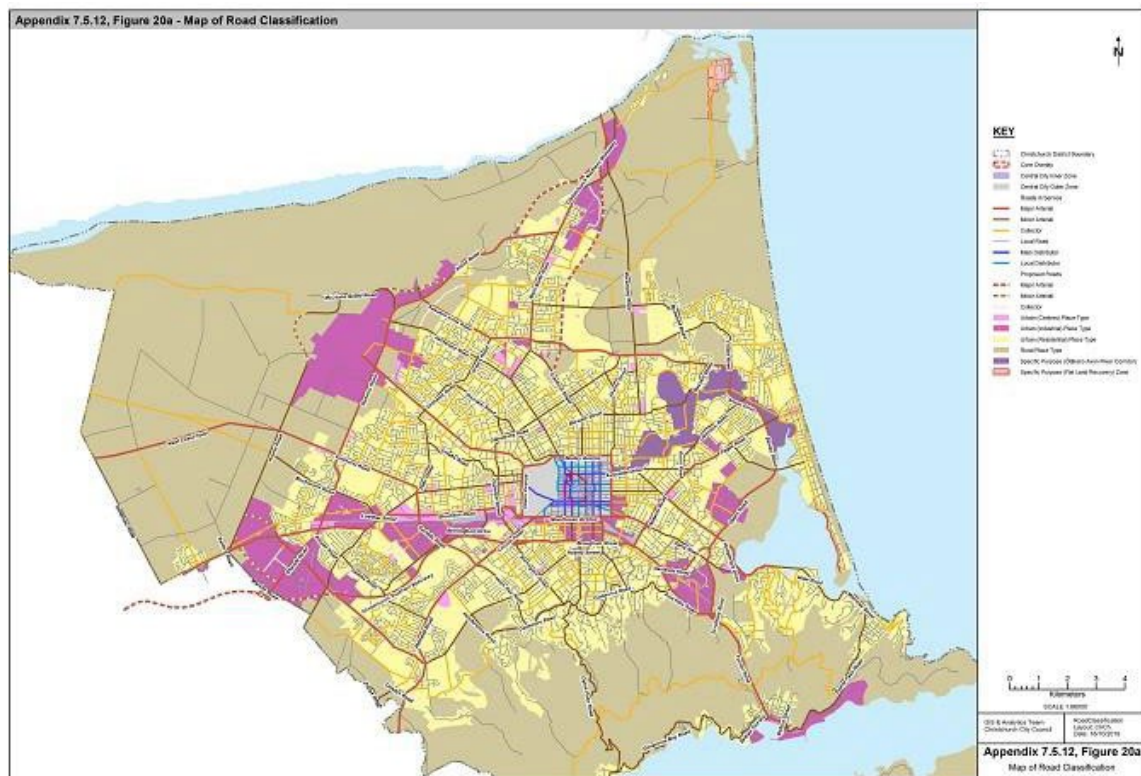


Figure 20b – Map of Road Classification (Banks Peninsula)



Figure 20c – Road Classification Map Enlargement

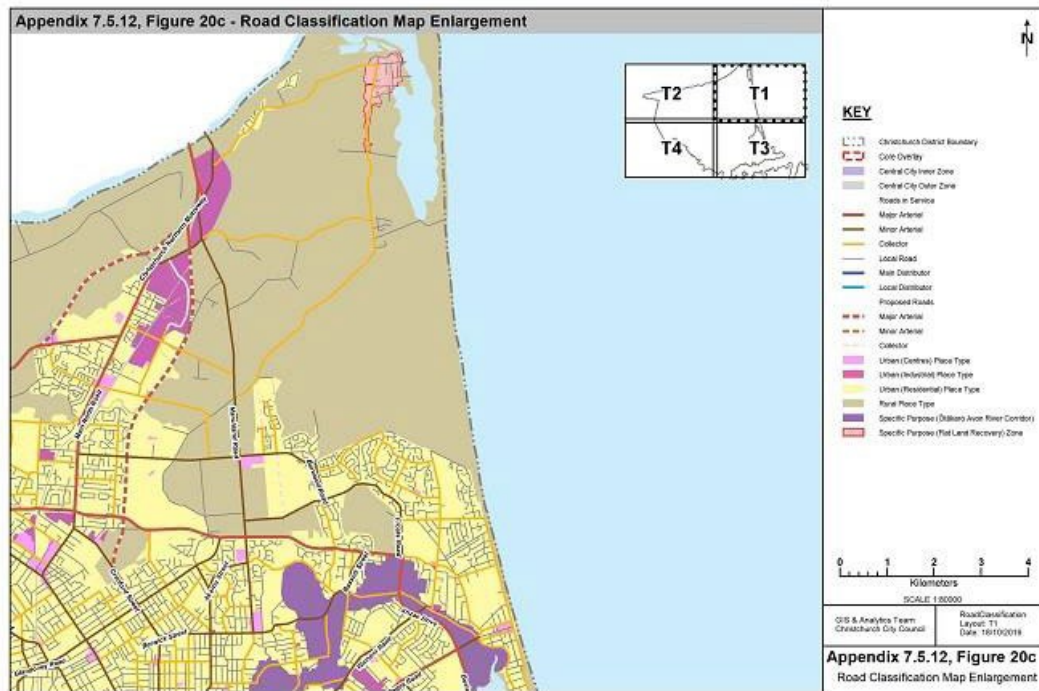


Figure 20d –Road Classification Map Enlargement

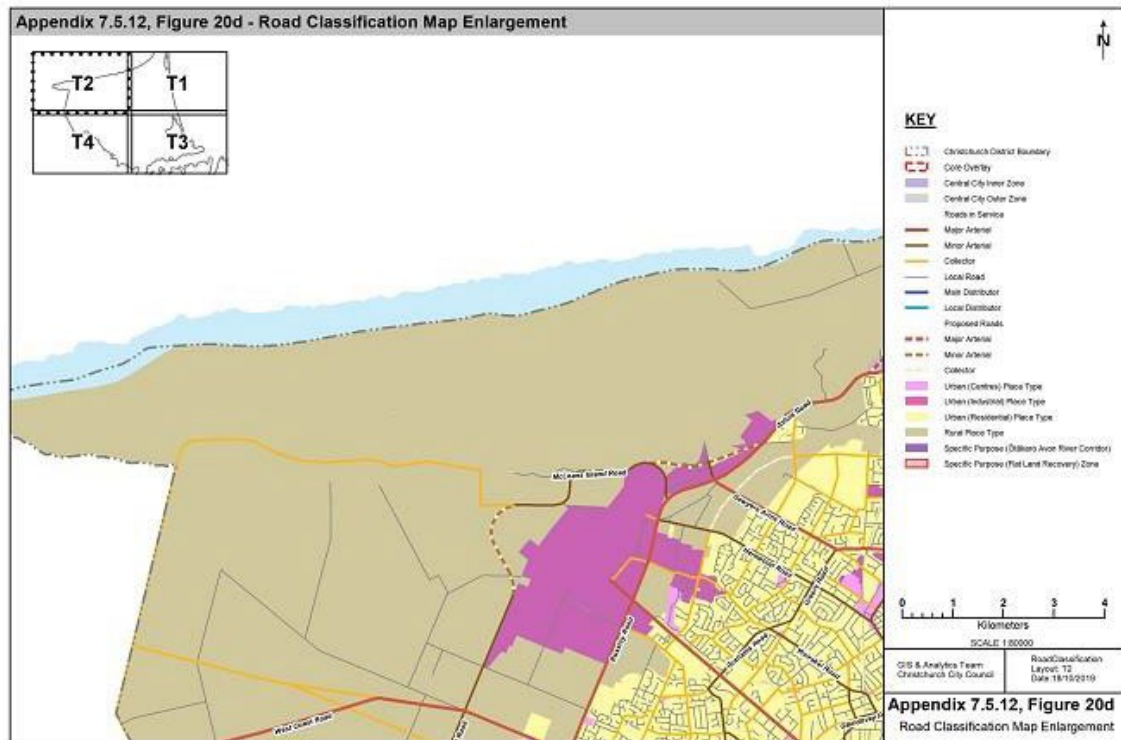


Figure 20e –Road Classification Map Enlargement

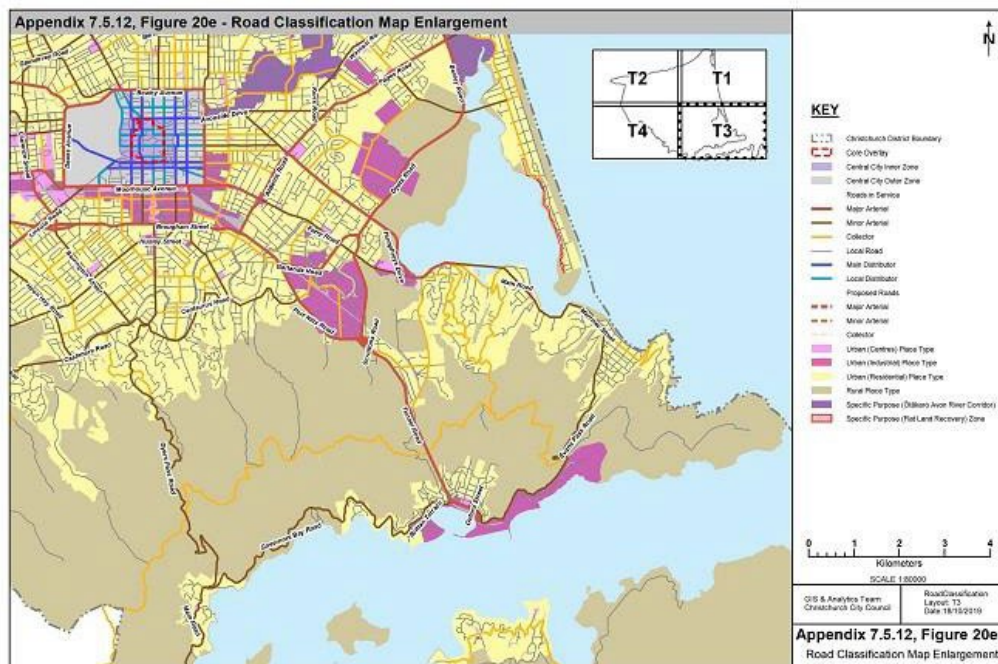


Figure 20f –Road Classification Map Enlargement

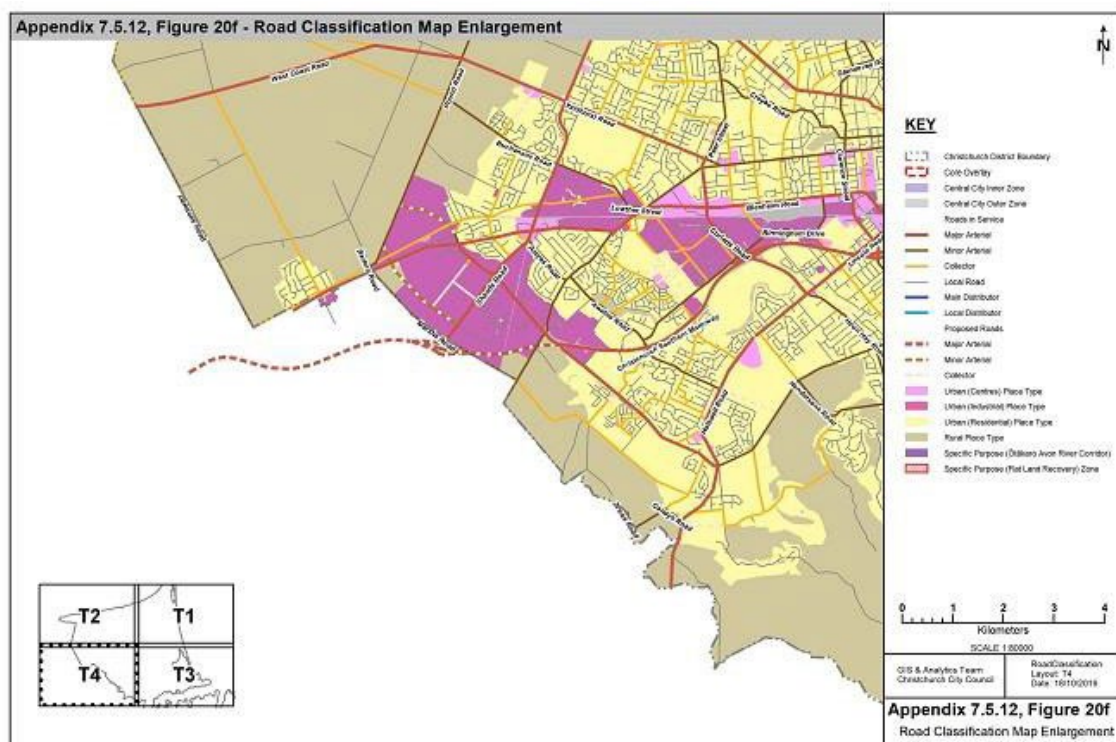


Table 7.5.12.2 – List of Arterial roads and Collector roads

Road	Classification
Acheson Avenue (Emmett Street – Hills Road)	Collector
Aidanfield Drive (Halswell Road – Wigram Road)	Collector
Akaroa Street (Briggs Road-Hills Road)	Minor arterial
Aldwins Road (Ferry Road – Linwood Avenue)	Major arterial
Alvaston Drive (Patterson Terrace – Halswell Junction Road)	Collector
Ambleside Drive (Grahams Road Kendal Avenue)	Collector
Amyes Road (Shands Road – Springs Road)	Minor arterial
Annex Road (Blenheim Road-Birmingham Drive)	Collector
Antigua Street (Moorhouse Avenue – Broughton Street)	Collector
Antigua Street (Tuam Street-St Asaph Street)	Local Distributor Street

Road	Classification
Anzac Drive (Travis Road – Bexley Road)	Major Arterial
Apsley Drive (Withells Road – Cutts Road)	Collector
Armagh Street (Cranmer Square (east side)-Colombo Street)	Local Distributor Street
Armagh Street (Montreal Street-Cranmer Square (east side))	Main Distributor Street
Athol Terrace (Brodie Street-Peer Street)	Collector
Avondale Road (Breezes Road-New Brighton Road)	Collector
Avonhead Road (Yaldhurst Road-Russley Road)	Collector
Avonside Drive (Fitzgerald Avenue-Linwood Avenue)	Minor arterial
Avonside Drive (Swanns Road-Retreat Road West)	Collector
Avonside Drive (Retreat Road East-Wainoni Road)	Collector
Awatea Road (Springs Road – Dunbars Road)	Minor Arterial
Aylesford Street (Westminster Street – Hills Road)	Collector
Aynsley Terrace (Opawa Road – Garlands Road)	Collector
Balcairn Street (Hindness St – Revell Street)	Collector
Barbadoes Street (Bealey Avenue Warrington Street)	Collector
Barbadoes Street (Bealey Avenue-Moorhouse Avenue)	Main Distributor Street
Barrington Street (Jerrold Street South-Cashmere Road)	Minor arterial
Barrington Street (Jerrold Street South-Lincoln Road)	Major arterial
Barthers Road (Waterloo Road-Main South Road)	Minor arterial
Bassett Street (Travis Road – New Brighton Road)	Minor arterial
Beach Road (Frosts Road-Marine Parade)	Collector
Beach Road, Akaroa (Rue Lavaud – Rue Jolie)	Collector
Bealey Avenue (Park Terrace-Fitzgerald Avenue)	Major arterial
Belfast Road (Main North Road-Marshland Road)	Collector
Belleview Terrace (Major Hornbrook Road-Mt Pleasant Road)	Collector

Road	Classification
Beresford Street (Hardy Street-Marine Parade)	Collector
Berwick Street (Cranford Street-Forfar Street)	Minor arterial
Bexley Road (Anzac Drive-Breezes Road)	Major arterial
Birdwood Avenue (Eastern Terrace – Sandwich Road)	Collector
Birmingham Drive (Annex Road-Wrights Road)	Minor arterial
Blakes Road (Belfast Road – Radcliffe Road)	Collector
Blenheim Road (Main South Road-Moorhouse Ave)	Major arterial
Blighs Road (Wairakei Road-Papanui Road)	Collector
Blighs Road (Wairakei Road-Idris Road)	Collector
Bowenvale Avenue Bridge (Centaurus Road – Eastern Avenue)	Collector
Bower Avenue (New Brighton Road-Broadhaven Avenue)	Collector
Bowhill Road (Palmers Road-Marine Parade)	Collector
Breens Road (Wairakei Road-Harewood Road)	Collector
Breezes Road (Avondale Road-Pages Road)	Collector
Breezes Road (Pages Road-Bexley Road)	Minor arterial
Bridge Street (Bexley Road-Estuary Road)	Minor arterial
Bridge Street (Estuary Road- Marine Parade)	Collector
Bridle Path Road (Main Road-Tunnel Road)	Collector
Briggs Road (Innes Road – Akaroa Street)	Collector
Briggs Road (Akaroa Street-Marshland Road)	Minor arterial
Brittan Terrace (Simeon Quay – Park Terrace)	Minor arterial
Broadhaven Avenue (Queenspark Drive-Bower Avenue)	Collector
Brodie Street (Parkstone Avenue – Athol Terrace)	Collector
Brougham Street (Simeon Street – Opawa Road) (Southeast of Heathcote River)	Major arterial
Buchanans Road (Racecourse Road-Pound Rd)	Minor arterial

Road	Classification
Buchanans Road (Pound Rd – Old West Coast Road)	Collector
Buckleys Road (Linwood Avenue – Rudds Road)	Major arterial
Burlington Street (Huxley Street – Brougham Street)	Minor arterial
Burnbrae Street (Tennyson Street – St Martins Road)	Collector
Burwood Road (Lake Terrace Road – Mairehau Road)	Collector
Burwood Road (Mairehau Road – Waitikiri Drive Road)	Minor arterial
Byron Street (Colombo Street-Waltham Road)	Collector
Cambridge Terrace (Gloucester Street-Cashel Street)	Main Distributor Street
Candys Road (Sabys Road-Halswell Road)	Minor arterial
Carlton Mill Road (Harper Avenue-Rossall Street)	Minor arterial
Carmen Road (Main South Road-Masham Road)	Major arterial
Cashel Street (Linwood Avenue – Fitzgerald Avenue)	Collector
Cashmere Road (Kennedys Bush Road-Hendersons Road)	Collector
Cashmere Road (Hendersons Road-Colombo Street)	Minor arterial
Caspian Street (Ebbtide Street-Rockinghorse Road)	Collector
Caulfield Avenue (Murphys Road – Hamill Road)	Collector
Cavendish Road (Northcote Road-Veitches Road)	Collector
Cavendish Road (Grampian Street-Styx Mill Road)	Collector
Centaurus Road (Colombo Street-Port Hills Road)	Major arterial
Chapmans Road (Port Hills Road-Cumnor Terrace)	Collector
Charteris Bay Road (Governors Bay Teddington Road – Marine Drive)	Collector
Chattertons Road (McLeans Island Road-West Coast Road)	Collector
Checketts Avenue (Ensign Street – Wales Street)	Collector
Christchurch Akaroa Road (Selwyn District Boundary – Woodills Road)	Major arterial
Clarence Street (Riccarton Road – Blenheim Road)	Minor arterial

Road	Classification
Clarence Street (Blenheim Road – Whiteleigh Avenue)	Major arterial
Claridges Road (Gardiners Road-Grampian Street)	Collector
Clyde Road (Riccarton Road-Greers Road)	Collector
Cobham Street (Barrington Street – Lyttelton Street)	Collector
Colombo Street (Bealey Avenue-Gloucester Street)	Local Distributor Street
Colombo Street (Centaurus Road-Brougham Street)	Minor arterial
Colombo Street (Brougham Street-Moorhouse Avenue)	Collector
Colombo Street (Lichfield Street-Moorhouse Avenue)	Local Distributor Street
Condell Avenue (Greers Road-Blighs Road)	Collector
Connaught Drive (Halswell Junction Road – Produce Place)	Collector
Coronation Street (Barrington Street-Selwyn Street)	Collector
Corsair Drive (Springs Road – Kittyhawk Avenue)	Collector
Courtenay Street (Trafalgar Street-Westminster Street)	Collector
Cranford Street (Edgware Road-Innes Road)	Minor arterial
Cranford Street (Innes Road-Proposed Northern Arterial Extension)	Major arterial
Cranford Street (Proposed Northern Arterial Extension –Main North Road)	Minor arterial
Cranmer Square (east side) (Kilmore Street-Armagh Street)	Main Distributor Street
Cresswell Avenue (Gayhurst Road-westwards-New Brighton Road)	Collector
Creyke Road (Clyde Road-Ilam Road)	Minor arterial
Croydon Street (Southampton Street – Huxley Street)	Collector
Cumnor Terrace (Maunsell Street-Chapmans Road)	Collector
Curletts Road (Halswell Road-Yaldhurst Road)	Major arterial
Curries Road (Port Hills Road-Maunsell Street)	Collector
Cuthberts Road (Ruru Road-Breezes Road)	Collector

Road	Classification
Cutts Road (Yaldhurst Road-Woodbury Street)	Collector
Daniels Road (Main North Road-Grimseys Road)	Collector
Dawsons Road (Jones Road-West Coast Road)	Minor arterial
Deans Avenue (Moorhouse Avenue-Harper Avenue)	Major arterial
Disraeli Street (Selwyn Street-Orbell Street)	Collector
Dunbars Road (Awatea Road-Halswell Road)	Minor arterial
Dunbars Road (Awatea Road Wigram Road)	Collector
Durham Street North (Bealey Avenue-Gloucester Street)	Main Distributor Street
Durham Street North (Bealey Avenue-Springfield Road)	Collector
Durham Street South (Brougham Street-Moorhouse Avenue)	Minor arterial
Durham Street South (Cashel Street-Moorhouse Avenue)	Main Distributor Street
Dyers Pass Road (Colombo Street-Governors Bay Road)	Minor arterial
Dyers Road (Ferry Road-Breezes Road)	Major arterial
Eastern Terrace (Birdwood Avenue-Bowenvale Bridge)	Collector
Ebbtide Street (Estuary Road-Caspian Street)	Collector
Edgeware Road (Springfield Road-Hills Road)	Collector
Emmett Street (Briggs Road – Shirley Road)	Collector
Ensign Street (Checketts Avenue – Lillian Street)	Collector
Ensors Road (Brougham Street-Ferry Road)	Major arterial
Ensors Road (Fifield Terrace-Brougham Street)	Collector
Epsom Road (Racecourse Road-Main South Road)	Collector
Estuary Road (Jervois Street – Ebbtide Street)	Collector
Evans Pass Road (Summit Road Wakefield Avenue)	Minor arterial
Farquhars Road (Main North Road-Grimseys Road)	Collector
Farrington Avenue (Wairakei Road-Harewood Road)	Collector

Road	Classification
Fendalton Road (Clyde Road-Deans Avenue)	Major arterial
Ferry Road (Fitzgerald Avenue-Moorhouse Avenue)	Collector
Ferry Road (Aldwins Road-Humphreys Drive)	Minor arterial
Ferry Road (Moorhouse Avenue-Aldwins Road)	Major arterial
Ferry Road (Humphreys Drive-St Andrews Hill Road)	Major arterial
Ferry Road (St Asaph Street-Fitzgerald Avenue)	Local Distributor Street
Fitzgerald Avenue (Bealey Avenue-Moorhouse Avenue)	Major arterial
Forfar Street (Winton Street – Warrington Street)	Collector
Frankleigh Street (Lyttelton Street-Barrington Street)	Minor arterial
Frosts Road (Beach Road-Travis Road)	Minor arterial
Gamblins Road (Wilson's Road-St Martins Road)	Collector
Gardiniers Road (Johns Road-Harewood Road)	Collector
Garlands Road (Aynsley Terrace-Opawa Expressway)	Collector
Garlands Road (Opawa Expressway-Rutherford Street)	Major arterial
Gasson Street (Brougham Street-Moorhouse Avenue)	Minor arterial
Gayhurst Road (Cresswell Avenue-Avonside Drive)	Collector
Gebbies Pass Road (Governors Bay Teddington Road – Christchurch Akaroa Road)	Minor arterial
Gilberthorpes Road (Waterloo Road-Buchanans Road)	Collector
Gladstone Quay (Norwich Quay – Cashin Quay)	Major arterial
Glandovey Road (Fendalton Road-Idris Road)	Collector
Glandovey Road (Idris Road-Rossall Street)	Minor arterial
Glenstrae Road (McCormacks Bay Road – Monks Spur Road)	Collector
Gloucester Street (Colombo Street-Madras Street)	Local Distributor Street
Gloucester Street (Fitzgerald Avenue – Gayhurst Road)	Collector
Gloucester Street (Latimer Square (east side)-Fitzgerald Avenue)	Local Distributor Street

Road	Classification
Gloucester Street (Madras Street-Latimer Square (east side))	Main Distributor Street
Gloucester Street (Rolleston Avenue-Oxford Terrace)	Local Distributor Street
Glovers Road (Halswell Road-Kennedys Bush Road)	Collector
Goulding Avenue (Main South Road – Shands Road)	Collector
Governors Bay Road (Park Terrace Dyers Pass Road)	Minor arterial
Governors Bay Teddington Road (Main Road, Governors Bay Gebbies Pass Road)	Minor arterial
Grahams Road (Avonhead Road – Waimairi Road)	Collector
Grahams Road (Waimairi Road-Greers Road)	Minor arterial
Grampian Street (Veitches Road-Claridges Road)	Collector
Greers Road (Grahams Road-Sawyers Arms Road)	Minor arterial
Greers Road (Waimairi Road-Grahams Road)	Collector
Grimseys Road (Queen Elizabeth II Drive Farquhars Road)	Collector
Guildford Street (Greers Road-Grahams Road)	Collector
Hackthorne Road (Cashmere Road - Pentre Terrace)	Collector
Hagley Avenue (Riccarton Avenue-St Asaph Street)	Main Distributor Street
Hagley Avenue (St Asaph Street-Selwyn Street)	Local Distributor Street
Halswell Junction Road (Main South Road -Foremans Road)	Minor arterial
Halswell Junction Road (Main South Road-Halswell Road)	Major arterial
Halswell Junction Road (Waterloo Road -Foremans Road)	Collector
Halswell Road (Curletts Road-Old Tai Tapu Road)	Major arterial
Hamill Road (Halswell Junction Road – Caulfield Avenue)	Collector
Hammersley Avenue (Quinns Road – Marshland Road)	Collector
Hampshire Street (Wainoni Road – Breezes Road)	Collector
Hansons Lane (Riccarton Road-Blenheim Road)	Collector
Harbour Road (Kainga Road – Lower Styx Road)	Collector

Road	Classification
Harewood Road (Orchard Road – Johns Road)	Collector
Harewood Road (Papanui Road-Johns Road)	Minor arterial
Hargood Street (Ferry Road-Linwood Avenue)	Collector
Harman Street (Lincoln Road- Selwyn Street)	Collector
Harper Avenue (Deans Avenue-Bealey Avenue)	Major arterial
Harrow Street (Olliviers Road-Aldwins Road)	Collector
Hawke Street (New Brighton Road-Marine Parade)	Collector
Hawkins Road (Radcliffe Road – Quaid's Road)	Collector
Hay Street (Linwood Avenue-Ruru Road)	Collector
Hayton Road (Symes Road – Wigram Road)	Collector
Heaton Street (Strowan Road-Papanui Road)	Minor arterial
Heberden Avenue (Nayland Street-Scarborough Road)	Collector
Hendersons Road (Halswell Road-Sparks Road)	Collector
Hendersons Road (Sparks Road - Cashmere Road)	Minor arterial
Hereford Street (Fitzgerald Avenue-Linwood Avenue)	Minor arterial
Hereford Street (Latimer Square (east side)-Fitzgerald Avenue)	Local Distributor Street
Hereford Street (Madras Street-Latimer Square (east side))	Main Distributor Street
Hereford Street (Rolleston Avenue-Madras Street)	Local Distributor Street
Highsted Road (Harewood Road-Styx Mill Road)	Collector
Hills Road (Whitmore Street – Innes Road)	Minor arterial
Hindness St (Dunbars Road – Balcairn Street)	Collector
Holmwood Road (Fendalton Road-Rossall Street)	Collector
Hoon Hay Road (Halswell Road-Cashmere Road)	Minor arterial
Humphreys Drive (Linwood Avenue-Ferry Road)	Major arterial
Huxley Street (Colombo Street-Burlington Street)	Minor arterial

Road	Classification
Huxley Street (Croydon Street – Burlington Street)	Collector
Idris Road (Fendalton Road-Wairakei Road)	Minor arterial
Idris Road (Wairakei Road - Blighs Road)	Collector
Ilam Road (Riccarton Road-Wairakei Road)	Collector
Innes Road (Papanui Road-Queen Elizabeth II Drive)	Minor arterial
Inwoods Road (Broadhaven Avenue-Mairehau Road)	Collector
Jarnac Boulevard (Buchanans Road – Millesimes Way)	Collector
Jeffreys Road (Clyde Road-Idris Road)	Collector
Jerrold Street North (Collins Street-Barrington Street)	Major arterial
Jerrold Street South (Collins Street-Barrington Street)	Major arterial
Johns Road (Harewood Road-Main North Road)	Major arterial
Jones Road (Railway Terrace Dawsons Road)	Collector
Kahu Road (Kotare Street-Straven Road)	Minor arterial
Kainga Road (Main North Road-Harbour Road)	Collector
Kendal Avenue (Memorial Avenue-Wairakei Road)	Collector
Kennedys Bush Road (Glovers Road-Cashmere Road)	Collector
Kensington Avenue (Innes Road – Westminster Street)	Collector
Kerrs Road (Pages Road-Wainoni Road)	Minor arterial
Keyes Road (Bowhill Road-Hawke Street)	Collector
Kilburn Street (Greers Road-Farrington Avenue)	Collector
Kilmarnock Street (Deans Avenue-Straven Road)	Minor arterial
Kilmore Street (Montreal Street-Fitzgerald Avenue)	Main Distributor Street
Kirk Road (West Coast Road-Main South Road)	Collector
Kittyhawk Avenue (The Runway – Corsair Drive)	Collector
Kotare Street (Clyde Road-Kahu Road)	Minor arterial

Road	Classification
Lake Terrace Road (Marshland Road-New Brighton Road)	Collector
Langdons Road (Greers Road-Main North Road)	Collector
Latimer Square (east side)	Main Distributor Street
Lichfield Street (Durham Street-Manchester Street)	Local Distributor Street
Lillian Street (Ensign Street – Halswell Road)	Collector
Lincoln Road (Moorhouse Avenue-Whiteleigh Avenue)	Minor arterial
Lincoln Road (Whiteleigh Avenue-Curletts Road)	Major arterial
Linwood Avenue (Avonside Drive-Aldwins Road)	Minor arterial
Linwood Avenue (Aldwins Road – Humphreys Drive)	Major arterial
Locksley Avenue (McBratneys Road-New Brighton Road)	Collector
Lodestar Avenue (Hayton Road – Stark Drive)	Collector
Long Bay Road (Summit Road – Christchurch Akaroa Road)	Collector
Lower Styx Road (Marshland Road-Harbour Road)	Collector
Lowther Street (Racecourse Road – Main South Road)	Minor arterial
Lyttelton Street (Lincoln Road-Rose Street)	Collector
Maces Road (Cuthberts Road-Dyers Road)	Collector
Madras Street (Bealey Avenue – Winton Street)	Collector
Madras Street (Bealey Avenue-Gloucester Street)	Main Distributor Street
Madras Street (Hereford Street-Moorhouse Avenue)	Main Distributor Street
Magdala Place (Birmingham Drive – Proposed Bridge Link to Wigram Road)	Minor arterial
Maidstone Road (Waimairi Road-Withells Road)	Collector
Maidstone Road (Ilam Road - Waimairi Road)	Minor arterial
Main North Road (Northcote Road – Dickeys Road)	Major arterial
Main North Road (Cranford Street –Northcote Road)	Minor arterial
Main North Road (Dickeys Road – Waimakariri District Boundary)	Minor arterial

Road	Classification
Main Road (McCormacks Bay Road West The - Esplanade)	Minor arterial
Main Road (St Andrews Hill Road-McCormacks - Bay Road west)	Major arterial
Main Road, Governors Bay (Dyers Pass Road – Governors Bay Teddington Road)	Minor arterial
Main South Road (Blenheim Road – Selwyn District Boundary)	Major arterial
Main South Road (Riccarton Road-Blenheim Road)	Minor arterial
Mairehau Road (Marshland Road – Frosts Road)	Minor arterial
Major Hornbrook Road (Bellevue Terrace-St Andrews Hill Road)	Collector
Malcolm Avenue (Eastern Terrace – Colombo Street)	Collector
Manchester Street (Bealey Avenue – Edgeware Road)	Collector
Manchester Street (Bealey Avenue-Moorhouse Avenue)	Local Distributor Street
Mandeville Street (Riccarton Road – Blenheim Road)	Collector
Marine Drive (Charteris Bay Road – Waipapa Avenue)	Collector
Marine Parade (Bridge Street-Beach Road)	Collector
Marriner Street (Wakefield Avenue – Main Road)	Minor arterial
Marshland Road (Shirley Road – Main North Road)	Minor arterial
Marshs Road (Main South Road – Springs Road) ¹	Minor arterial
Marshs Road (Springs Road – Whincops Road)	Collector
Martindales Road (Port Hills Road-Bridle Path Road)	Collector
Masham Road (Yaldhurst Road-Carmen Road)	Major arterial
Matipo Street (Riccarton Road-Blenheim Road)	Collector
Matipo Street (Blenheim Road – Wrights Road)	Minor arterial
Maunsell Street (Tanner Street – Cumnor Terrace)	Collector
McBratneys Road (River Road-Locksley Avenue)	Collector
McCormacks Bay Road (Main Road (west) Main Road (east))	Collector

Road	Classification
McFaddens Road (Rutland Street-Cranford Street)	Collector
McGregors Road (Ruru Road-Rudds Road)	Collector
McLeans Island Road (Johns Road-Proposed Pound Road deviation)	Minor arterial
McLeans Island Road (Proposed Pound Road deviation– Chattertons Road)	Collector
McMahon Drive (Aidanfield Drive – Dunbars Road)	Collector
Memorial Avenue (Clyde Road-Orchard Road)	Major arterial
Merrin Street (Avonhead Road-Withells Road)	Collector
Middleton Road (Blenheim Road-Riccarton Road)	Collector
Milton Street (Barrington Street-Colombo Street)	Minor arterial
Moncks Spur Road (Mt Pleasant Road-Glenstrae Road)	Collector
Montreal Street (Armagh Street-Moorhouse Avenue)	Main Distributor Street
Montreal Street (Bealey Avenue-Kilmore Street)	Main Distributor Street
Montreal Street (Brougham Street Moorhouse Avenue)	Minor arterial
Moorhouse Avenue (Deans Avenue-Ferry Road)	Major arterial
Mt Pleasant Road (Main Road Summit Road)	Collector
Mustang Avenue (Awatea Road – Corsair Drive)	Collector
Nayland Street (Wakefield Avenue-Heberden Avenue)	Collector
New Brighton Road (Marshland Road-Avondale Road)	Minor arterial
New Brighton Road (Avondale Road Pages Road)	Collector
Nicholls Road (Halswell Junction Road – Halswell Road)	Collector
Normans Road (Strowan Road-Papanui Road)	Collector
North Avon Road (Whitmore Street-River Road)	Collector
North Parade (North Avon Road-Shirley Road)	Collector
Northcote Road (Greers Road-Main North Road)	Major arterial

Road	Classification
Northern Motorway and Connectors (Waimakariri District Boundary-Dickeys Road)	Major arterial
Northwood Boulevard (Main North Road – Springbrook Lane)	Collector
Norwich Quay (Tunnel Road – Gladstone Quay)	Major arterial
Norwood Street (Sandwich Road – Tennyson Street)	Collector
Nottingham Avenue (Wales Street – Patterson Terrace)	Collector
Nursery Road (Tuam Street – Ferry Road)	Collector
Old West Coast Road (Chattertons Road- West Coast Road)	Collector
Opawa Road (Wilson's Road North - Aynsley Terrace)	Collector
Opawa Road (Brougham Street (southeast of the Heathcote River) Port Hills Road)	Major arterial
Orchard Road (Memorial Ave – Wairakei Road)	Collector
Orion Street (Emmett Street – Quinns Road)	Collector
Ottawa Road (Wainoni Road – Pages Road)	Collector
Owles Terrace (Pages Road Union Street)	Collector
Oxford Street (Norwich Quay – Sumner Road)	Minor Arterial
Pages Road (Rudds Road-Anzac Drive)	Major arterial
Pages Road (Anzac Drive – New Brighton Road)	Minor Arterial
Palinurus Road (Dyers Road-Ferry Road)	Major arterial
Papanui Road (Bealey Avenue-Harewood Road)	Minor arterial
Park Terrace (Brittan Terrace – Governors Bay Road)	Minor arterial
Park Terrace / Rolleston Avenue (Bealey Avenue-Hereford Street)	Local Distributor Street
Parker Street (Waterloo Road-Main South Road)	Collector
Parkhouse Road (Hayton Road-Curletts Road)	Collector
Parkstone Avenue (Avonhead Road-Brodie Street)	Collector
Parnwell Street (Basset Street – Travis Road)	Collector
Patterson Terrace (Nottingham Avenue – Alvaston Drive)	Collector

Road	Classification
Peer Street (Waimairi Road-Yaldhurst Road)	Minor arterial
Philpotts Road (Queen Elizabeth II Drive – Innes Road)	Collector
Port Hills Road (Centaurus Road-Opawa Road)	Minor arterial
Port Hills Road (Opawa Road-Tunnel Road)	Major arterial
Port Hills Road (Horotane Valley Road-Martindales Road)	Collector
Pound Road (Waterloo Road-McLeans Island Road)	Minor arterial
Prestons Road (Main North Road-Waitikiri Drive Road)	Minor arterial
Purau Avenue (Waipapa Avenue – Camp Bay Road)	Collector
Putake Drive (Mairehau Road – Rothesay Road)	Collector
Quaids Road (Hawkins Road – Prestons Road)	Collector
Quaifes Road (Whincops Road – Sabys Road)	Collector
Queen Elizabeth II Drive (Travis Road-Main North Road)	Major arterial
Queenspark Drive (Rothesay Road-Bower Avenue)	Collector
Racecourse Road (Main South Road-Buchanans Road)	Minor arterial
Racecourse Road (Yaldhurst Road-Buchanans Road)	Collector
Radcliffe Road (Hawkins Road – Main North Road)	Collector
Radley Street (Garlands Road-Ferry Road)	Collector
Railway Terrace (Kirk Road-Jones Road)	Collector
Retreat Road (Avonside Drive-Avonside Drive)	Collector
Revell Street (Balcairn Street – Checketts Ave)	Collector
Riccarton Avenue	Main Distributor Street
Riccarton Road (Yaldhurst Road-Riccarton Avenue)	Minor arterial
River Road (North Avon Road-McBratneys Road)	Collector
Rookwood Avenue (Bower Avenue-Bowhill Road)	Collector
Rose Street (Hoon Hay Road-Barrington Street)	Collector
Rossall Street (Glandovey Road-Carlton Mill Road)	Minor arterial
Rothesay Road (Queenspark Drive –Burwood Road)	Collector
Roydvale Avenue (Avonhead Road Wairakei Road)	Collector
Rudds Road (McGregors Road-Pages Road)	Collector
Rue Jolie (Beach Road, Akaroa – Alymers Valley Road)	Collector

Road	Classification
Rue Lavaud (Woodhills Road – Beach Road, Akaroa)	Collector
Ruru Road (McGregors Road-Maces Road)	Collector
Russley Road (Johns Road-Yaldhurst Road)	Major arterial
Rutherford Street (Garlands Road-Ferry Road)	Major arterial
Rutland Street (Tomes Road-St Albans Street)	Collector
Sabys Road (Trices Road-Candys Road)	Minor arterial
Sabys Road (Candys Road – Halswell Junction Road)	Collector
Salisbury Street (Park Terrace-Barbadoes Street)	Local Distributor Street
Sandwich Road (Birdwood Avenue – Norwood Street)	Collector
Sandyford Street (Orbell Street – Colombo Street)	Collector
Sawyers Arms Road (Johns Road-Greers Road)	Major arterial
Sawyers Arms Road (Johns Road – Brouchs Road)	Minor arterial
Sawyers Arms Road (Northcote Road-Main North Road)	Collector
Scarborough Road (Taylors Mistake Road-Heberden Avenue)	Collector
Scruttons Road (Port Hills Road – Tunnel Road on-ramp)	Major arterial
Selwyn Street (Hagley Avenue-Moorhouse Avenue)	Local Distributor Street
Selwyn Street (Somerfield Street-Hagley Avenue)	Collector
Seymour Street (Main South Road – Shands Road)	Collector
Shakespeare Road (Waltham Road – Wilsons Road North)	Collector
Shands Road (Main South Road-Selwyn District Boundary)	Major arterial
Sherborne Street (Bealey Avenue-Edgeware Road)	Minor arterial
Shirley Road (Hills Road-Marshland Road)	Minor arterial
Simeon Quay (Norwich Quay – Brittan Terrace)	Minor arterial
Somerfield Street (Barrington Street – Colombo Street)	Collector
Southern Motorway and connectors (Simeon Street – Haswell Junction Road)	Major arterial
Southampton Street (Tennyson Street – Croydon Street)	Collector
Sparks Road (Halswell Road-Lyttelton Street)	Minor arterial
Spencerville Road (Main North Road-Lower Styx Road)	Collector
Springfield Road (Durham Street North-St Albans Street)	Collector
Springs Road (Main South Road-Selwyn District Boundary)	Minor arterial

Road	Classification
St Albans Street (Papanui Road-Trafalgar Street)	Collector
St Andrews Hill Road (Main Road-Major Hornbrook Road)	Collector
St Asaph Street (Hagley Avenue-Fitzgerald Avenue)	Main Distributor Street
St Martins Road (Fifield Terrace-Centaurus Road)	Collector
Stanmore Road (Tuam Street-North Avon Road)	Collector
Straven Road (Fendalton Road-Riccarton Road)	Minor arterial
Strickland Street (Brougham Street-Colombo Street)	Collector
Strowan Road (Heaton Street-Wairakei Road)	Minor arterial
Sturrocks Road (Cavendish Road-Main North Road)	Collector
Styx Mill Road (Gardiners Road-Main North Road)	Collector
Summit Road (Evans Pass Road-Selwyn District Boundary (west of Dyers Pass Road))	Collector
Summit Road (Gebbies Pass Road - Selwyn District Boundary (north of Gebbies Pass Road))	Collector
Summit Road (Christchurch Akaroa Road – Long Bay Road)	Collector
Sumner Road (Oxford Street – Evans Pass Road)	Minor arterial
Sutherlands Road (Cashmere Road – Sparks Road)	Collector
Swanns Road (Stanmore Road-Avonside Drive)	Collector
Symes Road (Haytons Road-Main South Road)	Collector
Symes Road (Vickers Road – Main South Road)	Collector
Tai Tapu Road (Old Tai Tapu Road-Selwyn District Boundary)	Major arterial
Tanner Street (Garlands Road – Maunsell Street)	Collector
Te Korari Street (Prestons Road - Te Aue Street)	Collector
Te Rito Street (Prestons Road - Urihia Street)	Collector
Tennyson Street (Colombo Street-Burnbrae Street)	Collector
The Runway (Awatea Road – Kittyhawk Avenue)	Collector
The Runway (Stark Drive – Hayton Road)	Collector
Tomes Road (Rutland Street – Papanui Road)	Collector
Travis Road (Queen Elizabeth Drive – Anzac Drive)	Major arterial
Travis Road (Frosts Road-Bower Avenue)	Collector
Treffers Road (Parkhouse Road-Wigram Road)	Collector

Road	Classification
Trices Road (Sabys Road-Selwyn District Boundary)	Minor arterial
Tuam Street (Fitzgerald Avenue-Olliviers Road)	Collector
Tuam Street (Hagley Avenue-Fitzgerald Avenue)	Main Distributor Street
Tunnel Road (Ferry Road-Norwich Quay)	Major arterial
Union Street (Jervois Street-Owles Terrace)	Collector
Veitches Road (Sawyers Arms Road-Cavendish Road)	Collector
Vickerys Road (Pilkington Way – Symes Road)	Collector
Victoria Street	Local Distributor Street
Waimairi Road (Grahams Road-Peer Street)	Minor arterial
Waimairi Road (Peer Street - Riccarton Road)	Collector
Wainoni Road (Kerrs Road-New Brighton Road)	Minor arterial
Wainui Main Road (Christchurch-Akaroa Road – Jubilee Road)	Collector
Waipapa Avenue (Marine Drive – Purau Avenue)	Collector
Wairakei Road (Strowan Road-Grahams Road)	Minor arterial
Wairakei Road (Grahams Road-Orchard Road)	Collector
Wakefield Avenue (Evans Pass Road-Marriner Street)	Minor arterial
Wales Street (Checketts Avenue – Nottingham Avenue)	Collector
Waltham Road (Brougham Street-Moorhouse Avenue)	Major arterial
Waltham Road (Riverlaw Terrace-Brougham Street)	Minor arterial
Warrington Street (Forfar Street-Hills Road)	Minor arterial
Waterloo Road (Racecourse Road-Pound Road)	Collector
Waterloo Road (Pound Road-Barters Road)	Minor arterial
Waterloo Road (Barters Road-Kirk Road)	Collector
West Coast Road (Yaldhurst Road– Selwyn District Boundary)	Major arterial
Westminster Street (Courtenay Street-Hills Road)	Collector
Wharenui Road (Riccarton Road-Blenheim Road)	Collector
Whincops Road (Halswell Junction Road-Marshs Road)	Collector
Whiteleigh Avenue (Clarence Street-Lincoln Road)	Major arterial
Whitmore Street (Bealey Avenue-Hills Road)	Minor arterial
Wickham Street (Maces Road – Dyers Road)	Collector

Road	Classification
Wigram Road (Halswell Junction Road-Dunbars Road)	Collector
Wigram Road (Awatea Road – Treffers Road)	Minor arterial
Wilsons Road North (Shakespeare Road-Ferry Road)	Collector
Wilsons Road South (Centaurus Road-Riverlaw Terrace)	Minor arterial
Withells Road (Yaldhurst Road-Avonhead Road)	Collector
Woodham Road (Avonside Drive Pages Road)	Minor arterial
Woodills Road (Christchurch Akaroa Road – 60 metres east of Old Coach Road (end of State Highway 75))	Major arterial
Woodills Road (60 metres east of Old Coach Road (end of State Highway 75) Rue Lavaud)	Collector
Wooldridge Road (Wairakei Road- Harewood Road)	Collector
Wordsworth Street (Durham Street-Waltham Street)	Collector
Wrights Road (Matipo Street- Birmingham Drive)	Minor arterial
Wrights Road (Birmingham Drive – Lincoln Road)	Collector
Yaldhurst Road (Riccarton Road-Curletts Road)	Minor arterial
Yaldhurst Road (Curletts Road-West Coast Road)	Major arterial

¹ Marshs Road (Shands Road to Main South Road) is a Minor Arterial. However, a new road between Main South Road and Shands Road (north of Marshs Road) is proposed to link with the Pound Road/Barters Road realignment (see the Road Classification maps). It is intended that in future this new road will be a Minor Arterial instead of Marshs Road between Main South Road and Shands Road.

Appendix 7.5.13 – Building setbacks to level crossings

a. Sight triangles for road/rail level crossings

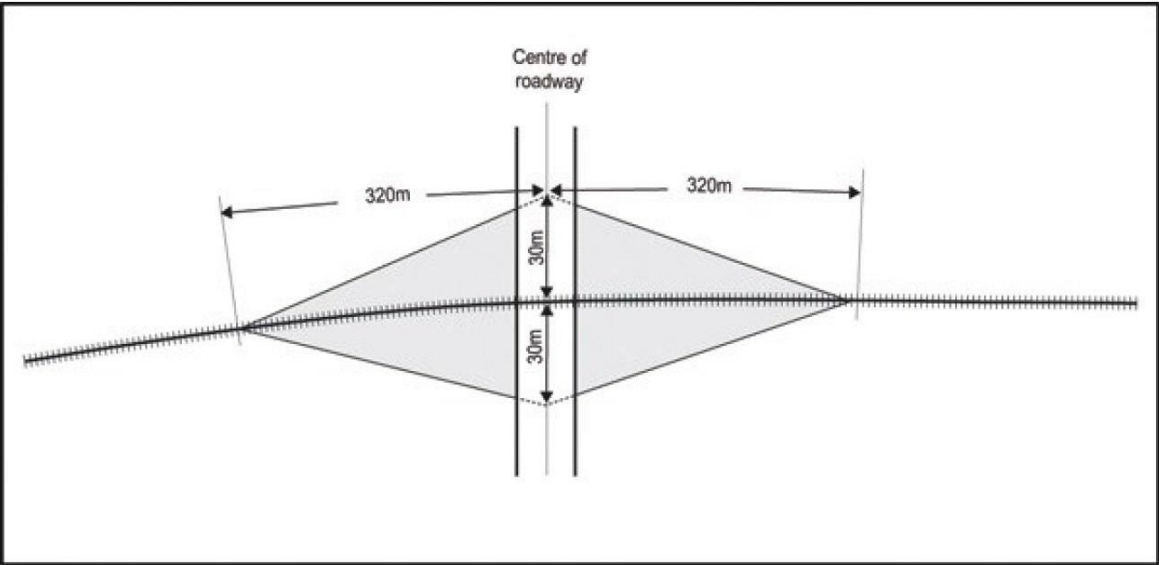


Figure 21 - Approach sight triangles for public road/rail level crossings

Advice note:

- 1. The 30 metre distance is measured from the closest outside rail.
- 2. Where there is more than one set of railway tracks, then 25 metres is added to the 320 metre distance along the railway track for each additional set of tracks.

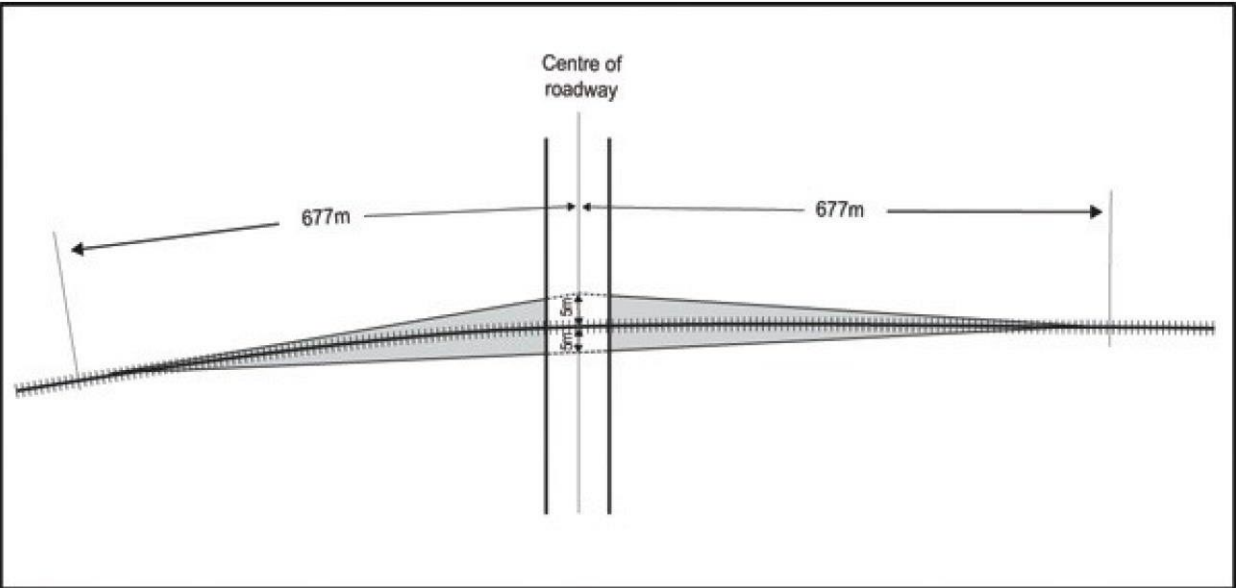


Figure 22 - Restart sight triangles for public road/rail level crossings

Advice note:

1. The 5 metre distance is measured from the closest outside rail.

b. Sight triangles for rail siding level crossings

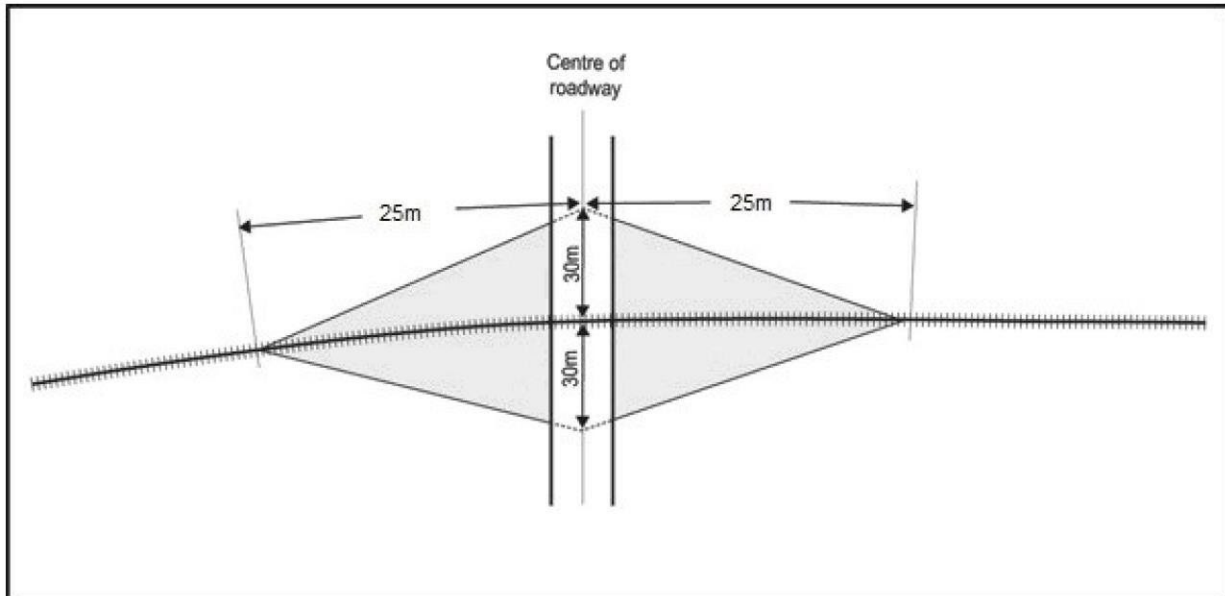


Figure 23 - Approach sight triangles for public [road/rail siding level crossings](#).

Advice note:

1. The 30 metre distance is measured from the closest outside rail.

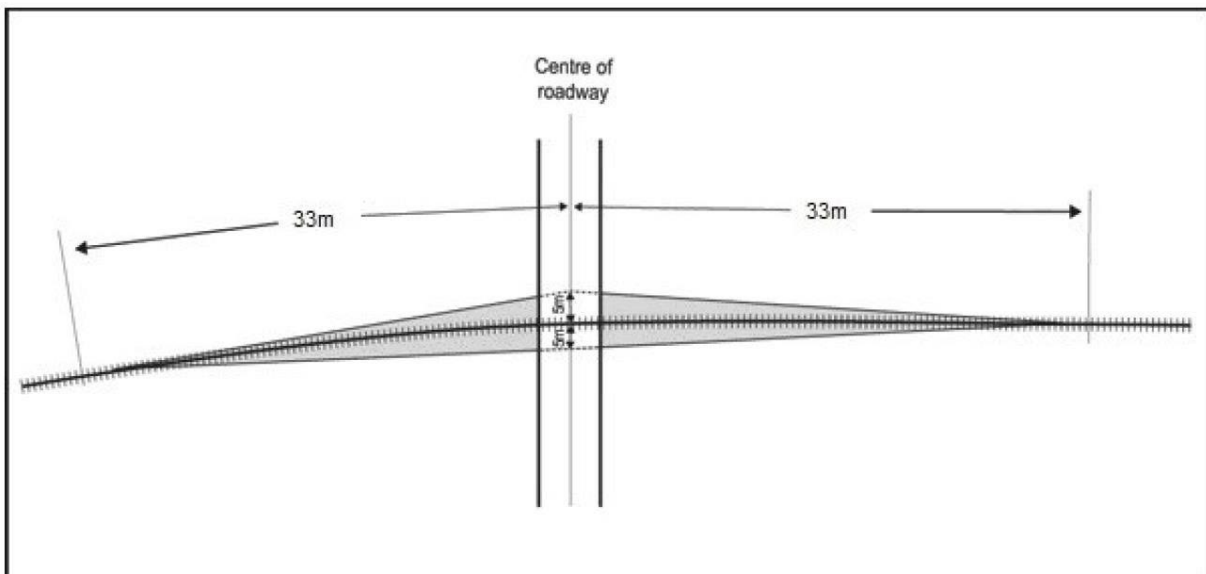


Figure 24 - Restart sight triangles for public [road/rail siding level crossings](#).

Advice note:

1. The 5 metre distance is measured from the closest outside rail.

Appendix 7.5.14 – Vehicle access to sites fronting more than one road – In Central City

- a. If a **site** fronts more than one **road** then **vehicle access** shall only be gained from the most preferred **road** that the **site** has **frontage** to, as shown in Table 7.5.14.1, except that, where the higher preference **road** is a one-way **road** or is divided by a raised median, a second **vehicle access** point may be gained from the next most preferred **road**. The **vehicle access** standard in [Appendix 7.5.14](#) does not apply to the fire station **site** (Lot 1 DP53863).

Table 7.5.14.1 Location of access (priority ranking)

Rank	Road class
Most Preferred	Local Distributor Street outside the Core
2 nd choice	Local Street outside the Core
3 rd choice	Main Distributor Street outside the Core
4th choice	Arterial Route
5th choice	Local Distributor Street within the Core
6th choice	Local Street within the Core
Least preferred	Main Distributor within the Core

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **bold strikethrough in green**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in **bold purple strikethrough** text recommended in the s42A report to be deleted. Text in **normal black font with purple underline** indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **light blue strikethrough shaded in grey** is a Council Decision proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike out** for deleted text or **underlined** for additional text.

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 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. **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**

Residential New Neighbourhood Zone Future Urban zone	<p>The Residential New Neighbourhood Future Urban Zone generally includes new areas of greenfield land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.</p>
Medium Density Residential Zone	<p>The zone includes the activities described in objective 14.2.6 and is used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, retirement villages, and other compatible activities.</p> <p><u>The Suburban Density Precinct and Suburban Hill Precinct provide a reduced residential density that reflects the degree of servicing and accessibility within these areas.</u></p>
High Density Residential Zone	<p>The zone includes the activities described in objective 14.2.7 and is used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, retirement villages, and other compatible activities.</p>
Residential Banks Peninsula Zone	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential buildings and well-treed properties. Akaroa is a focal point for visitors to the region and the district. The character of these two settlements is highly valued and the District Plan provisions seek to retain that character. Opportunities for residential expansion around Lyttelton and Akaroa are constrained by the availability of reticulated services and land suitability.</p> <p>The smaller settlements around Lyttelton harbour provide a variety of residential opportunities. Residential areas at Cass Bay, Corsair Bay, Church Bay and Diamond Harbour offer a lower density residential environment with relatively large lots. Each settlement differs as a reflection of its history, the local topography, the relationship with the coast and the type of residential living offered.</p> <p>Non-residential activities that are not compatible with the character of the Residential Banks Peninsula Zone are controlled in order to mitigate adverse effects on the character and amenity of the area.</p>
Residential Hills Zone	<p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. It provides principally for low density residential development that recognises the landscape values of the Port Hills, including opportunities for planting and landscaping, and control of reflectivity of roof finishes in order to blend buildings into the landscape. Provision is made for a range of housing options</p>

	that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons). Provision is also made for a range of appropriate non-residential activities.
Residential Large Lot Zone	Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hillslopes and rural residential areas of Samarang Bay and Allandale on <u>Banks Peninsula</u> , <u>and a low density hamlet centred on the northern part of Gardiners Road, Redmund Spur, and 86 Bridle Path Road.</u>
Residential Small Settlement	Covers the many small settlements on <u>Banks Peninsula</u> , as well as the settlements of Kainga and Spencerville to the north of Christchurch. Lot sizes within the settlements are typically larger than urban areas reflecting their existing character and providing a lower density semi-rural living environment, with the exception of Kainga, where smaller lots are provided for. New development is consolidated in and around existing settlements. Control of roof reflectivity seeks to blend <u>buildings</u> into the rural landscape. Non-residential activities that are not compatible with the character of the settlements are controlled in order to mitigate adverse effects on amenity and the environment of the settlements.
Residential Guest Visitor Accommodation Zone (Plan Change 4 Council Decision subject to appeal)	Comprises a number of <u>sites</u> situated in residential locations that were previously either zoned or scheduled for <u>guest-visitor accommodation</u> purposes in earlier district plans and continue to be used for <u>guest-visitor accommodation</u> . The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of <u>adjoining</u> residential zones. (Plan Change 4 Council Decision subject to appeal)

14.2.1.2 Policy – Establishment of new medium density residential areas

- ~~a. Support establishment of new residential medium density zones to meet demand for housing in locations where the following amenities are available within 800 metres walkable distance of the area:~~
- ~~i. a bus route;~~
 - ~~ii. a Key activity centre or larger suburban commercial centre;~~
 - ~~iii. a park or public open space with an area of at least 4000m²; and~~
 - ~~iv. a public full primary school, or a public primary or intermediate school.~~
- ~~b. Avoid establishment of new residential medium density development in:~~
- ~~i. high hazard areas;~~
 - ~~ii. areas where the adverse environmental effects of land remediation outweigh the benefits; or~~

- iii. ~~areas that are not able to be efficiently serviced by Council owned stormwater, wastewater and water supply networks.~~
- c. ~~Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective 14.2.4 and its policies.~~
- d. ~~Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and guest visitor accommodation.~~

~~Note: This policy also implements Objective 14.2.2.~~

(Plan Change 4 Council Decision subject to appeal)

14.2.1.3 Policy – Residential development in the Central City

- a. ~~To restore and enhance residential activity in the Central City by:~~
 - i. ~~providing flexibility for a variety of housing types which are suitable for a range of individual housing needs;~~
 - ii. ~~providing for a progressive increase in the residential population of the Central City in support of Policy 14.2.1.1.a.ii;~~
 - iii. ~~assisting in the creation of new inner city residential neighbourhoods and the protection of amenity of inner city residential neighbourhoods; and~~
 - iv. ~~encourage the comprehensive redevelopment of sites that are no longer required for non-residential purposes.~~

14.2.1.42 Policy - Residential development in Banks Peninsula

- a. Provide for limited growth and changes to residential townships and small settlements that:
 - i. improves the long term viability of the townships, settlements and their communities;
 - ii. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
 - iii. integrates with the existing residential settlement and maintains a consolidated urban form; and
 - iv. does not compromise the dominance of the landscape setting, and avoids ribbon residential development along the coastline, on prominent spurs, ridges and skylines.

14.2.1.53 Policy - Needs of Ngāi Tahu whānui

- a. Enable the housing needs of Ngāi Tahu whānui to be met throughout residential areas and in other locations where there is an ongoing relationship with ancestral lands and recognise their housing needs within relevant residential zones.

Note: This policy also implements [Objective 14.2.2](#).

14.2.1.64 Policy - Provision of social housing

- a. Enable small scale, medium density social housing developments throughout residential areas as a permitted activity and social housing developments generally throughout residential areas.

Note: This policy also implements [Objective 14.2.2](#)

14.2.1.75 Policy - Non-household residential accommodation

- a. Enable **sheltered housing**, refuges, and student hostels to locate throughout residential areas, provided that the **building scale**, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also implements [Objective 14.2.2](#).

14.2.1.86 Policy - Provision of housing for an aging population

- a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of **older persons** throughout residential areas.
- b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and **accessory services** for **older persons** and those requiring care or assisted living, throughout all residential zones.
- c. Recognise that housing for **older persons** can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.

- d. **Recognise that housing for the older person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services.**

Note: This policy also implements [Objective 14.2.2](#)

14.2.1.97 Policy - Monitoring

- a. Evaluate the effectiveness of the **District Plan's** residential provisions by monitoring the supply of additional housing through residential intensification, **greenfield** and **brownfield** development (including housing types, sizes and densities), and its contribution to:
 - i. meeting regional growth targets for greater Christchurch in the Greater Christchurch Settlement Plan Update and the Canterbury Regional Policy Statement;
 - ii. ~~achieving a minimum of 55,950 additional dwellings by 2048 (Objective 3.3.4(a));~~
 - iii. meeting the diverse and changing population and housing needs for Christchurch residents, in the immediate recovery period and longer term;
 - iiii. improving housing affordability; and
 - iv. meeting the housing intensification targets specified in [Objective 3.3.78\(a\)\(iv\)](#).
- b. Undertake the monitoring and evaluation at such intervals as to inform any other monitoring requirements of other statutory instruments, and make the results publicly available.
- c. Have regard to the information from this monitoring when determining priority areas for

residential intensification and provision for new and upgraded infrastructure.

14.2.1.8 Policy – Changing Communities

Recognise that the existing character and amenity of the Medium Density Residential Zone will change over time in order to provide for the changing housing needs of communities and a variety of housing types with a mix of densities.

14.2.1.9 Policy – Role of Density Standards

Enable the density standards in the Medium Density Residential Zone and the High Density Residential Zone to be utilised as a baseline for the assessment of the effects of developments.

14.2.2 Objective - Short term residential recovery needs

- a. Short-term residential recovery needs are met by providing opportunities for:
 - i. an increased housing supply throughout the lower and medium density residential areas;
 - ii. higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas;
 - iii. ~~medium density comprehensive redevelopment of community housing environments;~~
 - iv. new neighbourhood areas in greenfield priority area; and
 - v. temporary infringement of built form standards as earthquake repairs are undertaken.

Note: Policies 14.2.1.1, ~~14.2.1.2, 14.2.1.3~~, 14.2.1.42, 14.2.1.53, 14.2.1.64, 14.2.1.75, and 14.2.1.86 also implement Objective 14.2.2.

14.2.2.1 Policy - Short term recovery housing

- a. Provide for and incentivise a range of additional housing opportunities to meet short term residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:
 - i. are appropriately laid out and designed to meet the needs of current and future residents; and
 - ii. avoid significant adverse effects on the character or amenity of existing residential areas.

14.2.2.2 Policy - Recovery housing - higher density comprehensive redevelopment

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:
 - i. high quality urban design and onsite amenity;
 - ii. appropriate access to local services and facilities;
 - iii. development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites; and
 - iv. a range of housing types;
 - v. and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.
- b. To avoid comprehensive development under the Enhanced development mechanism in areas that are not suitable for intensification for reasons of:
 - i. vulnerability to natural hazards;
 - ii. inadequate infrastructure capacity;
 - iii. adverse effects on Character Areas; or

- iv. **reverse sensitivity** effects on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.

14.2.2.3 Policy—Redevelopment and recovery of community housing environments

- a. **Enable and incentivise comprehensive redevelopment of the existing community housing environments, through a Community housing redevelopment mechanism which:**
 - i. **provides high quality urban design and on-site amenity;**
 - ii. **provides development that is integrated with, and sympathetic to, the amenity of adjacent neighbourhoods;**
 - iii. **maintains or increases the stock of community housing units;**
 - iv. **provides for an increased residential density; and**
 - v. **provides for a range of housing types including housing for lower income groups and those with specific needs.**

14.2.2.45 Policy - Temporary infringement for earthquake repairs

- a. Enable temporary infringement of built form standards relating to **building height** and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and **ancillary buildings**.

14.2.3 Objective - MDRS Objective 2

- a. **A relevant residential zone provides for a variety of housing types and sizes that respond to:**
 - i. **housing needs and demands; and**
 - ii. **the neighbourhood’s planned urban built character, including 3-storey buildings.**

14.2.3.1 Policy – MDRS Policy 1

- a. **Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.**

14.2.3.2 Policy - MDRS Policy 2

- a. **Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).**

14.2.3.3 Policy - MDRS Policy 5

- a. Provide for developments not meeting permitted activity status, while encouraging high-quality developments

14.2.3.4 Policy - MDRS Policy 3

- a. Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

14.2.3.5 Policy - MDRS Policy 4

- a. Enable housing to be designed to meet the day-to-day needs of residents.

14.2.3.6 Framework for relevant residential zones ~~building heights in medium and high density areas~~

- a. Enable development within medium and high density residential zones (being the relevant residential zones), including building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.
 - i. This includes building heights of at least three stories in the Medium Density Residential Zone and of at least six storeys in the High Density Residential Zone;
 - ii. Ensure that the reverse sensitivity effects on the operation, use and redevelopment of existing emergency services and other lawfully established activities are minimised.

14.2.3.7 Management of increased building heights

- a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:
 - i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;
 - ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;
 - iii. the site is located within walking distance of public or active transport corridors, community facilities or commercial activities; and public open space;
 - iv. building design features are used to reduce:
 - A. significant shading, dominance and privacy effects caused by increased height, above three (MRZ) or six (HRZ) storeys (and higher within centres-based Precincts) on adjacent residential properties and public spaces; and
 - B. the effects of dominance and shading on historic heritage, significant trees, or character areas; and
 - C. reverse sensitivity effects on existing lawfully established non-residential activities.

~~v. — When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height are minimised.~~

14.2.3.8 Policy – Emergency services

- a. Require residential developments to have sufficient water supply for firefighting purposes to ensure the health and safety of people and communities.
- b. Enable the ongoing operation, use and redevelopment of existing emergency services.

14.2.3.9 Policy – Housing Ngāi Tahu whānui

- a. Recognise the benefits of providing housing suited to Ngāi Tahu whānui within the relevant residential zones.

14.2.34 14.2.4 Objective - Strategic infrastructure

- a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.

14.2.34.1 14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure

- a. Avoid reverse sensitivity effects on strategic infrastructure including:
 - i. Christchurch International Airport;
 - ii. the rail network;
 - iii. the major arterial road and minor arterial road network;
 - iv. the Port of Lyttelton;
 - v. the National Grid and the 66kV and 33kV electricity distribution lines and Heathcote to Lyttelton 11kV electricity distribution line identified on the planning maps.

14.2.45 14.2.5 Objective - High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect in accordance with the planned urban character and the Ngāi Tahu heritage of Ōtautahi and meet the community's housing needs, in particular those of Ngāi Tahu whānui.

Note: Policies 14.2.69.1, 14.2.69.2, 14.2.69.34, 14.2.69.67, and 14.2.69.8 also implement Objective 14.2.45.

14.2.45.1 14.2.5.1 Policy - Neighbourhood character, amenity and safety

- a. ~~Facilitate the contribution of~~ **Provide for** individual developments ~~(excluding retirement villages)~~ **to high quality residential environments** in all residential areas (as characterised in Table 14.2.1.1a), ~~through design which contributes to a high quality environment through a site layout and building design that:~~
- i. ~~reflecting the context, character, and scale of building anticipated in the neighbourhood~~ **ensures buildings and planting have a greater prominence from the street than car parking and servicing areas;**
 - ii. ~~contributing to a high quality street scene~~ **prioritises pedestrian circulation through the site, particularly over vehicle movement; ensuring it is direct, safe and well integrated; with formation that supports a variety of users;**
 - iii. ~~providing a high level of on-site amenity~~ **provides a public front entrance to each street-fronting apartment building or street-fronting residential unit, separate from any private outdoor space;**
 - iv. ~~minimising~~ **noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;**
 - v. ~~providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles~~ **have street facing façades that include a high level of clear glazing and design for visual interest and interaction with the street; and**
 - vi. **provides prominent planting areas throughout communal areas and adjacent to the street;**
 - vii. ~~incorporating~~ **principles of crime prevention through environmental design.**

14.2.45.2 14.2.5.2 Policy - High quality, medium density residential development

- a. Encourage innovative approaches to comprehensively designed, high quality, medium ~~and high~~ density residential development, which is attractive to residents, responsive to housing demands, and ~~provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character)~~ **reflects/responds the planned urban built character of an area**, through:
- i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;
 - ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
 - iii. providing design guidelines to assist developers to achieve high quality, medium density development;
 - iv. considering input from urban design experts into resource consent applications;
 - v. promoting incorporation of **low impact urban design** elements, energy and water efficiency, and life-stage inclusive and adaptive design; and

- vi. recognising that built form standards may not always support the best design and enable the efficient use of a site for medium density development, particularly for larger sites.

14.2.4.3 Policy – Scale of home occupations

~~a. Ensure home occupation activity is secondary in scale to the residential use of the property.~~

~~This policy has been deleted.~~

~~(Plan Change 5D Council Decision)~~

14.2.5.3 Policy – Quality large scale developments

- a. Residential developments of four or more residential units (excluding retirement villages) contribute to a high quality residential environment through site layout, building and landscape design to achieve:
 - i. engagement with the street and other spaces;
 - ii. minimisation of the visual bulk of buildings and provision of visual interest;
 - iii. a high level of internal and external residential amenity;
 - iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;
 - v. a safe and secure environment; and
 - vi. public through connections for large sites with multiple public frontages; and
 - vii. Minimisation of reverse sensitivity effect on existing lawfully established non-residential activities.

14.2.5.4 Policy – On-site waste and recycling storage

- a. Ensure there is suitable on-site waste and recycling storage to meet the needs of occupiers through:
 - i. Sufficient on-site waste and recycling and storage space conveniently located to:
 - A. enable easy access by occupants and collection from (or delivery to) the street edge, including promoting communal waste management;
 - B. not detract from public spaces or on-street amenity;
 - C. not result in odour impacts to the on-site occupants or neighbours of the development.

14.2.5.5 Policy – Assessment of wind effects

- ~~a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of tall buildings to ensure:~~
 - ~~i. there is a low risk of harm to people;~~
 - ~~ii. the building and site design incorporates effective measures to reduce wind speeds; and~~

- iii. ~~the comfort of private outdoor living spaces and public spaces is prioritised.~~

14.2.45.46 Policy - Character of low and medium density areas

- a. Ensure, consistent with the zone descriptions in [Table 14.2.1.1a](#), that:
 - i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for [landscaping](#) and good access to sunlight and privacy are maintained; ~~and~~
 - ii. ~~medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.~~

14.2.45.57 Policy - Character of residential development on the Port Hills

- a. Ensure that residential development on the Port Hills:
 - i. maintains the visual dominance of the Port Hills rural environment as a backdrop to the City;
 - ii. avoids [buildings](#) and structures on skylines of significant and outstanding natural landscapes;
 - iii. is of a density that provides opportunity for ample tree and garden planting;
 - iv. integrates with existing residential areas and where possible provides connections to [public open space](#); and
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises [Sites of Ngāi Tahu Cultural Significance](#) identified in [Appendix 9.5.6](#).

14.2.45.68 Policy - Character of residential development in Banks Peninsula

- a. Ensure that residential development in [Banks Peninsula](#):
 - i. maintains and complements the rural and coastal character elements that are distinct and unique to the local area and existing residential settlements;
 - ii. maintains the landscape setting and does not visually dominate views from land and water;
 - iii. avoids [buildings](#) and structures on skylines of significant and outstanding natural landscapes;
 - iv. encourages innovative design and sustainable land-use development; and
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises [Sites of Ngāi Tahu Cultural Significance](#) identified in [Appendix 9.5.6](#).
 - vi. [provides for MDRS, subject to qualifying matters, within the Lyttelton Township whilst](#)

recognising housing for Ngāi Tahu whānui.

14.2.45.79 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of **subdivision**, open space, **buildings** and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of **buildings** and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to **historic heritage**;
 - ii. retains **buildings** and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

14.2.45.810 Policy - Best practice for health, building sustainability, energy and water efficiency

- a. Promote new residential buildings that:
 - i. provide for occupants' health, changing physical needs, and life stages; and
 - ii. are energy and water efficient;
 - iii. through non-regulatory methods including incentives.

14.2.5.11 Policy – Managing site-specific Residential Large Lot development

- a. **Enable development within mixed density precincts in a way that:**
 - i. **Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment;**
 - ii. **Within the Redmund Spur area, provides for a mixture of low-density residential and rural-residential living opportunities; and**
 - iii. **Within the 86 Bridal Path Road area, limits the overall scale of development across the site to be consistent with the rural-residential setting across the foothills of Heathcote Valley.**

14.2.5 Objective – Residential New Neighbourhood Zone

[This section has been moved to 14.2.7]

14.2.6 Objective – Medium Density Residential Zone

- a. **Medium density residential areas of predominantly MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities including educational facilities.**

14.2.6.1 Policy – MDRS Policy 1

- a. **Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.**

14.2.6.2 Policy – Local Centre Intensification Precinct

- a. **Enable the development of four- to five-storey town houses and multi-storey apartments within the Local Centre Intensification Precinct.**

14.2.6.3 Policy – Development within suburban precincts

- a. **Manage development within the Suburban Density Precinct and Suburban Hill Density Precinct to:**
- i. **Provide for single or two storeyed detached or semi-detached houses at a scale similar to established density; and**
 - ii. **Recognise the benefits of comprehensive semi-detached and terraced housing of up to 8m where:**
 - A. **Accessible to public transport;**
 - B. **Serviceable by water supply, wastewater and stormwater discharge; and**
 - C. **The urban form maintains the planned urban character of the zone.**
 - iii. **Recognise the benefits of providing housing suited to Ngāi Tahu whānui.**

14.2.6.4 Policy – Development within the Riccarton Bush Interface Area

- a. **Control development within the Riccarton Bush Interface Area in a way that:**
- i. **Maintains the heritage landscape values of Riccarton Bush;**
 - ii. **Protects the visual presence of Riccarton Bush; and**
 - iii. **Protects the cultural significance of Riccarton Bush to Ngāi Tūāhūiri.**

14.2.6.5 Policy – Changing Communities

- a. **Recognise that the existing character and amenity of the Medium Density Residential Zone will change over time in order to provide for the changing housing needs of communities and a variety of housing types with a mix of densities.**

14.2.6.6 Policy – Role of Density Standards

- a. Enable the density standards in the Medium Density Residential Zone to be utilised as a baseline for the assessment of the effects of developments.

14.2.6 Objective—Non-residential activities

[This section has been moved to 14.2.8]

14.2.7 Objective – High Density Residential Zone

- a. Provide for high density residential development within walking distance of the commercial centres, or high frequency public transport, near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres.

14.2.7.1 Policy – Provide for a high density urban form

- a. Enable the development of high density urban areas with a variety of housing types and sizes that respond to:
 - i. The planned urban built character, including at least six storey buildings; degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and
 - ii. housing demand.

14.2.7.2 Policy – High density location

- a. Enable high density residential development of at least six storeys within walking catchments of the:
 - i. Existing and planned rapid transit stops;
 - ii. City centre zone;
 - iii. Town Centre zones of Riccarton, Papanui, and Hornby; and
 - iv. Other larger commercial centres zoned as Town Centres and Local Centres;to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.

Commented [MD1]: To amend to be in line with Policy 3 of the NPSUD

14.2.7.3 Policy – Heights in areas surrounding the central city Central City Residential Precinct

- a. Provide for 102-storey residential buildings consolidated around the City Centre zone within the Central City Residential Precinct to stimulate and support the city centre.

14.2.7.4 Policy – Large Local Centre Intensification Precinct

- a. Enable the development of 6-storey multi-storey flats and apartments in, and restrict development to solely within, the Large Local Centre Intensification Precinct and the Town Centre Intensification Precinct.

14.2.7.5 Policy – High Density Residential Precinct

- a. Enable the development of 6-story multi-storey flats and apartments in, and restrict development to solely within, the High Density Residential Precinct to manage intensification around the City Centre zone.

14.2.7.6 Policy – High Density Residential development

- a. Provide for residential development within the High Density Residential Zone that
 - i. Ensures at least two storey development occurs or is not prevented by site layout and building design, to encourage greater intensification and efficiency within the zone.
 - ii. Amalgamates existing sites as part of the development.
 - iii. Locates building bulk towards the frontage of sites, enhancing the street wall.
- b. Recognise that larger sites provide more flexibility and options for higher density buildings and encourage amalgamation of existing sites to facilitate greater intensification.

14.2.7.4 Policy – Changing Communities

- a. Recognise that the existing character and amenity of the High Density Residential Zone will change over time in order to provide for the changing housing needs of communities and a variety of housing types with a mix of densities.

14.2.7.5 Policy – Role of Density Standards

- a. Enable the density standards in the High Density Residential Zone to be utilised as a baseline for the assessment of the effects of developments.

14.2.58 Objective - Residential New Neighbourhood Future Urban Zone

- a. Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Future Urban Zone.

14.2.58.1 Policy - Outline development plans

- a. Use and development shall be in accordance with the development requirements in the relevant Outline development plan, or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development.
- b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline development plan.
- c. Recognise that quarrying activities and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.

14.2.58.2 Policy - Comprehensive residential development

- a. Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.

14.2.58.3 Policy - Development density

- a. In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan, except:
 - i. ~~in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and~~
 - ii. i. in areas shown on an Outline development plan as being subject to development constraints.
- b. Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved.

- c. Except as provided for in (a) and (b) above, a proposal for use and development which results in a **net density** lower than the required **net density** will result in other owners of **greenfield** (undeveloped) land within the **outline development plan** area being identified as affected parties (where they have not given written approval).
- d. **Where practicable**, encourage higher density housing to be located to support, and have ready access to, **commercial centres**, **community facilities**, public transport and open space; and to support well-connected walkable communities.

14.2.58.4 Policy - Neighbourhood quality and design

- a. Ensure that use and development:
 - i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
 - ii. contributes to neighbourhoods that comprise a diversity of housing types;
 - iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
 - iv. achieves a high level of amenity.

14.2.58.5 Policy - Infrastructure servicing for developments

- a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.

14.2.58.6 Policy - Integration and connectivity

- a. Ensure effective integration within and between developments and existing areas, including in relation to **public open space** networks, infrastructure and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

14.2.58.7 Policy - Ngā kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua

- a. Ensure:
 - i. protection of **Sites of Ngāi Tahu Cultural Significance** identified in **Schedule 9.5.6.1**, and recognition of other **Sites of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6** using culturally appropriate methods;
 - ii. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and
 - iii. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.

14.2.69 Objective - Non-residential activities

- a. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; and
 - ii. provide for visitor accommodation in accordance with Objective 14.2.11 and Policies 14.2.11.1 to 14.2.11.4; and
 - iii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone or is existing guest accommodation on defined sites.

Note: this objective and its subsequent policies do not apply to brownfield sites.

(Plan Change 4 Council Decision subject to appeal)

14.2.69.1 Policy - Residential coherence character and amenity

- a. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.

Note: This policy also implements Objective 14.2.45

14.2.69.2 Policy - Community activities and community facilities

- a. Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.
- b. Enable larger scale community activities and community facilities within defined arterial locations that:
 - i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

Note: This policy also implements Objective 14.2.45

14.2.69.3 Policy - Home occupations

- a. Ensure that home occupations:
 - i. are secondary in scale and incidental to the residential activity on the same site; and
 - ii. avoid conflicts between incompatible activities where there may be significant adverse effects on the amenity of the residential environment or on residential activities; or
 - iii. where the adverse effects are not significant, minimise adverse effects on residential activities and the amenity of the site and the surrounding residential environment.

(Plan Change 5D Council Decision)

~~14.2.6.3~~ ~~14.2.6.4~~ ~~14.2.6.5~~ Policy - Existing non-residential activities

- a. Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:
 - i. have a significant adverse effect on the character and amenity of residential zones; or
 - ii. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a.

Note-Advice Notes:

1. This policy also implements Objective 14.2.45.
2. Policy ~~14.2.6.4~~~~9.4~~ does not apply to visitor accommodation. Refer to Objective 14.2.911 and Policies 14.2.911.1 to 14.2.911.4 for the relevant provisions.

(Plan Change 4 Council Decision subject to appeal)

~~14.2.6.4~~ ~~14.2.6.5~~ Policy - Other non-residential activities

- a. Restrict the establishment of other non-residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

Advice Note:

1. Policy 14.2.69.5 does not apply to visitor accommodation. Refer to Objective 14.2.911 and Policies 14.2.911.1 to 14.2.911.4 for the relevant provisions.

(Plan Change 4 Council Decision subject to appeal)

~~14.2.6.5~~ ~~14.2.6.6~~ Policy - Retailing in residential zones

- a. Ensure that small scale retailing, except for retailing permitted as part of a home occupation, is limited in type and location to appropriate corner sites on higher order streets in the road hierarchy.

~~14.2.6.6~~ ~~14.2.6.7~~ Policy - Memorial Avenue and Fendalton Road

- a. Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high amenity values, by limiting the establishment of non-residential activities and associated outdoor advertising and vehicle parking on sites in residential zones with frontage to these roads.

Note: This policy also implements Objective 14.2.45

~~14.2.6.7~~ **14.2.6.8 Policy - Guest accommodation-**

- a. ~~In the Accommodation and Community Facilities Overlay, provide for guest accommodation within defined arterial locations that:~~
 - i. ~~are within walking distance of the Central City and suburban commercial centres;-~~
 - ii. ~~front onto core public transport routes; and~~
 - iii. ~~are not dominated by residential development.~~
- b. ~~In the Residential Guest Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites, compatible with the character and amenity of adjoining residential zones.~~

(Plan Change 4 Council Decision subject to appeal)

~~14.2.6.8~~ **14.2.6.9 Policy - Non-residential activities in Central City residential areas**

- a. Within Central City residential areas:
 - i. ensure non-residential activities are of a small scale and compatible with residential activities;
 - ii. ensure non-residential activities are focussed on meeting the needs of the local residential community or depend upon the high level of amenity inherent in the Residential Central City Zone;
 - iii. ensure new non-residential activities do not compromise the role of the Residential Central City Zone, the Central City Business Zone, or the aim of consolidating that area of the Central City or the Central City Mixed Use Zones;
 - iv. enable the on-going operation, use and redevelopment of existing fire service facilities; and
 - v. protect residential amenity by controlling the character, scale and intensity of non-residential activities.

14.2.7.10 Objective - Redevelopment of brownfield sites

- a. On suitable brownfield sites, provide for new mixed use commercial and residential developments that are comprehensively planned so that they are environmentally and socially sustainable over the long term.

14.2.7.10.1 Policy - Redevelopment of brownfield sites

- a. To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential activities and commercial activities where:
 - i. natural hazards can be mitigated;
 - ii. adequate infrastructure services and capacity are available;
 - iii. reverse sensitivity effects on existing industrial areas are managed;

- iv. the safety and efficiency of the current and future **transport system** is not significantly adversely affected;
 - v. there is good walking and cycling access to public transport routes, commercial and community services, and open space;
 - vi. if necessary, **contaminated land** is remediated in accordance with national and regional standards; and
 - vii. the redevelopment does not impact on the vitality and strategic role of **commercial centres**.
- b. Ensure the redevelopment is planned and designed to achieve:
- i. high quality urban design and on-site amenity; and
 - ii. development that is integrated and sympathetic with the amenity of the adjacent neighbourhoods and **adjoining sites**.

14.2.8 Objective—Central City residential role, built form and amenity

- a. ~~A predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the **Central City** to support the restoration and enhancement of a vibrant city centre;~~
- b. ~~A form of built development in the Residential Central City Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment, for those living within the area.~~

14.2.8.1 Policy—Building heights

- a. ~~Provide for different maximum **building heights** in areas of the Residential Central City Zone with some areas requiring a reduced **height** compatible with the existing predominant character.~~

14.2.8.2 Policy—Amenity standards

- a. ~~Prescribing minimum standards for residential development which:~~
 - i. ~~are consistent with higher density living;~~
 - ii. ~~protect **amenity values** for residents;~~
 - iii. ~~integrate development with the adjacent and wider neighbourhood;~~
 - iv. ~~provide for a range of current and future residential needs; and~~
 - v. ~~recognise cultural values.~~

14.2.911 Objective - Visitor Accommodation in Residential Zones

- a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:
 - i. residential activity remains the predominant activity within the residential neighbourhoods;
 - ii. the character, high quality residential environment and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours;
 - iii. strategic infrastructure is protected from incompatible activities and reverse sensitivity effects;
- b. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.

Policy - Visitor Accommodation in Residential Units

- a. Permit visitor accommodation in a residential unit where:
 - i. at least one permanent resident of the site is in residence for the duration of the stay;
 - ii. the number of visitors, is comparable to use by a residential household; and
 - iii. disturbance to neighbours is minimal; and
 - iv. information on letting activity is recorded and provided to the Council on request.
- b. Manage visitor accommodation in a residential unit where a permanent resident is not in residence to ensure adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings are minimised including through:
 - i. controlling the scale and extent of use to ensure that the residential units are still predominantly used for residential activity;
 - ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours;
 - iii. each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours.
- c. Avoid visitor accommodation in a residential unit at a scale or extent that is inconsistent with:
 - i. retaining predominantly residential character and coherence or
 - ii. minimising adverse effect on the amenity of the site and its immediate surroundings, including the disturbance of neighbours; or
 - iii. protecting strategic infrastructure from reverse sensitivity effects.

Policy - Existing Visitor Accommodation

- a. In the Residential Visitor Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing visitor accommodation sites, compatible with the character and amenity of adjoining residential zones.

Policy - Visitor Accommodation in Defined Arterial Locations

- a. In the Accommodation and Community Facilities Overlay, provide for visitor accommodation within defined arterial locations that:
 - i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

Policy - Other Visitor Accommodation in Residential Zones

- a. Visitor accommodation not provided for in Policies 14.2.911.1-14.2.911.3 shall not locate in residential zones, except where the activity provides for the ongoing use of a heritage item consistent with Policy 9.3.2.2.3 and adverse amenity impacts on residential neighbours can also be minimised.

(Plan Change 4 Council Decision subject to appeal)

14.2.12 Objective – Compatibility with Industrial activities

- a. New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones.

14.2.12.1 Policy – Managing effects on industrial activities

- a. Restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or significantly adversely affect the amenity, health and safety of residents, unless mitigation sufficiently addresses the effects.

14.3 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 14.4 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.5 – ~~Residential~~ Medium Density ~~Residential~~ Zone;
 - iii. Rule 14.6 – High Density Residential ~~Central City~~ Zone;

- iv. **Rule 14.7 – Residential Hills Zone;**
 - v. **Rule 14.8 – Residential Banks Peninsula Zone;**
 - vi. **Rule 14.9 – Residential Large Lot Zone;**
 - vii. **Rule 14.10 – Residential Small Settlement Zone;**
 - viii. **Rule 14.11 – Residential Guest-Visitor Accommodation Zone;**
 - ix. **Rule 14.12 – Residential New Neighbourhood Future Urban Zone;**
 - x. **Rule 14.13 – Enhanced Development Mechanism**
 - xi. **Rule 14.14 – Community Housing Redevelopment Mechanism**
 - xii. **Rule 14.15 – Matters of control and discretion.**
- b. In relation to the Residential Guest-Visitor Accommodation Zone, each site has been grouped into Group A, B and C sites in Appendix 14.16.11, depending on its residential context. For any activities (other than guest-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 14.16.11, including activity specific standards, built form standards and matters of discretion. (Plan Change 4 Council Decision subject to appeal)
- c. 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 14.13 – Enhanced development mechanism; and**
 - ii. **Rule 14.14 – 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 14.14.2.17, and~~ for the enhanced development mechanism, in Rule 14.13.3.15.
- g. 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.
- h. 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.
- ~~t~~c. Area specific rules also apply to activities in the following areas:
- i. Residential Suburban Zone, ~~and~~ Residential Suburban Density Transition Zone, **Medium Density Residential Zone, and High Density Residential Zone:**
 - 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~~

~~CA.~~ Prestons Road Retirement Village Overlay;

~~DB.~~ adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;

~~EC.~~ adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;

~~F.~~ Existing Rural Hamlet Overlay;

~~GD.~~ Stormwater Capacity Constraint Overlay;

~~HE.~~ Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;

~~I.~~ Mairchau final development area shown on Figure 5; (Private Plan Change 6 Council Decision subject to appeal)

~~JF.~~ Accommodation and Community Facilities Overlay; **and**

~~K.~~ Character Area Overlay.

ii. **~~Residential Medium Density Zone:~~**

~~A.~~ Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;

~~B.~~ Residential Medium Density Zone Wigram (Figure 6);

~~CG.~~ Sumner Master Plan Overlay (Appendix 14.16.6);

~~DH.~~ Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);

~~E-I.~~ Residential 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;

~~FJ.~~ Accommodation and Community Facilities Overlay; **and**

~~GK.~~ Character Area Overlays;

~~EL.~~ Lyttelton Port Influences Overlay; **and**

~~M.~~ Suburban Density Precinct;

~~N.~~ Suburban Hill Precinct;

~~O.~~ Residential Hills Precinct; **and**

~~FM-P.~~ Other areas subject to a qualifying matter.

iii. Residential Banks Peninsula Zone:

A. Lyttelton Port Influences Overlay; **and**

B. Character Area Overlay; **and**

C. Suburban Density Precinct.

iv. Residential Hills Zone:

A. Character Area Overlay.

iiiv. In addition, there may be some areas where area specific rules are provided only under the built form standards.

Jd. ~~The Residential New Neighbourhood Zone rules in 14.12 do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone 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 Future Urban~~ Zone rules in 14.12 do not apply to Areas 1 – 4 in the ~~Residential New Neighbourhood Future Urban~~ (East Papanui) Zone shown on Planning Maps 24 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 14.12 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.

ke. 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.

f. 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, Residential Heritage Area, Residential Heritage Area Interface
- ii. Riccarton Bush Interface Area
- iii. Heritage, Significant and other Trees
- iv. Sites of Ecological Significance
- v. Outstanding Natural Features and Landscapes
- vi. Sites of Cultural Significance
- vii. Residential Character Areas
- viii. High Flood Hazard Management Area
- ix. Flood Ponding Management Area

- x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area
- xi. Tsunami Management Area
- xii. Slope Hazard
- xiii. Waterbody Setback
- xiv. Railway Building Setback
- xv. Electricity Transmission Corridor and Infrastructure
- xvi. Airport Noise Influence Area
- xvii. Waste Water Constraint Area
- xviii. Lyttelton Port Influence Area
- xix. Low Public Transport Accessibility Area
- xx. City Spine Transport Corridor
- xxi. Industrial Interface
- xxii. Suburban Density Precinct
- xxiii. Suburban Hill Precinct

g. 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.

(Plan Change 5D Council Decision)

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in ~~**bold purple strikethrough**~~ text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **light blue shaded in grey** is a Council Decision proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike out** for deleted text or **underlined** for additional text.

Chapter 14 Residential

14.4 Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

14.4.1 Activity status tables

14.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14.4.2](#), and the area specific rules in [Rule 14.4.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.4.1.2](#), [14.4.1.3](#), [14.4.1.4](#), [14.4.1.5](#), and [14.4.1.6](#) or in the area specific rules in [Rule 14.4.3](#)

Activity	Activity specific standards
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P1	Residential activity, except for residential units containing more than six bedrooms and boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site. 						
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access. d. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: <ul style="list-style-type: none"> i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area. 						
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil						
P4	Multi-unit residential complexes within the Residential Suburban Density Transition Zone – up to and including four residential units.	<ul style="list-style-type: none"> a. The minimum net floor area (including toilets and bathrooms, but excluding parking area, garages or balconies) for any residential unit in the complex shall be: <table border="1" data-bbox="810 1574 1520 1686"> <thead> <tr> <th></th> <th>Number of bedrooms</th> <th>Minimum Net floor area</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio.</td> <td>35m²</td> </tr> </tbody> </table>		Number of bedrooms	Minimum Net floor area	i.	Studio.	35m ²
	Number of bedrooms	Minimum Net floor area						
i.	Studio.	35m ²						

P5	Social housing complexes – up to and including four residential units.	ii.	1 Bedroom.	45m ²
		iii.	2 Bedrooms.	60m ²
		iv.	3 or more Bedrooms	90m ²
		<p>a. Any residential unit fronting a road or public open space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.</p> <p>b. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</p>		
P6	Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m ² .		
P7	Retirement villages	<p>a. 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:</p> <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade. 		
P8	Conversion of an elderly person's housing unit existing at 6 December 2013, 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 (P8 only applies until 30 April 2018)	a. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.		
P9	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	<p>a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m².</p> <p>b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site (containing the residential unit and the family flat) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p>		

<p>P10</p>	<p>Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units</p>	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m².</p> <p>b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p> <p>c. The residential unit to be converted shall be outside:</p> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area.
<p>P11</p>	<p>Replacement of a residential unit with two residential units</p>	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p> <p>b. The existing site shall be outside:</p> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work

		<p>to enable capacity in the identified lower catchment; and</p> <p>iii. any Flood Management Area.</p> <p>c. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p>
P12	Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing site shall be outside:</p> <p>i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5;</p> <p>ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and</p> <p>iii. any Flood Management Area.</p> <p>Ba. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p>
P13	Home occupation	<p>a. The gross-total floor area of the building or part of the building (measured internally), plus the area used for any outdoor storage area, occupied by the home occupation shall be less-no more than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing-retail activity shall be limited to:</p>

		<ul style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or iii. internet-based sales where no customer visits occur; and iv. retail activity shall exclude food and beverage outlets. <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p> <p>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. <p>f. Visitor, courier vehicle and staff parking areas shall be within the net site area of the property and outside the road boundary setback.</p> <p>g. Vehicle movements associated with the home occupation shall not exceed:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. <p>h. Outdoor advertising Signage shall be limited to a maximum area of 20.5m², except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.</p> <p>(Plan Change 5D Council Decision)</p>
<p>P14</p>	<p>Care of non-resident children within a residential unit in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
<p>P15</p>	<p>Bed and breakfast</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and

		<p>iii. no guest given accommodation for more than 90 consecutive days.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>								
P16	Education activity	<p>a. The activity shall:</p> <p>i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where:</p> <p>A. a right turn offset, either informal or formal, is available, or;</p> <p>B. a solid median prevents right turns into or out of the primary entrance.</p> <p>ii. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²;</p> <p>iii. limit outdoor advertising to a maximum area of 2m²;</p> <p>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="874 1016 1506 1760"> <tr> <td>A. Education activity</td> <td> <p>I. 07:00 – 21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p> </td> </tr> <tr> <td>B. Preschools</td> <td> <p>I. 07:00 – 21:00 Monday to Friday, and</p> <p>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p> </td> </tr> <tr> <td>C. Health care facility</td> <td rowspan="3"> <p>I. 07:00 – 21:00.</p> </td> </tr> <tr> <td>D. Veterinary care facility</td> </tr> <tr> <td>E. Places of assembly</td> </tr> </table> <p>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;</p> <p>vi. in relation to preschools, veterinary care facilities and places of assembly (see Figure 1):</p> <p>A. only locate on sites where any residential activity</p>	A. Education activity	<p>I. 07:00 – 21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p>	B. Preschools	<p>I. 07:00 – 21:00 Monday to Friday, and</p> <p>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p>	C. Health care facility	<p>I. 07:00 – 21:00.</p>	D. Veterinary care facility	E. Places of assembly
A. Education activity	<p>I. 07:00 – 21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p>									
B. Preschools	<p>I. 07:00 – 21:00 Monday to Friday, and</p> <p>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p>									
C. Health care facility	<p>I. 07:00 – 21:00.</p>									
D. Veterinary care facility										
E. Places of assembly										
P17	Preschools, other than as provided for in Rule 14.4.1.1 P14.									
P18	Health care facility									
P19	Veterinary care facility									
P20	<p>Places of assembly, except at Kate Sheppard House, 83 Clyde Road, where Rule 14.4.3.1.1 P31 applies</p> <p>(Plan Change 5F Council Decision)</p>									

		<p>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</p> <p>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays;</p> <p>ix. in relation to noise sensitive activities, not be located within the 50 dB _{L_{dn}} Air Noise Contour and the Qualifying Matter Airport Noise Influence Area as shown on the planning maps; and</p> <p>x. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P21	Spiritual activities	<p>a. The activity shall:</p> <p>i. limit the hours of operation to 07:00-22:00; and</p> <p>ii. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P22	Community corrections facilities	<p>a. The facility shall:</p> <p>i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00 – 19:00; and</p> <p>ii. limit signage to a maximum area of 2m².</p>
P23	Community welfare facilities	
P24	Emergency service facilities	Nil
P25	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.	<p>a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards.</p> <p>b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <p>i. the only built form standards that shall apply are those specified in Rules 14.4.2.3 – Building height</p>

		<p>and 14.4.2.6 – Daylight recession planes;</p> <ul style="list-style-type: none"> ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <ul style="list-style-type: none"> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.
<p>P26</p>	<p>a. Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> i. 14.4.2.3 – Building height; ii. 14.4.2.4 – Site coverage; iii. 14.4.2.5 – Outdoor living space; iv. 14.4.2.6 – Daylight recession planes; or v. 14.4.2.7 – Minimum building setbacks from internal boundaries and railway lines. 	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control. b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided

		<p>shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P27	Relocation of a building	Nil
P28	Market gardens, community gardens, and garden allotments	
P29	<p>Hosted visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
P30	<p>Visitor accommodation in a heritage item</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

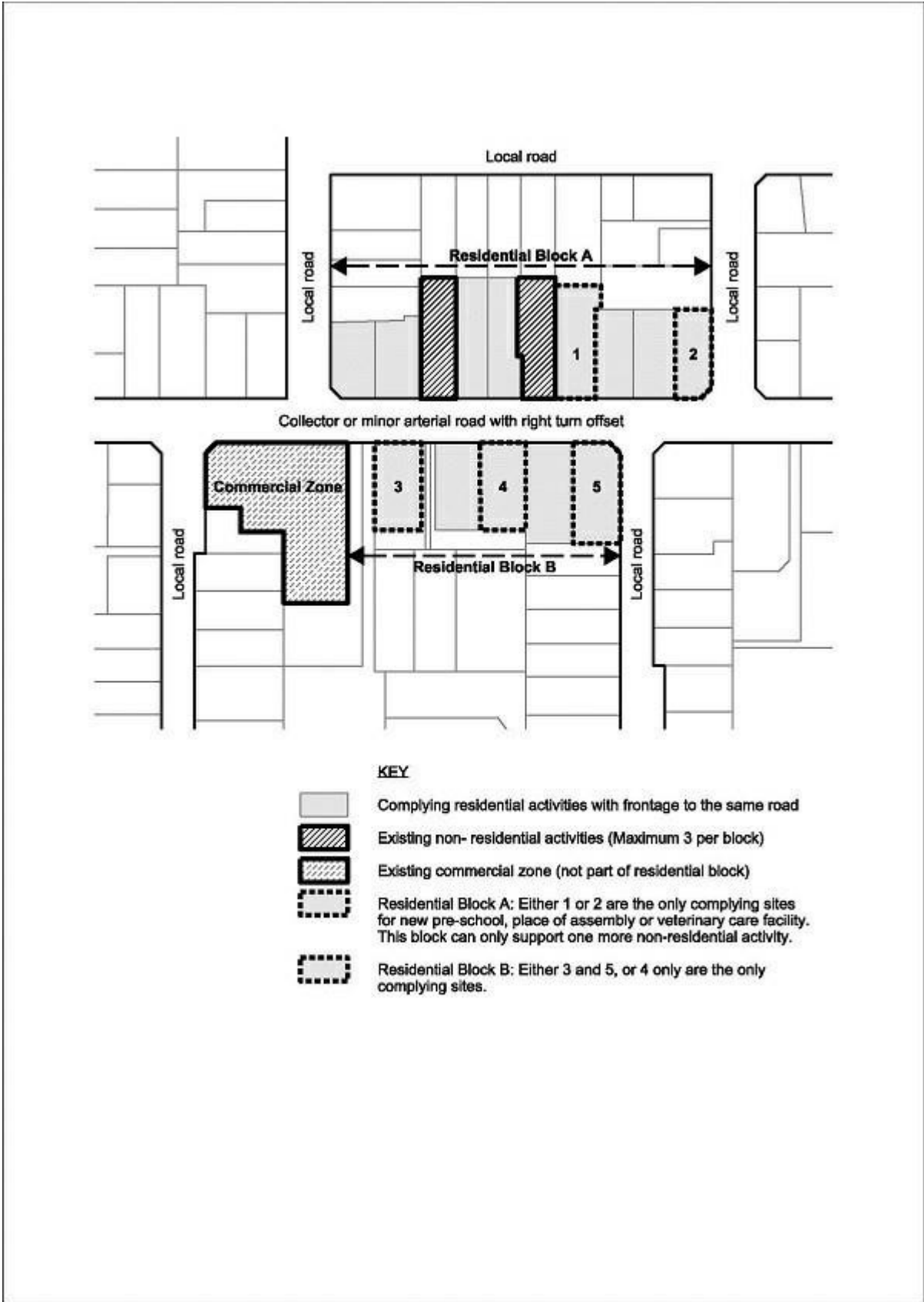


Figure 1: Residential coherence

14.4.1.2 Controlled activities

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

Activity		The matters over which Council reserves its control:
C1	Fences that do not meet Rule 14.4.2.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale and nature of activity – Rule 14.15.56 b. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)
C3	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178
C4	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.15.1920
C5	Social housing complexes, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P5 b. or c.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178
C6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P4 b. or c.	
C7	Unhosted visitor accommodation: a. For a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time. (Plan Change 4 Council Decision subject to appeal)	a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles

		<p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
C8	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.4.1.3 Restricted discretionary activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m ²	a. Site density and site coverage – Rule 14.15.2
RD2	Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m ² and 330m ²	
RD3	Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.4.1.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14.15.226
RD4	Conversion of a residential unit (within or as an extension to a residential unit) into two residential	

Activity		The Council's discretion shall be limited to the following matters:
	units that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P10 a. and b.	
RD5	Social housing complexes , where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P5 a.	a. Minimum unit size and unit mix – Rule 14.15.45
RD6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P4 a.	
RD7	Social housing complexes – over four residential units	a. Residential design principles – Rule 14.15.1
RD8	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	
RD9	Older person's housing units that do not meet activity specific standard in Rule 14.4.1.1 P6 a.	a. Scale and nature of activity - Rule 14.15.56 (Plan Change 5D Council Decision)
RD10	Retirement villages that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P7	a. Retirement villages - Rule 14.15.910
RD11	Boarding house	a. Scale and nature of activity - Rule 14.15.56 b. Traffic generation and access safety - Rule 14.15.67 (Plan Change 5D Council Decision)
RD12	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale and nature of activity – Rule 14.15.56 (Plan Change 5D Council Decision)
RD13	a. Convenience activities where: <ul style="list-style-type: none"> i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to 	a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity – Rule 14.15.56 c. Non-residential hours of operation – Rule 14.15.215 d. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)

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>	
RD14	<p>a. Integrated family health centres where:</p> <p>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;</p> <p>ii. the centre is located on sites adjoining a Neighbourhood Local centre, District Town centre or Key activity centre;</p> <p>iii. the centre occupies a gross floor area of building of between 301m² and 700m²;</p> <p>iv. outdoor advertising signage is limited to a maximum area of 2m²; and</p> <p>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.</p>	<p>a. Scale and nature of activity - Rule 14.15.56</p> <p>b. Traffic generation and access safety - Rule 14.15.67</p> <p>c. Non-residential hours of operation - Rule 14.15.245 (Plan Change 5D Council Decision)</p>
RD15	<p>a. Animal shelter at 14 and 18 Charlesworth Street.</p> <p>b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting landowners and occupiers (where the consent authority considers this is required, and absent their written approval).</p>	<p>a. Scale and nature of activity – Rule 14.15.5</p> <p>b. Traffic generation and access safety - Rule 14.15.6</p> <p>c. Non-residential hours of operation – Rule 14.15.21 (Plan Change 5D Council Decision)</p>
RD16	<p>a. Spiritual activities that do not meet the hours of operation in Rule 14.4.1.1 P21.</p> <p>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 their written approval).</p>	<p>a. Non-residential hours of operation – Rule 14.15.245</p>
RD17	<p>a. Community corrections facilities and community welfare facilities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P22 or P23.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <p>i. Scale and nature of activity – Rule 14.15.56</p> <p>ii. Traffic generation and access safety – Rule 14.15.67</p>

Activity		The Council's discretion shall be limited to the following matters:
		iii. Non-residential hours of operation – Rule 14.15.215 (Plan Change 5D Council Decision)
RD18	a. Temporary lifting or moving of earthquake damaged buildings that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P26 . b. Any application arising from this rule shall not be limited or publicly notified.	a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.15.167
RD19	Buildings that do not meet Rule 14.4.2.3 – Building height <u>(except for Rule 14.4.2.3 (iv) (within the Industrial Interface Qualifying Matter Area) refer to Rule 14.4.1.4 D11</u>).	a. Impacts on neighbouring property – Rule 14.15.3
RD20	Buildings that do not meet Rule 14.4.2.6 – Daylight recession planes	
RD21	a. Activities and buildings that do not meet Rule 14.4.2.4 – Site coverage where the site coverage is between 35% and 40%. b. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.15.2
RD22	a. Multi-unit residential complexes, social housing complexes, and older person's housing units that do not meet Rule 14.4.2.4 – Site coverage, where the site coverage is between 40-45% (calculated over the net site area of the site of the entire complex or group of units). b. Any application arising from this rule shall not be limited or publicly notified.	
RD23	a. Market gardens where the site coverage exceeds 55%. b. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.15.2
RD24	a. Residential units that do not meet Rule 14.4.2.5 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space – Rule 14.15.201
RD25	a. Buildings that do not meet Rule 14.4.2.9 – Road boundary building setback. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178

Activity		The Council's discretion shall be limited to the following matters:
RD26	Buildings that do not meet Rule 14.4.2.7 – Minimum building setbacks from internal boundaries and railway lines, other than Rule 14.4.2.7(vi) (refer to Rule 14.4.1.3 RD28)	<ul style="list-style-type: none"> a. Impacts on neighbouring properties – Rule 14.15.3 b. Minimum building, window and balcony setbacks – Rule 14.15.189
RD27	Buildings that do not meet Rule 14.4.2.8 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	
RD28	Buildings that do not meet Rule 14.4.2.7(vi) relating to rail corridor boundary setbacks	<ul style="list-style-type: none"> a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD29	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14.4.2.11 – Water supply for firefighting. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval). 	<ul style="list-style-type: none"> a. Water supply for fire fighting – Rule 14.15.78
RD30	<ul style="list-style-type: none"> a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB L_{dn} Air Noise Contour and the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD3430; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for: <ul style="list-style-type: none"> i. P13 Home occupations; <ul style="list-style-type: none"> A. <u>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;</u> B. <u>that do not meet one or more of standards b. to h.</u> ii. P16 Education activity iii. P17 Preschools, other than as provided for in Rule 14.4.1.1 P14 and Rule 14.4.1.4 D2; iv. P18 Health care facility; 	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale <u>and nature</u> of activity - Rule 14.15.56 ii. Traffic generation and access safety - Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.215 <u>(Plan Change 5D Council Decision)</u>

Activity		The Council's discretion shall be limited to the following matters:
	v. P19 Veterinary care facility . b. Any application arising from this rule shall not be limited or publicly notified. (Plan Change 5D Council Decision)	
RD31	a. Activities and buildings that do not meet one or more of Rule 14.4.1.1 P10 standard c.iii, or Rule 14.4.1.1 P11 standard b.iii, or Rule 14.4.1.1 P12 standard a.iii. b. Any application arising from this rule shall not be limited or publicly notified.	a. The setting of the minimum floor level. b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event. c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management. d. Any adverse effects on the scale and nature of the building and its location in relation to neighbouring buildings , including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.
RD32	a. Activities and buildings that do not meet one or more of Rule 14.4.1.1 P10 standard c.ii, or P11 standard b.ii., or P12 standard a.ii. b. Any application arising from this rule shall not be limited or publicly notified.	a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity .
RD33	Retirement villages that do not meet Rule 14.4.2.4 – Site coverage, where the site coverage is greater than 45% (calculated over the net site area of the site of the entire village).	a. Retirement villages – 14.15.910 .
RD34	a. The following activities and facilities located within the 50 dB _{L_{dn}} Air Noise Contour and the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps as <u>[insert operative date or pre-PC14 date of decision]</u> :	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,

Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); iii. Preschools (Rule 14.4.1.1 P17); or iv. Health care facilities (Rule 14.4.1.1 P18) v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30). <p>(Plan Change 4 Council Decision subject to appeal)</p> <ul style="list-style-type: none"> b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval). 	<ul style="list-style-type: none"> a. including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.

14.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity
D2	<ul style="list-style-type: none"> a. Activities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. P8 Conversion of an elderly person's housing unit into a residential unit; iii. P14 Care of non-resident children in a residential unit; iv. P15 Bed and breakfast; v. P20 Places of assembly; or vi. Storage of more than one heavy vehicle for P16-P19 and P21. <p>(Plan Change 4 Council Decision subject to appeal)</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
D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14.4.1.3 RD14
D6	Multi-unit residential complexes in Residential Suburban Zones
D7	<ul style="list-style-type: none"> a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.4.1.1 P29 and that does not exceed twelve guests per site at any one time.

Activity	
	<p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D8	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.4.1.2 C7 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D9	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.4.1.1 P30 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D10	<p>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.</p> <p>(Proposed Plan Change 5D subject to Council Decision)</p>
D11	<p><u>Any building for a residential activity that does not meet Rule 14.6.2.1 (iv) Building height within the Industrial Interface Qualifying Matter Area.</u></p>

14.4.1.5 Non-complying activities

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

Activity	
NC1	<p>Any non-residential activity, other than a home occupation, located on a site with frontage to Memorial Avenue or Fendalton Road.</p> <p>(Plan Change 5D Council Decision)</p>
NC2	<p>Residential units in the Residential Suburban Zone that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 400m² net site area.</p>
NC3	<p>Residential units in the Residential Suburban Density Transition Zone that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 300m² net site area</p>
NC4	<p>Activities and buildings that do not meet Rule 14.4.2.4 where the site coverage exceeds 40% (except as provided for in Rule 14.4.1.5 NC5)</p>

Activity	
NC5	Multi-unit residential complexes, social housing complexes and older person's housing units that do not meet Rule 14.4.2.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units)
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground section) or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p>

Activity	
	<p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC8	<p>a. Visitor accommodation that is:</p> <ol style="list-style-type: none"> i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D7; iii. Unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D8; and iv. Visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D9. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.4.1.6 Prohibited activities

There are no prohibited activities.

14.4.2 Built form standards

14.4.2.1 Site density

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

	Activity	Standard
i.	Residential Suburban Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	450m ²
ii.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	330m ²
iii.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
iv.	Multi-unit residential complexes	
v.	Older person's housing units	
vi.	Retirement village	

14.4.2.2 Tree and garden planting

- a. For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:
- i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
 - A. at least 50% of the landscaping shall be trees and shrubs, and
 - B. ~~a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the site, such as communal outdoor living space or landscaping area, and does not need to be associated with each residential unit.~~ a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
 - C. at least one tree shall be planted adjacent to the road boundary;
 - ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
 - iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
 - iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) above applies.

~~b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree~~

~~canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.~~

- c. ~~An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development, where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
- d. ~~Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

14.4.2.3 Building height

- a. The maximum height of any building shall be:

	Activity / area	Standard
i.	All buildings unless specified below.	8 metres
ii.	Minor residential units in the Residential Suburban Zone	5.5 metres and of a single storey only
iii.	All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.	20 metres
iv.	All buildings within the Qualifying Matter Riccarton Bush Interface Area	8 metres
v.	Any building for a residential activity within the Industrial Interface Qualifying Matter Area	7 metres or 2 storeys, whichever is the lesser

Advice note:

1. See the permitted height exceptions contained within the definition of height.

14.4.2.4 Site coverage

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

	Zone/activity	Standard
i.	All zones / activities unless specified below	35%
ii.	Multi-unit residential complexes, social housing complexes, and groups of older person's housing units where all the buildings are single storey.	40%

	Zone/activity	Standard
	The percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.	
iii.	Market gardens	55%
iv.	Retirement villages	45%

b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

14.4.2.5 Outdoor living space

a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:

	Activity/area	Standard	
		Minimum area	Minimum dimension
i.	Residential Suburban Zone	90m ²	6 metres
ii.	Residential Suburban Density Transition Zone	50m ²	4 metres
iii.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m ²	4 metres

- b. The required minimum area shall be readily accessible from a living area of each residential unit.
- c. The required minimum area shall not be occupied by any building, access, or parking space, other than:
 - i. an outdoor swimming pool; or
 - ii. accessory building of less than 8m²; or

- iii. any **buildings** or parts of a **building** without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the **outdoor living space**.
- d. This rule only applies to structures on the same **site**.
- e. This rule does not apply to **residential units** in a **retirement village**.

14.4.2.6 Daylight recession planes

- a. **Buildings** shall not project beyond a **building** envelope constructed by recession planes, as shown in [Appendix 14.16.2](#) Diagram A and Diagram B as relevant, from points 2.3 metres above:
 - i. **ground level** at the internal **boundaries**; or
 - ii. where an internal **boundary** of a **site** abuts an **access lot** or **access strip** the recession plane may be constructed from points 2.3 metres above **ground level** at the furthest **boundary** of the **access lot** or **access strip** or any combination of these areas; or
 - iii. where **buildings** on **adjoining sites** have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. Where the **building** is located in an overlay that has a permitted **height** of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above **ground level** at the internal **boundaries** and continue on the appropriate angle to points 11 metres above **ground level**, at which point the recession plane becomes vertical.
- c. Where the **building** is located in a **Flood Management Area**, the exemptions in [Rule 5.4.1.3](#) apply (for activities P1-P4 in Table 5.4.1.1b).

Advice note:

- 1. Refer to [Appendix 14.16.2](#) for permitted intrusions.

14.4.2.7 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All buildings not listed in table below	1 metre
ii.	Accessory buildings where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary .	Nil
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

	Activity / area	Standard
vi.	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	4 metres from the rail corridor boundary
vii.	Except where 14.4.2.7.viii applies, all two storey buildings where the internal boundary of the site adjoins the Avonhead Cemetery (Council landscape buffer)	5 metres
viii.	For two storey buildings adjoining the Avonhead Cemetery (Council landscape buffer) that have high-set windows on the second floor facing the cemetery	3 metres

- b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

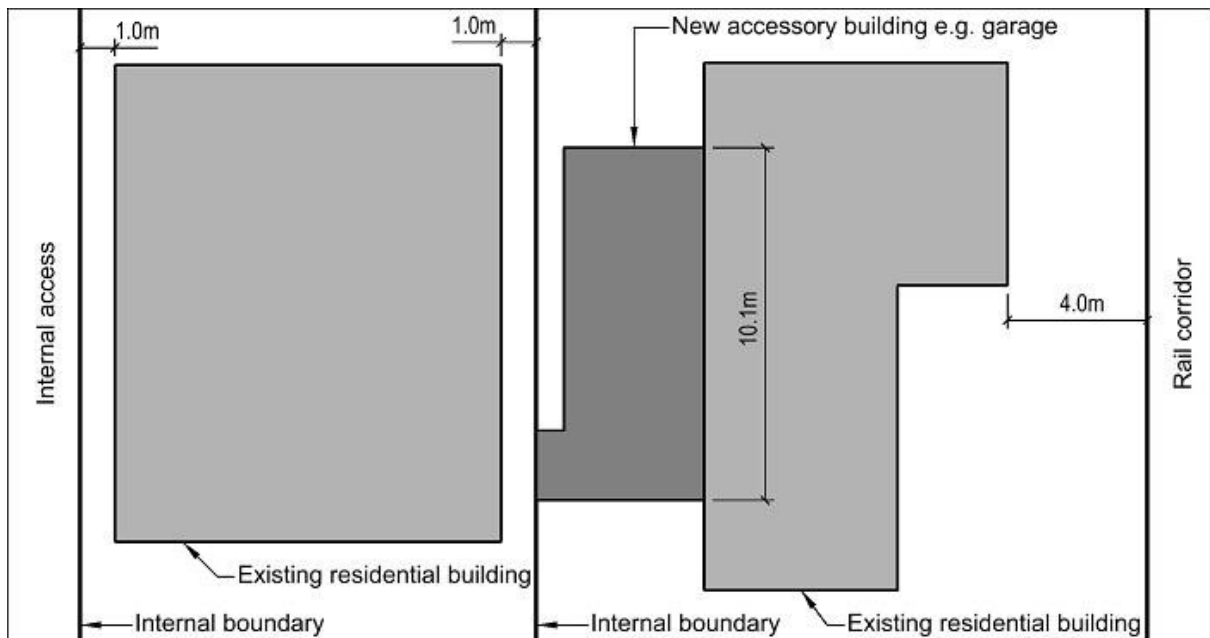


Figure 2: Separation from neighbours

14.4.2.8 Minimum setback for balconies and living space windows from internal boundaries

- The minimum setback from an internal boundary for balconies shall be 4 metres.
- Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.
- For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.
- This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.

- e. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

Advice note:

- 1. See sill height in the definition of **window**.

14.4.2.9 Road boundary building setback

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

	Activity	Standard
i.	All buildings and situations not listed below	4.5 metres
ii.	Where a garage has a vehicle door that generally faces a road or shared access	5.5 metres from the shared access or road kerb

- b. **Rule 14.4.2.9.a** applies except for:

- i. A **garage** where (See Figure 3):
 - A. the side walls are parallel to the **road boundary** and no more than 6.5 metres in length;
 - B. the side walls facing the **road** contain a **window** with a minimum dimension of at least 0.6 metres (including the **window** frame);
 - C. the space between the side wall and the **road boundary** contains a **landscaping strip** of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at **maturity**; and
 - D. where the **access** to the **garage** is located adjacent to a side **boundary**:
 - I. a **landscaping strip** of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at **maturity**, is located along the side **boundary** up to the line of the **residential unit**.
 - E. where the planting conflicts with required **visibility splays** the **visibility splay** rules will prevail and the planting not be required.

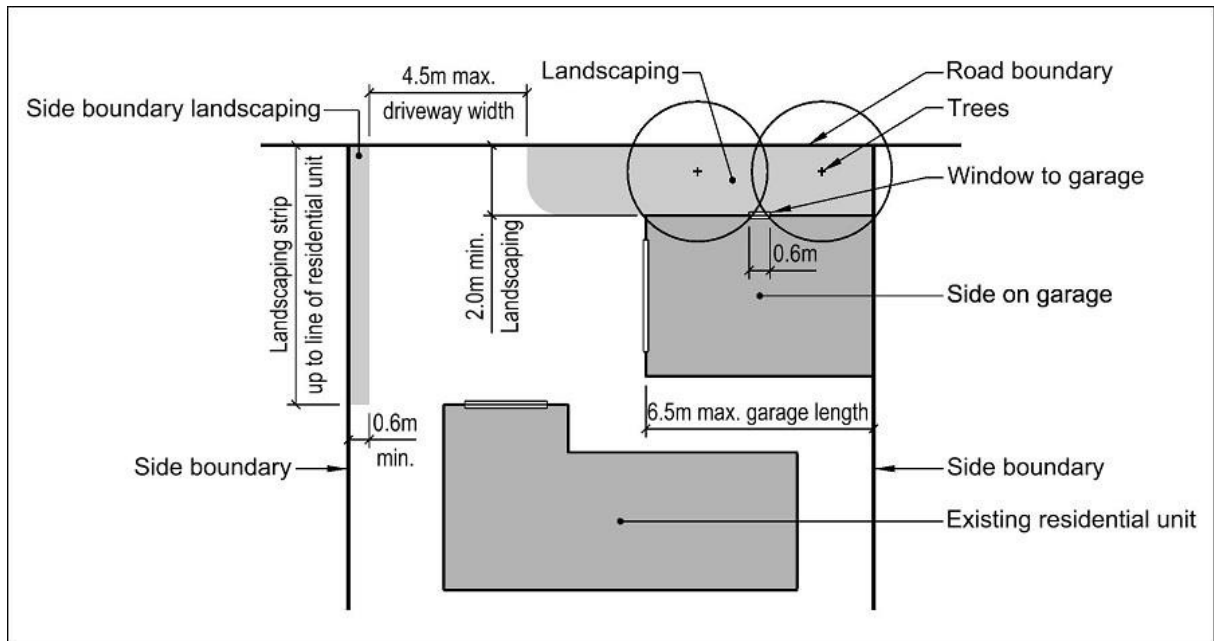


Figure 3: Side extension

- ii. A garage where (See Figure 4):
 - A. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - B. the garage is a maximum 3.6 metres wide;
 - C. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and
 - D. no part of the garage door when opening or shutting extends beyond the site boundary.
- iii. Rule 14.4.2.9 b.i. and b.ii. above do not apply to garages in the Character Area Overlay.

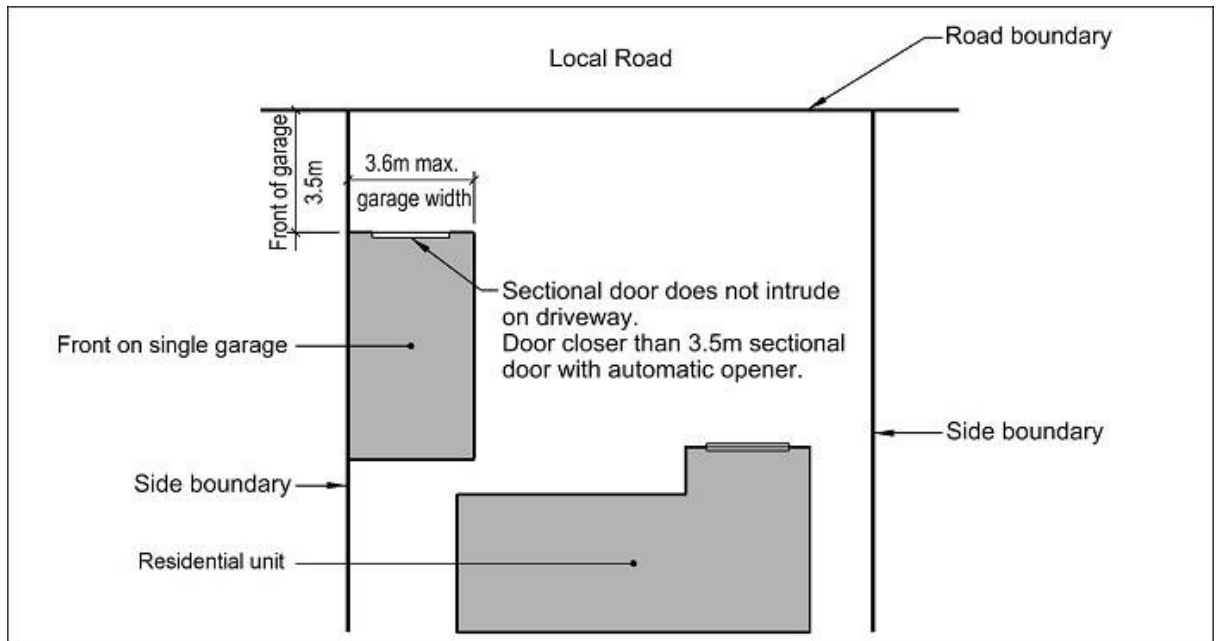


Figure 4: Front extension

14.4.2.10 Street scene amenity and safety – fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.4.2.11 Water supply for fire fighting

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

14.4.2.12 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.4.3 Area-specific rules — Residential Suburban Zone and Residential Suburban Density Transition Zone, and Qualifying Matter Airport Noise Influence Area

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14.4.1](#) and [14.4.2](#) unless specified otherwise.

14.4.3.1 Area-specific activities

~~14.4.3.1.1~~ 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 14.4.2](#), unless specified otherwise in [Rule 14.4.3.2](#)
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.4.1.2, 14.4.1.3, 14.4.1.4, 14.4.1.5](#) and [14.4.1.6](#) (unless specified otherwise in area specific rules); and [Rules ~~14.4.3.1.2~~, 14.4.3.1.3, 14.4.3.1.4, 14.4.3.1.5](#), or [14.4.3.1.6](#).

Activity		Activity specific standards
P1	<p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly; vi. Spiritual activities; vii. Community corrections facilities; viii. Community welfare facilities; ix. Care facility. 	<p>a. The activity specific standards in Rule 14.4.1.1 do not apply.</p> <p>b. The facility or activity shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the time when the site is open to visitors, students, patients, clients, and deliveries to between 07:00-21:00 Monday to Sunday.
P2	<p>Guest accommodation 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.</p>	<p>Nil</p> <p>a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.</p> <p>b. No individual type of ancillary activity shall be more than 250m² GLFA.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

Activity		Activity specific standards
	(Plan Change 4 Council Decision subject to appeal)	
P3	Place of Assembly, including functions, conferences, community events and festivals at Kate Sheppard House, 83 Clyde Road (Plan Change 5F Council Decision)	<p>a. There shall be a maximum of 5 parking spaces on the site.</p> <p>b. The maximum hours of operation during which the site may be open to visitors, staff and deliveries shall be:</p> <p>i. 07:00 – 23:00 Monday to Saturday; and</p> <p>ii. 07:00 – 22:00 Sundays and Public Holidays.</p> <p>c. There shall be no amplified music after 22.00 on any day.</p> <p>d. No more than 15 events shall be held outside the house in any twelve month time period.</p> <p>(Plan Change 5F Council Decision)</p>

14.4.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.15, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	<p>a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:</p> <p>i. visible from the street;</p> <p>ii. located in that part of the site between the road boundary and the main residential unit on the site; or</p> <p>iii. involves changes to the front façade of the main residential unit of the site.</p> <p>b. This rule does not apply to:</p> <p>i. fences that are 1 metre in height or less</p> <p>ii. accessory buildings that are located to the rear of the main residential unit on the site and are less</p>	a. Character Area Overlay – Rule 14.15.23

	Location	Controlled activity	The matters over which Council reserves its control
		<p>than 5 metres in height</p> <p>iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space; or</p> <p>iv. rear sites or those located on private lanes in CA4 – Beckenham Loop.</p> <p>c. Activities that do not meet Rule 14.4.3.2.17 Landscape areas.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	

14.4.3.1.3 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 14.15, or as specified, as set out in the following table:

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD1	Residential area in Wigram as shown on Figure 6	<p>a. Activities that do not meet Rule 14.4.3.2.9 – Outdoor living space at West Wigram.</p> <p>b. Any application arising from this rule shall not be publicly notified and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required and absent its written approval).</p>	<p>a. Development plans – Rule 14.15.15</p> <p>b. Special setback provision – Residential Suburban Zone – Low Density Residential Airport Influence Zone Wigram – Rule 14.15.13</p>
RD2	Mairehau Final Development Area (Plan Change 6 Council Decision subject to appeal)	<p>a. Any development of land that is not in accordance with the layout shown in the development plan in Figure 5.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>(Plan Change 6 Council Decision subject to appeal)</p>	<p>a. Development plans – Rule 14.15.15</p> <p>(Plan Change 6 Council Decision subject to appeal)</p>

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD2	Mairehau Final Development Area	<p>a. Any development of land that is not in accordance with the layout shown in the development plan in Figure 5.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Development plans—Rule 14.15.15</p>
RD3	Prestons Road Retirement Village Overlay	<p>a. Residential units that do not comply with Rule 14.4.3.2.4—Outdoor living space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>c. This clause shall cease to have effect on 31st December 2018.</p>	<p>a. Outdoor living space—Rule 14.15.20</p>
RD4	<p>a. Peat Ground Condition Constraint Overlay;</p> <p>b. Stormwater Capacity Constraint Overlay; or</p> <p>c. Prestons Road Retirement Village Overlay.</p>	<p>a. Activities and buildings that do not comply with Rule 14.4.3.2.5—Minimum building setbacks from internal boundaries.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Minimum building, window and balcony setbacks—Rule 14.15.18</p>
RD5	<p>a. Peat Ground Condition Constraint Overlay;</p> <p>b. Stormwater Capacity Constraint Overlay;</p> <p>c. Existing Rural Hamlet Overlay in the area to the east of the 50 dB Ldn Air Noise Contour shown on Planning Map 18; or</p> <p>d. Existing Rural Hamlet Overlay in the area to the west of the 50 dB Ldn Air Noise Contour shown on Planning Map 18.</p>	<p>Residential units that do not comply with Rule 14.4.3.2.1—Site density</p>	<p>a. Site density and site coverage—Rule 14.15.2.2</p> <p>b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.</p>
RD6	<u>Prestons Road Retirement Village Overlay</u>	<p>a. Activities and buildings that do not comply with Rule 14.4.3.2.2—Building height.</p>	<p>a. Impacts on neighbouring</p>

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
		b. This clause shall cease to have effect on 31st December 2018 in relation to the Prestons Road Retirement village.	property—Rule 14.15.3
RD7	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay; d. Prestons Road Retirement Village Overlay.	a. Activities and buildings that do not comply with Rule 14.4.3.2.3—Site coverage	a. Site density and site coverage—Rule 14.15.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
RD8	Character Area Overlay	Residential units that do not comply with Rule 14.4.3.2.1—Site density, where the minimum site density is between 400m² and 600m²	a. Character Area Overlay—Rule 14.15.23
RD9	Accommodation and Community Facilities Overlay	a. Service stations. b. Any application arising from this rule shall not be limited or publicly notified.	a. Scale and nature of activity—Rule 14.15.5 b. Hours of operation—Rule 14.15.21 c. Traffic generation and access safety—Rule 14.15.6 (Plan Change 5D Council Decision)
RD10		Activities listed in Rule 14.4.3.1.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.4.3.1.1 P1.	a. Scale and nature of activity—Rule 14.15.5 b. Hours of operation—Rule 14.15.21 c. Traffic generation and access safety—Rule 14.15.6 d. Impacts on neighbouring

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
			<p>property—Rule 14.15.3</p> <p>(Plan Change 5D Council Decision)</p>
RD11	<p>a. Prestons Road Retirement Village Overlay</p> <p>b. Accommodation and Community Facilities Overlay</p>	<p>Buildings that do not meet Rule 14.4.3.2.11 – Daylight recession planes</p>	<p>a. Impacts on neighbouring property—Rule 14.15.3</p>
RD12	Accommodation and Community Facilities Overlay	<p>a. Activities and buildings that do not meet Rule 14.4.3.2.3 – Site coverage</p>	<p>a. Site density and site coverage—Rule 14.15.2</p>
RD13		<p>a. Buildings that do not meet Rule 14.4.3.2.12 – Maximum continuous building length.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Impacts on neighbouring property—Rule 14.15.3</p> <p>b. Residential design principles—Rule 14.15.1.e only</p>
RD14		<p>a. Buildings that do not comply with Rule 14.4.3.2.13 – Building setbacks from road boundaries.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting—Rule 14.15.17</p>
RD15		<p>a. Buildings that do not comply with Rule 14.4.3.2.14 – Front entrances and facades.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles—Rule 14.15.1</p>
RD16		<p>a. Buildings that do not comply with Rule 14.4.3.2.15 – Building overhangs.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles—Rule 14.15.1</p>

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD17		<p>a. Activities that do not comply with Rule 14.4.3.2.16 – Fences and screening.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17</p>
RD18		<p>a. Activities that do not comply with Rule 14.4.3.2.17 – Landscaped areas</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17</p>
RD19	<p>Accommodation and Community Facilities Overlay</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>Ancillary activities to visitor accommodation listed in Rule 14.4.3.1.1 P2 that do not comply with any one or more of the activity specific standards in Rule 14.4.3.1.1 P2.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Scale of activity – Rule 14.15.5</p> <p>b. Hours of operation – Rule 14.15.21</p> <p>c. Traffic generation and access safety – Rule 14.15.6</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

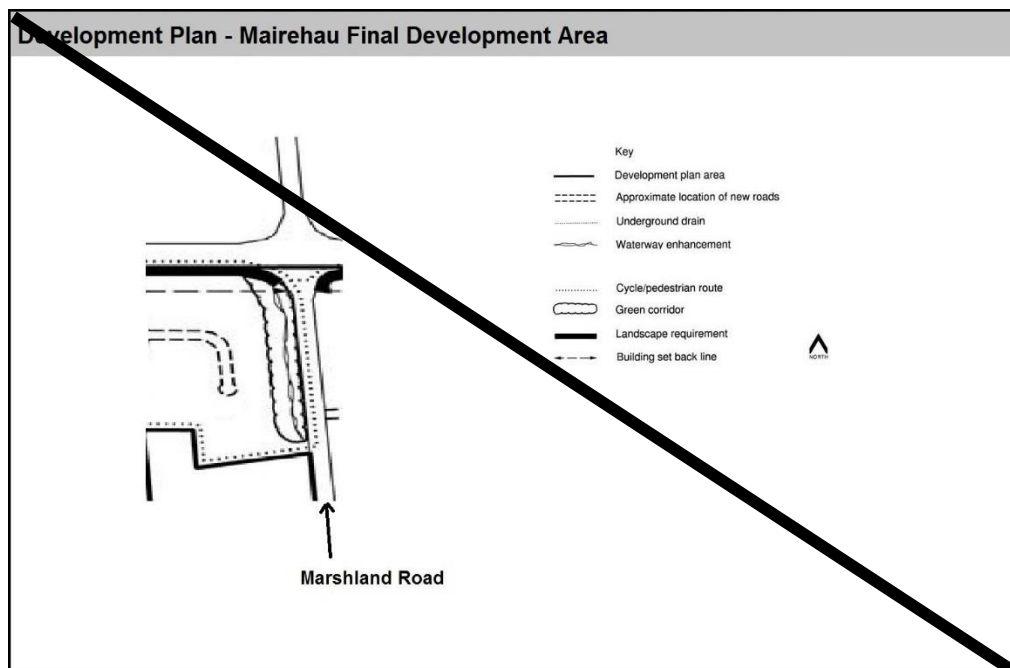


Figure 5: Mairehau final development area

(Private Plan Change 6 Council Decision)

14.4.3.1.4 Area-specific discretionary activities

a. The activities listed below are discretionary activities.

Activity/area	
D1	Activities and buildings that do not comply with Rule 14.4.3.2.10 – Use of site and buildings Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.
D21	Activities and buildings that do not comply with Rule 14.4.3.2.63 – Minimum building setback from zone boundary Russley Road/Memorial Avenue
D3	Activities and buildings that do not comply with 14.4.3.2.8 – Building types and limits Prestons Road Retirement Village Overlay
D42	Place of Assembly, including functions, conferences, community events and festivals at Kate Sheppard House, 83 Clyde Road that does not comply with one or more of the activity specific standards in rule 14.4.3.1.1 P31. (Plan Change 5F Council Decision)

14.4.3.1.5 Area-specific non-complying activities

a. The activities listed below are a Non Complying Activity.

Activity	
NC1	Activities and buildings that do not comply with Rule 14.4.3.2.74 - Noise insulation
NC2	Activities and buildings that do not comply with Rule 14.4.3.2.9 – Outdoor living space West Wigram
NC3	Residential units in the Character Area Overlay that do not comply with Rule 14.4.3.2.1, where the residential unit is contained within a site with a net site area of less than 400m².

14.4.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.4.3.2 Area-specific built form standards

14.4.3.2.1 Site density

a. This applies to:

- i. ~~Peat Ground Condition Constraint Overlay;~~

- ii. ~~Stormwater Capacity Constraint Overlay;~~
- iii. ~~Existing Rural Hamlet Overlay; and~~
- iv. ~~Character Area Overlay.~~

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

	Activity	Standard
i.	Peat Ground Condition Constraint Overlay	2000m²
ii.	Stormwater Capacity Constraint Overlay	1 residential unit for each allotment existing at June 1995
iii.	Existing Rural Hamlet Overlay	2000m²
iv.	Residential Suburban Zone within the Character Area Overlay	600m²
v.	Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)	400m²
vi.	Character Area Overlay – Character Area 8 – Beverley	500m²

Advice note:

1. Refer also to the subdivision rules in [Chapter 8](#).

14.4.3.2.2 Building height

a. This applies to:

- i. ~~Prestons Road Retirement Village Overlay; and~~
- ii. ~~Accommodation and Community Facilities Overlay.~~

b. Maximum height of any building shall be:

	Activity/area	Standard
i.	Prestons Road Retirement Village Overlay, except as listed in ii. below. This clause shall cease to have effect on 31st December 2018.	6.5 metres and of a single storey only
ii.	Prestons Road Retirement Village Overlay in the health facility. This clause shall cease to have effect on 31st December 2018.	13 metres

	Activity/area	Standard
iii.	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	9 metres, or 12 metres for a building with a pitched roof of at least 22 degrees.

c. For the purposes of determining building height in the Prestons Road Retirement Village Overlay, ground level shall be taken as the level of ground existing when filling or excavation for new buildings on the land has been completed.

d. Rule 14.4.2.3 Building height shall not apply in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.2 ceases to have effect.

Advice note:

1. See the permitted height exceptions contained within the definition of height.

14.4.3.2.3 Site coverage

a. This applies to:

- i. Peat Ground Condition Constraint Overlay;
- ii. Stormwater Capacity Constraint Overlay;
- iii. Existing Rural Hamlet Overlay;
- iv. Prestons Road Retirement Village Overlay; and
- v. Accommodation and Community Facilities Overlay.

b. Rule 14.4.2.4 Site coverage shall not apply in the Prestons Road Retirement Village Overlay area until Rule 14.4.3.2.3 ceases to have effect.

The maximum percentage of the net site area covered by buildings shall be as follows:	Activity/area	Standard
i.	Peat Ground Condition Constraint, Stormwater Capacity Constraint, and Existing Rural Hamlet.	40% or 300m ² whichever is the lesser
ii.	Prestons Road Retirement Village Overlay, except as stated in iii. below. This clause shall cease to have effect on 31st December 2018.	40% (calculated over the net site area of the entire complex)
iii.	Prestons Road Retirement Village Overlays: residential activities with garages. This clause shall cease to have effect on 31 st December 2018.	40% or 300m ² whichever is the lesser

iv.	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	45%
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c. ~~For the purposes of this rule this excludes:~~

- i. ~~fences, walls and retaining walls;~~
- ii. ~~eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;~~
- iii. ~~uncovered swimming pools up to 800mm in height above ground level; and~~
- iv. ~~decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:~~
 - A. ~~are no more than 800mm above ground level and are uncovered or unroofed; or~~
 - B. ~~where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;~~

14.4.3.2.4 Outdoor living space Prestons Road Retirement Village Overlay

a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:

	Activity/area	Standard	
		Minimum Area	Minimum Dimension
i.	Prestons Road Retirement Village Overlay; for any older person's housing unit This clause shall cease to have effect on 31st December 2018.	30m ²	3 metres

b. ~~The required minimum area shall be readily accessible from a living area of each residential unit. This rule only applies to structures on the same site.~~

c. ~~The required minimum area shall not be occupied by any building, access or parking space, other than:~~

- i. ~~an outdoor swimming pool; or~~
- ii. ~~accessory building of less than 8m² in area; or~~
- iii. ~~any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, which occupies no more than 30% of the area of the outdoor living space.~~

d. ~~Rule 14.4.2.5 Outdoor living space shall not apply to any older person's housing unit in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.4 ceases to have effect.~~

14.4.3.2.5 ~~Minimum building setbacks from internal boundaries~~

a. ~~This applies to:~~

- ~~i. Peat Ground Condition Constraint Overlay;~~
- ~~ii. Stormwater Capacity Constraint Overlay;~~
- ~~iii. Prestons Road Retirement Village Overlay.~~

b. ~~Rule 14.4.2.7 (other than Rule 14.4.2.7(vi)) Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule 14.4.3.2.5 ceases to have effect.~~

c. ~~Minimum building setback from boundaries shall be as follows:~~

	Area	Standard
i.	Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays	3 metres
ii.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	A. From Prestons Road – 15 metres B. From internal boundaries – 1.8 metres

14.4.3.2.6¹ ~~Minimum building setback from zone boundary Russley Road/Memorial Avenue~~

a. At Russley Road/Memorial Avenue, where the eastern boundary of the Residential Suburban Zone abuts the western boundary of the Industrial Park Zone, the minimum building setback from the eastern boundary of the zone where it abuts the Industrial Park Zone shall be 5 metres.

14.4.3.2.7 ~~Noise insulation~~

a. ~~This applies to:~~

- ~~i. the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;~~
- ~~ii. the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;~~
- ~~iii. Peat Ground Condition Constraint Overlay; and~~
- ~~iv. Existing Rural Hamlet Overlay.~~

	Location	Standard
b.	<p>On that land which is:</p> <p>a. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads; and</p> <p>b. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road.</p>	<p>a. Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met:</p> <p>b. Sound levels attributable to traffic from these roads shall not exceed a level of 57_{dB(A)} L10 (18 hour) 54_{dB(A)} Leq (24 hour) in any outdoor area of the site and a design level of 60_{dB(A)} L10 (18 hour) 57_{dB(A)} Leq (24 hour) measured 1 metre from the façade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.</p>
c.	<p>Mairehau Final Development Area identified in Figure 5 – on land which is on the western side of Marshlands Road between Queen Elizabeth Drive and Briggs Road</p> <p>(Private Plan Change 6 Council Decision subject to appeal)</p>	<p>a. There shall be no minimum building setback where:</p> <p>i. mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10_{dB(A)} is provided within 20 metres of the road boundary across the entire width of the site;</p> <p>ii. the mounding in i. is screened from the adjoining road by landscaping with a minimum depth of 1.5 metres and a minimum height of 1.8 metres at time of planting;</p> <p>iii. the minimum building setback from a limited access road shall be 40 metres.</p> <p>b. where a.i. and a.ii. are complied with and all external windows and doors of a residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25_{dB(A)} with windows and doors closed the minimum setback shall be 20 metres.</p> <p>c. Where a. and b. do not apply the minimum building setback shall be 80 metres.</p> <p>d. For the purpose of this rule the minimum building setback shall be measured from the road carriageway to the residential unit.</p> <p>(Private Plan Change 6 Council Decision subject to appeal)</p>
d.	<p>Peat Ground Condition Constraint Overlay</p>	<p>The minimum building setback from the boundary with the Residential Suburban Zones Low Density Residential Airport Influence Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6 metres.</p>

	Location	Standard
e.	Existing Rural Hamlet Overlay	<p>a. In the Existing Rural Hamlet Overlay west of the 50 dB ^{cdn} Air Noise Contour and the Qualifying Matter Airport Influence Area:</p> <p>i. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to meet the provisions of Appendix 14.16.4; and</p> <p>ii. Buildings, other than residential units, shall also be insulated, where applicable, to meet the provisions of Appendix 14.16.4.</p>

14.4.3.2.8 – Building types and limits Prestons Road Retirement Village Overlay

- a. ~~There shall be a maximum of 165 independent older person’s housing units.-~~
- b. ~~Where a unit shares a common wall with another unit, there shall be no more than 4 units in any such arrangement.~~
- c. ~~There shall be a maximum of 45 serviced older person’s housing units contained within the health facility.~~
- d. ~~There shall be a maximum of one health facility with ground floor area of 2500m².~~
- e. ~~The maximum floor area for any one residential unit shall be 165m².~~

14.4.3.2.9 – Outdoor living space West Wigram

- a. ~~On the frontage shown in Figure 6, residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2 metre wide landscape strip and a close solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.~~

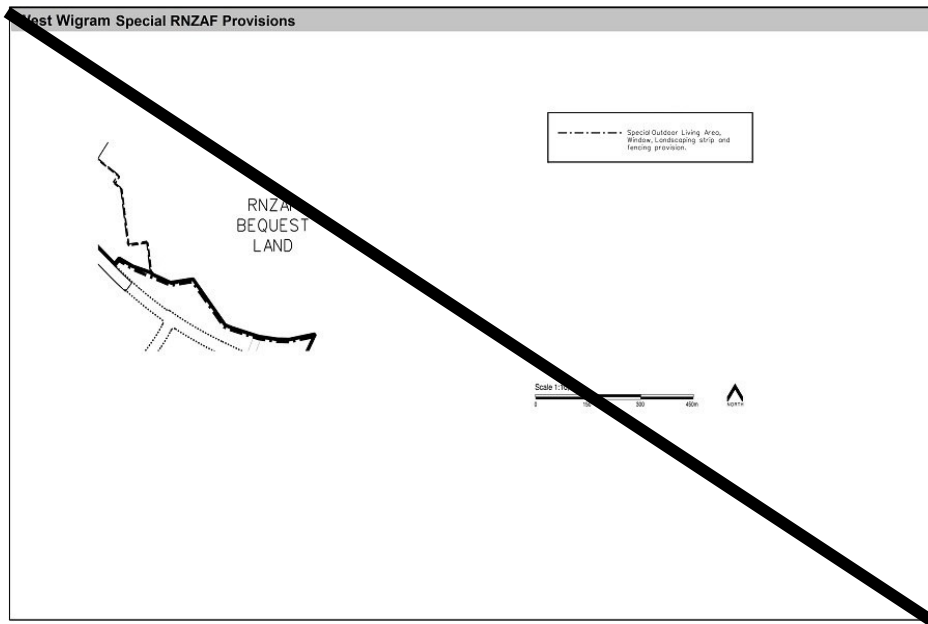


Figure 6: West Wigram Special RNZAF Provisions

14.4.3.2.10 Use of the site and buildings Prestons Road Retirement Village Overlay

a. ~~Any site or buildings shall only be used for housing for persons over the age of 55 and ancillary health, managerial, administrative, social and professional and retail activities associated with the provision of services to those over the age of 55 residing on site.~~

14.4.3.2.11 Daylight recession planes

a. ~~This applies to:~~

- i. ~~Prestons Road Retirement Village Overlay; and~~
- ii. ~~Accommodation and Community Facilities Overlay.~~

b. ~~Buildings shall not project beyond a building envelope constructed by recession planes, using the applicable recession planes in the following table, from points 2.3 metres above:~~

- i. ~~ground level at the internal boundaries; or~~
- ii. ~~where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or~~
- iii. ~~where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.~~

	Area	Applicable to	Standard
A.	Prestons Road Retirement Village Overlay	All buildings	Diagram A, Appendix 14.16.2
B.	Accommodation and Community Facilities Overlay	Activities that are not	Diagram C, Appendix 14.16.2

Area	Applicable to	Standard
	residential activities	

14.4.3.2.12 Maximum continuous building length

a. Within the Accommodation and Community Facilities Overlay the maximum continuous building length shall be applicable to buildings for:

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest Visitor accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<p>A. New buildings: 15 metres</p> <hr/> <p>B. Additions to an existing building: 10 metres</p>

(Plan Change 4 Council Decision subject to appeal)

14.4.3.2.13 Building setback from road boundaries

a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, the minimum building setback from road boundaries shall be 3 metres.

14.4.3.2.14 Front entrances and façades

a. Within the Accommodation and Community Facilities Overlay, the following front entrance and façade treatment shall be provided and is applicable to buildings for:

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest Visitor accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<p>A. Pedestrian access shall be directly from the road frontage.</p> <p>B. A minimum of 30% glazing on the road frontage on ground floor.</p> <p>C. A minimum of 20% glazing on the road frontage on elevations above ground level.</p>

14.4.3.2.15 Building overhangs

- a. ~~Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, no internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.~~

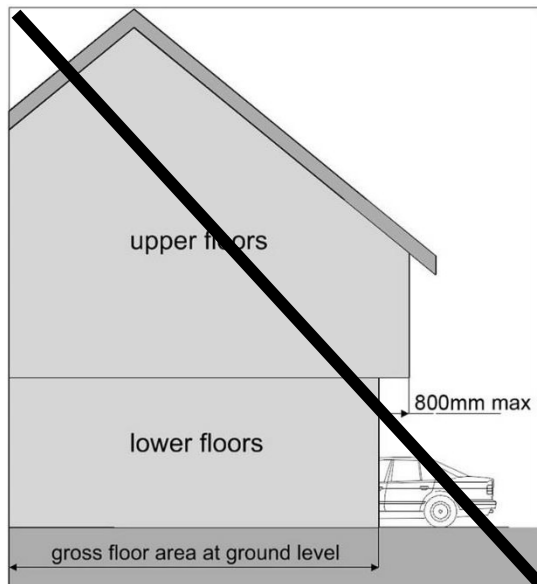


Figure 9: Building overhangs

Advice note:

1. ~~This diagram is an illustrative example only, showing a way the rule may be applied.~~

14.4.3.2.16 Fences and screening

- a. ~~Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, fencing and/or screening shall be provided as follows:~~
- i. ~~Screening of outdoor storage areas shall ensure that outdoor storage is not visible from 1.8 metres above ground level on any adjoining road or site, and~~
 - ii. ~~outdoor storage is not located within any required 2 metre planted strip adjoining the road frontage.~~

14.4.3.2.17 Landscaped areas

- a. ~~Within the Accommodation and Community Facilities Overlay for non residential activities:-~~
- i. ~~In areas adjoining the road frontage of all sites:-~~
 - A. ~~a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and~~
 - B. ~~a minimum 2 metre planted strip.~~

- ~~ii. 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.~~
- ~~b. Within the Character Area Overlay for all activities, a landscape strip with a minimum width of 3 metres shall be planted:~~
 - ~~i. comprising a combination of tree and garden planting; and~~
 - ~~ii. along the length of the road boundary excluding that part required for a driveway or pedestrian access.~~

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in ~~**bold purple strikethrough**~~ text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in purple is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in ~~**bold light blue strikethrough shaded in grey with a purple underline**~~ is a Council decision proposed to be deleted by this Plan Change.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in orange shaded in yellow as either ~~strike out~~ for deleted text or underlined for additional text.

14.5 Rules - ~~Residential~~ Residential Medium Density Residential Zone

14.5.1 Activity status tables

14.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Residential~~ Residential Medium Density Residential Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14.5.2](#) and the area specific rules in [Rule 14.5.3](#).
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.5.1.2](#), [14.5.1.3](#), [14.5.1.4](#), [14.5.1.5](#) and [14.5.1.6](#), or in the area specific rules in [Rule 14.5.3](#).

~~c. Any retirement village activity shall instead be considered under 14.4.1.1 or 14.12.1.1 as they would apply under operative controls as at 16 March 2023.~~

Activity	Activity specific standards
<p>P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses</p>	<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. On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work):</p> <p>i. the minimum site area for any residential unit shall be 330m².</p> <p>c. There must be no more than 3 residential units per site.</p> <p>d. <u>14.5.1.1.P1.c does not apply within the Suburban Density Precinct and Suburban Hill Density Precinct.</u></p>
<p>P1A Retirement Village activity</p>	<p>Nil</p>
<p>P2 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms</p>	<p>Nil</p>
<p>P3 <u>Conversion of an elderly person's housing unit existing at 6 December 2013 17 March 2023, 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</u></p>	<p>a. <u>Each converted unit shall have:</u></p> <p>i. <u>a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²; and</u></p> <p>ii. <u>a separate outdoor living space readily accessible from its living area that is at least 30 20m² with a minimum dimension of 3 metres.</u></p> <p>b. <u>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.</u></p>

P43	Home occupation	<ul style="list-style-type: none"> a. The <u>gross-total</u> floor area of the <u>building or part of the building (measured internally)</u>, plus <u>the area used for any outdoor storage area</u>, occupied by the <u>home occupation</u> shall be <u>less-no more</u> than 40m². b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two. c. Any https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124061 <u>retailing-retail activity</u> shall be limited to; <ul style="list-style-type: none"> i. the sale of goods grown or produced on the <u>site</u>; ii. <u>goods incidental to an on-site service provided by the home occupation</u> where the goods storage and/or display occupies no more than 1m² of floor area; or
Activity		Activity specific standards
		<ul style="list-style-type: none"> iii. <u>internet-based sales where no customer visits occur</u> and iv. <u>retail activity shall exclude food and beverage outlets.</u> d. <u>Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</u> e. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. f. Visitor, <u>courier vehicles and</u> or <u>staff parking areas</u> shall be <u>within the net site area of the property and</u> outside the <u>road boundary setback</u>. g. <u>Vehicle movements associated with the home occupation shall not exceed:</u> <ul style="list-style-type: none"> i. <u>heavy vehicles: 2 per week; and</u> ii. <u>other vehicles: 16 per day.</u> h. <u>Outdoor advertising Signage</u> shall be limited to a maximum area of <u>20.5</u>m². <p><u>(Plan Change 5D Council Decision)</u></p>
P54	Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer	<ul style="list-style-type: none"> i. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.

<p>P6</p>	<p>Bed and breakfast</p> <p>(Plan Change 4 subject to appeal)</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>P75</p>	<p>Education activity</p>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;
<p>P86</p>	<p>Preschools, other than as provided for in Rule 14.5.1.1 P54.</p>	
<p>P97</p>	<p>Health care facility</p>	
<p>Activity</p>		<p>Activity specific standards</p>
<p>P108</p>	<p>Veterinary care facility</p>	<ul style="list-style-type: none"> ii. only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility, less than 300m²; iii. limit outdoor advertising to a maximum area of 2m²;

<p>P11 9</p>	<p>Place of assembly</p>	<p>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="730 327 1377 1032"> <tr> <td data-bbox="730 327 938 539"> <p>A. Education activity</p> </td> <td data-bbox="938 327 1377 539"> <p>I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="730 539 938 752"> <p>B. Preschools</p> </td> <td data-bbox="938 539 1377 752"> <p>I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="730 752 938 846"> <p>C. Health care facility</p> </td> <td data-bbox="938 752 1377 1032" rowspan="3"> <p>I. 07:00 – 21:00.</p> </td> </tr> <tr> <td data-bbox="730 846 938 940"> <p>D. Veterinary care facility</p> </td> </tr> <tr> <td data-bbox="730 940 938 1032"> <p>E. Places of assembly</p> </td> </tr> </table> <p>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;</p> <p>vi. in relation to preschools, veterinary care facilities and places of assembly (See Figure 1.):</p> <p>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</p> <p>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p>	<p>A. Education activity</p>	<p>I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p>	<p>B. Preschools</p>	<p>I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p>	<p>C. Health care facility</p>	<p>I. 07:00 – 21:00.</p>	<p>D. Veterinary care facility</p>	<p>E. Places of assembly</p>
<p>A. Education activity</p>	<p>I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p>									
<p>B. Preschools</p>	<p>I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.</p>									
<p>C. Health care facility</p>	<p>I. 07:00 – 21:00.</p>									
<p>D. Veterinary care facility</p>										
<p>E. Places of assembly</p>										
<p>Activity</p>	<p>Activity specific standards</p>									

		<ul style="list-style-type: none"> viii in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; and ix not include the storage of more than one heavy vehicle on the site of the activity.
P12 10	Community corrections facilities	<ul style="list-style-type: none"> a. The facilities shall: <ul style="list-style-type: none"> i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00 – 19:00; and ii. limit signage to a maximum area of 2m².
P13 11	Community welfare facilities	
P14 12	Spiritual activities	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one heavy vehicle on the site of the activity.
P15 13	Emergency services facilities	Nil
P16 14	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprintbuilding footprint, location, or height, the building need not meet the built form standards. b. Where the building footprintbuilding footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.5.2.3 – Building height and 14.5.2.6 – Daylight recession planes Height in relation to boundaries; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 31.5 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan
Activity		Activity specific standards

		<p>such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P17 15	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <p>a. Rule 14.5.2.3 – Building height and maximum number of storeys;</p> <p>b. Rule 14.5.2.4 – Site Building coverage;</p> <p>c. Rule 14.5.2.5 – Outdoor living space;</p> <p>d. Rule 14.5.2.6 – Daylight recession planesHeight in relation to boundary; or</p> <p>e. Rule 14.5.2.7 – Minimum building setbacks from internal boundaries and railway lines.</p>	<p>a. Buildings shall not be:</p> <p>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngai Tahu Cultural Significance (in Sub-chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or</p> <p>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</p> <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council’s Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18 16	Salvation Army Addington Overlay	
	P1816.1 Family store	a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.
	P1816.2 Addiction services	a. The activity shall:
Activity	Activity specific standards	

		<ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 19 overnight beds; and iii. take place in the existing (20 August 2014) addiction services buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14.5.2).
	P1816.3 Supportive housing	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 85 residents including those on reintegration programmes, which may be in a mixture of individual and shared housing; and iii. take place in the existing (20 August 2014) supportive housing buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14.5.2).
	P1816.4 Offices and meeting rooms for administration, counselling, family meetings, budgeting, education or training and worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).	<ul style="list-style-type: none"> a. The activity shall take place in the existing (20 August 2014) buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14.5.2).
P1917	<ul style="list-style-type: none"> a. The use of the existing control tower buildings (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> i. Residential activities; ii. Preschools; iii. Health care facility; 	<ul style="list-style-type: none"> a. The maximum gross floor area of retail activity shall be 1500m². b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.
Activity		Activity specific standards

	<ul style="list-style-type: none"> iv. Education activity; v. Place of assembly; vi. Retail activity; vii. Office; or viii. Warehouse activity 	
P20 18	Relocation of a building	Nil
P21 19	Market gardens, community gardens, and garden allotments	
P22 20	<p>Hosted visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request. <p>(Plan Change 4 Council Decision subject to appeal)</p>
P23 21	<p>Visitor accommodation in a heritage item</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
Activity		Activity specific standards

		<p>e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
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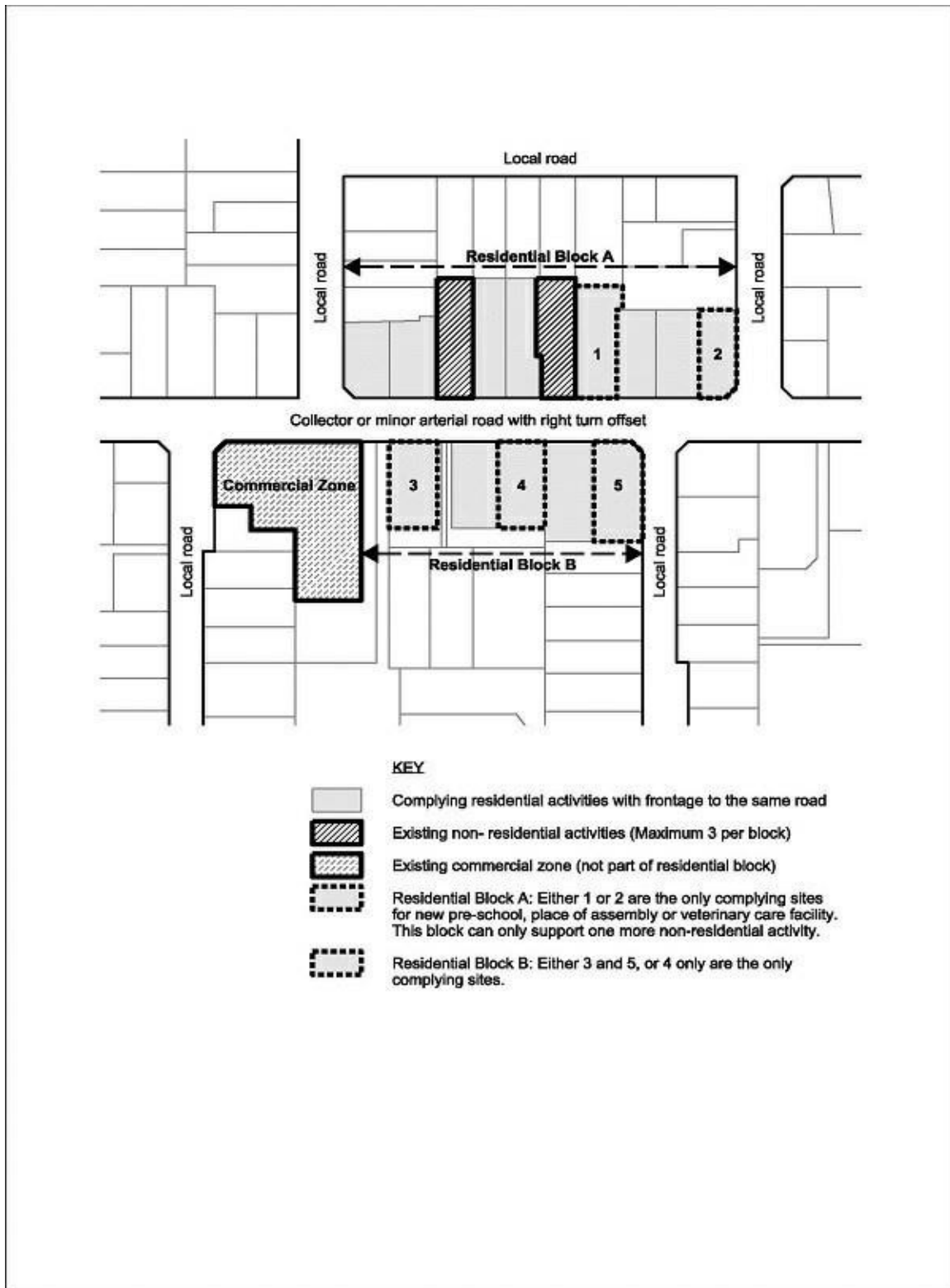


Figure 1: Residential coherence

14.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.

c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.15.3, as set out in the following table.

~~d. Any retirement village activity shall instead be considered under 14.4.1.2 or 14.12.1.2 as they would apply under operative controls as at 16 March 2023.~~

Activity		The matters over which Council reserves its control:
C1	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6 (Plan Change 5D Council Decision)
C2	Activities that do not comply with Rule 14.5.2.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C3	Activities and buildings that do not meet Rule 14.5.2.11 – Building overhangs	a. Residential design principles – Rule 14.15.1 d. and e only.
C4	Residential units that do not meet Rule 14.5.2.13 – Ground floor habitable space	a. Residential design principles – Rule 14.15.1 d. and e only.
C5	Residential units that do not meet Rule 14.5.2.14 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.15.19
C6.1	Unhosted visitor accommodation: a. for a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time. (Plan Change 4 Council Decision subject to appeal)	a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events

Activity		The matters over which Council reserves its control:
		<p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
C72	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P2321.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.5.1.3 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 14.15, or as specified, as set out in the following table.

c. Any retirement village activity shall instead be considered under 14.4.1.3 or 14.12.1.3 as they would apply under operative controls as at 16 March 2023.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>a. 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>	<p>a. Residential design principles – Rule 14.15.1</p> <p>b. Minimum unit size and unit mix – Rule 14.15.4</p>

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> i. three four or more residential units; or ii. one or two residential units on a site smaller than 300m² gross site area (prior to subdivision); or iii. one or two residential units resulting in residential floor area greater than 500m²; or iv. ii. over 40m² of a building used for other non-residential activities, on a site. b. Except (until date of completion of the infrastructure work) on any site located within the Riccarton Wastewater Interceptor Overlay, c. Any application arising from this a.ii. of this rule shall not be limited or publicly notified. d. <u>Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards:</u> <ul style="list-style-type: none"> i. <u>14.5.2.2 – Landscaped area and tree canopy cover</u> ii. <u>14.5.2.3 – Building height and maximum number of storeys</u> iii. <u>14.5.2.4 – Building coverage</u> iv. <u>14.5.2.5 – Outdoor living space</u> v. <u>14.5.2.6 – Height in relation to boundary</u> vi. <u>14.5.2.7 – Minimum building setbacks</u> vii. <u>14.5.2.8 – Outlook space per unit</u> viii. <u>14.5.2.10 – Windows to street</u> 	
<p>RD2</p> <p>RD2</p>	<p>Retirement villages</p> <p>Construction or alteration of or addition to any building or other structure for a retirement village.</p> <ul style="list-style-type: none"> a. <u>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) is precluded from being publicly notified.</u> b. <u>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) that complies with the relevant external amenity standards is precluded from being limited notified.</u> 	<ul style="list-style-type: none"> c. Retirement villages—Rule 14.15.9 a. Retirement villages – Rule 14.15.10

RD3	Boarding house	<ul style="list-style-type: none"> a. Scale <u>and nature</u> of activity – Rule 14.15.56 b. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)
RD4	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	<ul style="list-style-type: none"> a. Scale <u>and nature</u> of activity – Rule 14.15.56 (Plan Change 5D Council Decision)
Activity		The Council's discretion shall be limited to the following matters:
RD5	<ul style="list-style-type: none"> a. Convenience activities where: <ul style="list-style-type: none"> i. the site is located on the corner of a minor arterial road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00 – 22:00 Monday to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes. 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1 b. Scale <u>and nature</u> of activity – Rule 14.15.56 c. Non-residential hours of operation – Rule 14.15.245 d. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)
RD6	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14.15.6)	<ul style="list-style-type: none"> a. Urban design - Rule 15.134.1.a.viii only

<p>RD7</p>	<p>a. Integrated Family Health Centres where:</p> <ul style="list-style-type: none"> i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available; ii. the centre is located on sites adjoining a Neighbourhood Local centre, District Town centre or Key activity centre; iii. the centre occupies a gross floor area of building of between 301m² and 700m²; iv. outdoor advertising signage is limited to a maximum area of 2m²; and v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00. 	<ul style="list-style-type: none"> a. Scale and nature of activity – Rule 14.15.56 b. Traffic generation and access safety – Rule 14.15.67 c. Non-residential hours of operation – Rule 14.15.245 <p>(Plan Change 5D Council Decision)</p>
<p>RD8</p>	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 (except for P75-P108 standard ix., refer to Rule 14.5.1.4 D2) for:</p>	<p>a. As relevant to the activity specific standard that is not met:</p>
<p>Activity</p>		<p>The Council's discretion shall be limited to the following matters:</p>
	<ul style="list-style-type: none"> i. P43 Home occupations: <ul style="list-style-type: none"> A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings; B. that do not meet one or more of standards b. to h. ii. P75 Education activity; iii. P86 Preschools, other than as provided for in Rule 14.5.1.1 P54 and Rule 14.5.1.4 D2; iv. P97 Health care facility; or v. P108 Veterinary care facility. <p>b. Any application arising from these rules shall not be limited or publicly notified.</p> <p>(Plan Change 5D Council Decision)</p>	<ul style="list-style-type: none"> i. Scale and nature of activity – Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.245 <p>(Plan Change 5D Council Decision)</p>

RD9	<p>a. Community corrections facilities and community welfare facilities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 P120 or P131.</p> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD10	<p>a. Within the Salvation Army Addington Overlay:</p> <p>i. Provision for overnight beds for addiction services which exceed the maximum number in activity specific standard Rule 14.5.1.1, P186.2 a ii., up to a maximum total of 25 overnight beds.</p> <p>ii. Provision for supportive housing which exceeds the maximum number of residents in activity specific standard Rule 14.5.1.1 P186.3 a ii., up to a maximum total of 100 residents.</p> <p>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 14.5.1.1 P186.2, P186.3 and P186.4, that do not</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)</p>
Activity		The Council’s discretion shall be limited to the following matters:
	meet one or more of the relevant built form standards Rule 14.5.2 .	
RD11	<p>a. Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.5.1.1 P175.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.15.167</p>
RD12	<p><u>a. Buildings</u> that do not meet Rule 14.5.2.7(vi) relating to rail corridor boundary setbacks</p> <p><u>b. Any application arising from this rule shall not be publicly notified.</u></p>	<p>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.</p> <p>b. <u>Whether the reduced setback will provide for the safe and efficient operation of the rail network.</u></p>

RD13	<p>a. Spiritual activities that do not meet the hours of operation in Rule 14.5.1.1 P142.</p> <p>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).</p>	<p>a. Non-residential hours of operation – Rule 14.15.215</p>
RD14	<p>Buildings that do not meet Rule 14.5.2.3 up to a maximum height of 14 metres (unless otherwise provided for in that rule)</p> <p>a. Buildings that do not meet Rule 14.5.2.3 – Building height and maximum number of storeys (except for Rule 14.5.2.3 (iv) within the Industrial Interface Qualifying Matter Area refer to Rule 14.5.1.4 D11).</p> <p>b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3.a and c.</p>
RD15	<p>a. Buildings that do not meet Rule 14.5.2.6 – Daylight recession planes Height in Relation to Boundary.</p> <p>b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</p>	<p>a. Impacts on neighboring property – Rule 14.15.3.a</p> <p>b. Height in relation to boundary breaches – Rule 14.15.4</p>
RD16	<p>a. Activities and buildings that do not meet Rule 14.5.2.4 – Site Building coverage</p>	<p>a. Site density and site coverage – Rule 14.15.2</p>
Activity		The Council’s discretion shall be limited to the following matters:
	<p>b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</p>	
RD17	<p>a. Buildings that do not meet Rule 14.5.2.7 – Minimum building setbacks internal boundaries and railway lines (other than 14.5.2.7(vi); refer RD12).</p> <p>b. Any application arising from Rule 14.5.2.7 a.i. setback only shall not be publicly or limited notified.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p> <p>c. Any application arising from Rule 14.5.2.7 a.i. front boundary setback only shall not be limited notified.</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3.a.</p> <p>b. Minimum building, window and balcony setbacks – Rule 14.15.189 (Akaroa Heritage Area only)</p>
RD18	<p>Buildings that do not meet Rule 14.5.2.8 – Minimum setback and distance to living area windows</p>	

RD198	<p>a. Residential units that do not meet 14.5.2.5 – Outdoor living space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Outdoor living space – Rule 14.15.201</p>
RD20	<p>a. Buildings that do not meet Rule 14.5.2.9 – Road boundary building setback.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting Residential fencing – Rule 14.15.174</p>
RD219	<p>a. Buildings that do not meet Rule 14.5.2.109 – Street scene amenity and safety – fences</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD220	<p>a. Residential units that do not meet Rule 14.5.2.112 – Minimum unit size.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Minimum unit size and unit mix – Rule 14.15.45</p>
RD231	<p>a. Residential units that do not meet Rule 14.5.2.145 – Water supply for fire fighting.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>a. Water supply for fire fighting – Rule 14.15.78</p>
RD242	Care facility	<p>a. Scale <u>and nature</u> of activity – Rule 14.15.56</p>
Activity		The Council’s discretion shall be limited to the following matters:
		<p>b. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)</p>
RD23	<p><u>a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14.5.2.10 – Windows to street.</u></p> <p><u>b. Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p><u>a. Street-facing glazing – Rule 14.15.23</u></p>
RD24	<p><u>a. Activities that do not meet Rule 14.5.2.2 – Landscaped area and tree canopy cover.</u></p> <p><u>b. Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p><u>a. Residential landscaping – Rule 14.15.24</u></p>
RD25	<p><u>a. Residential units that do not meet Rule 14.5.2.13 – Service, storage, and waste management spaces</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified.</u></p>	<p><u>a. Service, storage and waste management spaces – Rule 14.15.20</u></p>

RD26	<p>a. Any garage or carport that does not comply with the garage and carport building location standards under Rule 14.5.2.15 – Garaging and carport building location; or</p> <p>b. Any habitable room that does not comply with Rule 14.5.2.12 – Ground floor habitable room.</p> <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles – Rule 14.15.1.d, 14.15.1.g, and 14.15.1.h</p>
RD27	<p>a. New buildings, structures or additions greater than 20 metres in height from ground level that do not result in wind conditions that exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100 metres of the site, based on modelling:</p> <p>i. 4m/s at the any boundary of any site, if that boundary adjoins public open spaces, private outdoor living spaces, or footpath(s); or</p> <p>ii. 6m/s within any carriageway or car parking areas provided within or outside the site.</p>	<p>a. Assessment of wind – Rule 14.15.29</p>
Activity		The Council’s discretion shall be limited to the following matters:
	<p>b. New buildings, structures or additions greater than 20 metres in height that do not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.</p> <p>c. The requirements of a. and b. shall be demonstrated by a suitably qualified professional.</p>	
RD28	<p>a. Residential units that do not meet Rule 14.5.2.8 – Outlook space per unit.</p> <p>b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</p>	<p>a. Outlook space occupation – Rule 14.15.22</p>
RD29	Residential units that do not meet Rule 14.5.2.16 – Building reflectivity	<p>a. Residential design principles – Rule 14.15.1.i. – Hillside and small settlement areas Roof reflectivity – 14.15.42</p>

RD30	<p>a. <u>Activities that do not meet Rule 14.5.2.17 – Location of outdoor mechanical ventilation</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.d and 14.15.1.e</u> <u>Rule 14.15.18. a. to d., only.</u></p>
RD31	<p>Any building that does not meet <u>Rule 14.5.2.18 – Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.j</u></p>
RD32	<p>a. <u>Buildings that do not comply with 14.5.2.19 – Building length.</u></p> <p>b. <u>Any application arising from these rules shall not be publicly notified.</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.e.</u></p>

14.5.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

b. ~~Any retirement village activity shall instead be considered under 14.4.1.3 or 14.12.1.3 as they would apply under operative controls as at 16 March 2023.~~

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 for:</p> <p>i. P1 Residential activity, <u>except P1.c;</u></p>
Activity	
	<p>ii. P3 Conversion of an elderly person's housing unit into a residential unit;</p> <p>iii. P54 Care of non-resident children in a residential unit;</p> <p>iii. P6 Bed and breakfast;</p> <p>iv. P119 Place of assembly; or</p> <p>vi. Storage of more than one heavy vehicle for activities for P75-P108 and P142.</p> <p>vii. P197 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).</p> <p>(Plan Change 4 Council Decision subject to appeal)</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
D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14.5.1.3 RD7

D6	<p>a. Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites:</p> <p>i. Deans Avenue (Former Saleyards)</p>
D7	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.5.1.1 P220 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D8	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.5.1.2 C6 and that does not exceed twelve guests per site at any one time; and</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D9	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) - (e) in Rule 14.5.1.1 P221 and that does not exceed twenty guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D10	<p>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.</p> <p>(Plan Change 5D Council Decision)</p>
Activity	
D11	<p><u>Any building for a residential activity that does not meet Rule 14.5.2.3 (a)(iv) Building height and maximum number of storeys within the Industrial Interface Qualifying Matter Area.</u></p>

14.5.1.5 Non-complying activities

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

	Activity
NC1	Activities and buildings that do not meet Rule 14.5.2.3 where the height is over 14 metres (unless otherwise specified in that rule)

<p>NC21</p>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
<p>NC32</p>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity
<p>Activity</p>	

	<p>distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
<p>NC43</p>	<p>a. Visitor accommodation that is:</p> <ol style="list-style-type: none"> i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D7; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D8; iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.5.1.4 D9; or <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.5.1.6 Prohibited activities

There are no prohibited activities.

14.5.2 Built form standards

NOTE: None of the medium density residential standards (MDRS) are in immediate legal effect as the Council has proposed a sunlight access qualifying matter that applies to all of the medium and high density residential zones (see section 86BA(1)(c)(ii) of the Resource Management Act 1991). They will not be in legal effect until after an IHP hearing and recommendation by the IHP to Council on those rules.

NB: This advice note should be removed prior to the sub-chapter becoming operative.

~~a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1, unless otherwise stated.~~

Advice Notes:

- ~~1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.~~
- ~~2. Reference should be made to [6.1A](#) for qualifying matters that may apply further restrictions to development.~~
- ~~3. Any retirement village activity shall instead be considered under 14.4.2 or 14.12.2 as they would apply under operative controls as at 16 March 2023.~~

14.5.2.1 Site density and servicing

Advice Notes:

- ~~1. There is no site density standard in the ~~Residential~~ Medium Density ~~Residential~~ Zone, except as detailed under 14.5.3 – Area Specific Standards.~~
- ~~2. 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~~

14.5.2.2 ~~Tree and garden planting~~ **Landscaped area and tree canopy cover**

- a. **A residential unit or retirement 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 or retirement unit.**

Advice note:

- ~~1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (c) or (d) applies.~~
 - ~~c. For single and/or multi-residential unit developments, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.~~
 - ~~d. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
 - ~~e. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~
- ~~c. &~~ **All other Ssites** shall include the minimum tree and garden planting as set out in the below table:

	For all non-residential activities, except permitted commercial activities in the Sumner Master plan Overlay
i.	<ol style="list-style-type: none">a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where<ol style="list-style-type: none">i. at least 50% of the landscaping shall be trees and shrubs, andii. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, andiii. at least one tree shall be planted adjacent to the road boundary.b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.

	<p>c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>d. For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing units, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</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.

d. Retirement villages are exempt from this rule, except in accordance with 14.12.2, in accordance with the advice note under 14.5.2 and associated controls.

14.5.2.3 Building height and maximum number of storeys

a. The maximum height of any building shall be:

	Activity	Standard
i.	All buildings in areas not listed below	<p>11 metres provided there is a maximum of 3 storeys</p> <p>a. Unless b. applies, 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> <div data-bbox="708 1391 1353 1854" data-label="Diagram"> </div> <p>b. Within the Local Centre Intensification Precinct, buildings containing residential units must not exceed 14 metres in height above ground level.</p>

	Activity	Standard
ii.	Residential Medium Density Lower Height Limit Overlay	8 metres a. On sites of 1500 m² or greater, the maximum height of any building shall be 11 metres, with a maximum of three storeys, except that: i. within 10 metres of a site boundary that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum height shall be 8 metres.
iii.	Residential Medium Density Lower Height Limit Overlay at Central Riccarton	8 metres
iv.	Sumner Residential Medium Density Zone	9.5 metres
v.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14.16.6	a. 13 metres b. Provided that the area above 9.5 metres is limited to no more than 100m² in gross floor area and is located at the apex of the street corner.
vi.ii.	Within the Medium Density 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	14 metres
vii.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	20 metres
viii.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
ix.	Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach	a. 14 metres North Beach (area bounded by Marine Parade, Pacific Road, Jutland Street, Cygnet Street, Tonks Street, and Bowhill Road) b. 20 metres Central New Brighton (Plan Change 5F Council Decision)
x.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)	Any building shall not exceed 5 storeys above ground level
xi.	In the Salvation Army Addington Overlay	11 metres

	Activity	Standard
iii.	All <u>buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.</u>	<u>20 metres</u>
iv.	<u>Buildings for a residential activity within the Industrial Interface Qualifying Matter Area</u>	<u>7-8 metres or two storeys, whichever is the lesser</u>
v.	<u>Buildings within the Riccarton Bush Interface Area</u> <u>Emergency service facilities operated by Fire and Emergency New Zealand.</u>	<u>8 metres</u> <u>14 metres</u>

Advice note:

1. ~~See the permitted height exceptions contained within the definition of height.~~

14.5.2.4 Site Building coverage

- a. The maximum ~~percentage of the building coverage must not exceed net site area covered by buildings shall be~~ 50% ~~of the net site area.~~
- b. ~~For multi-unit residential complexes, social housing complexes, retirement villages and groups of older person's housing units, the percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.~~
- eb. Eaves and roof overhangs up to 300mm in width and guttering up to 650mm in total cumulative width from the wall of a building shall not be included in the building coverage calculation.

14.5.2.5 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 1 communally accessible location, in which case it may be located at ground level; or
 - B. located directly adjacent to the unit.
- a. ~~For residential units with two or more bedrooms outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking areas or access. The required outdoor living space shall be within the following dimensions:~~

i.	Minimum total area for each residential unit	30m ²
ii.	Minimum private area	16m ²
iii.	Minimum dimension private area when provided at ground level	4 metres
iv.	Minimum dimension private area when provided by a balcony	1.5 metres
v.	Minimum dimension of communal space	4 metres
vi.	Accessibility of communal space	Accessible by all units
vii.	General accessibility for each residential unit	At least one private outdoor living space shall be accessible from a living area of a residential unit
viii.	Minimum required outdoor living space at ground level for entire site	50%

- b. ~~The outdoor living space can be in a mix of private or communal areas at the ground level or in balconies.~~
- c. ~~For one bedroom units or studios on the ground floor outdoor living space shall be provided, and shall not be occupied by parking areas or access, within the following dimensions:~~

i.	Minimum total private area for each residential unit	16m ²
ii.	Minimum dimension private area when provided at ground level	4 metres

- c. ~~d.~~ For one bedroom units exceeding 45m² in net floor area or studios exceeding 35m² in net floor area entirely at an upper level, outdoor living space shall be provided within the

following dimensions. ~~The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies within the following dimensions:~~

i.	Minimum total private area for each residential unit	16m²
ii.	Minimum private balcony dimensions	A. 6m² area B. 1.5 metres dimension

d. ~~e.~~ In the Salvation Army Addington Overlay the outdoor living space shall be communal and shall be based on 10m² per residential unit.

e. ~~This rule does not apply to residential units in a retirement village.~~

f. For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications:

i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and

ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.

14.5.2.6 ~~Daylight recession planes~~ Height in relation to boundary

a. No part of any building shall project beyond a 60° recession plane measured from building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3.4m above ground level along all boundaries as shown in Appendix 14.16.12 diagram D. ~~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. ~~within the Local Centre Intensification Precinct:~~

A. ~~the construction of three or more residential units of a maximum of 14 metres in height from ground level, to any part of a building:~~

1. ~~along the first 20 metres of a side boundary measured from the road boundary; or~~

2. ~~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 1, below.~~

B. ~~for any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the~~

relevant boundary of a development site as set out below:

1. northern boundary: 6 metres;
2. southern boundary: 8 metres; and
3. eastern and western boundaries: 7 metres

where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

- a. ~~Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, Appendix 14.16.2 diagram C, from points 2.3 metres above:~~
 - i. ~~ground level at the internal boundaries; or~~
 - ii. ~~where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or~~
 - iii. ~~where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.~~
- b. ~~Where the building is located in an overlay that has a permitted height of 11 metres or more, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.~~
- c. ~~Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).~~
- d. ~~Except that:~~
 - i. ~~In the Residential Medium Density Zone Higher Height Limit Overlay, the recession plane shall be as shown in Appendix 14.16.2 diagram D, unless the height of the building is greater than 11 metres, in which case refer to diagram E.~~
 - ii. ~~In the Residential Medium Density Lower Height Limit Overlay, the recession plane shall be as shown in Appendix 14.16.2 diagram B.~~

Advice note:

1. ~~Refer to Appendix 14.16.2 for permitted intrusions.~~
1. Applicable height in relation to boundary planes are shown in Appendix 14.16.2.

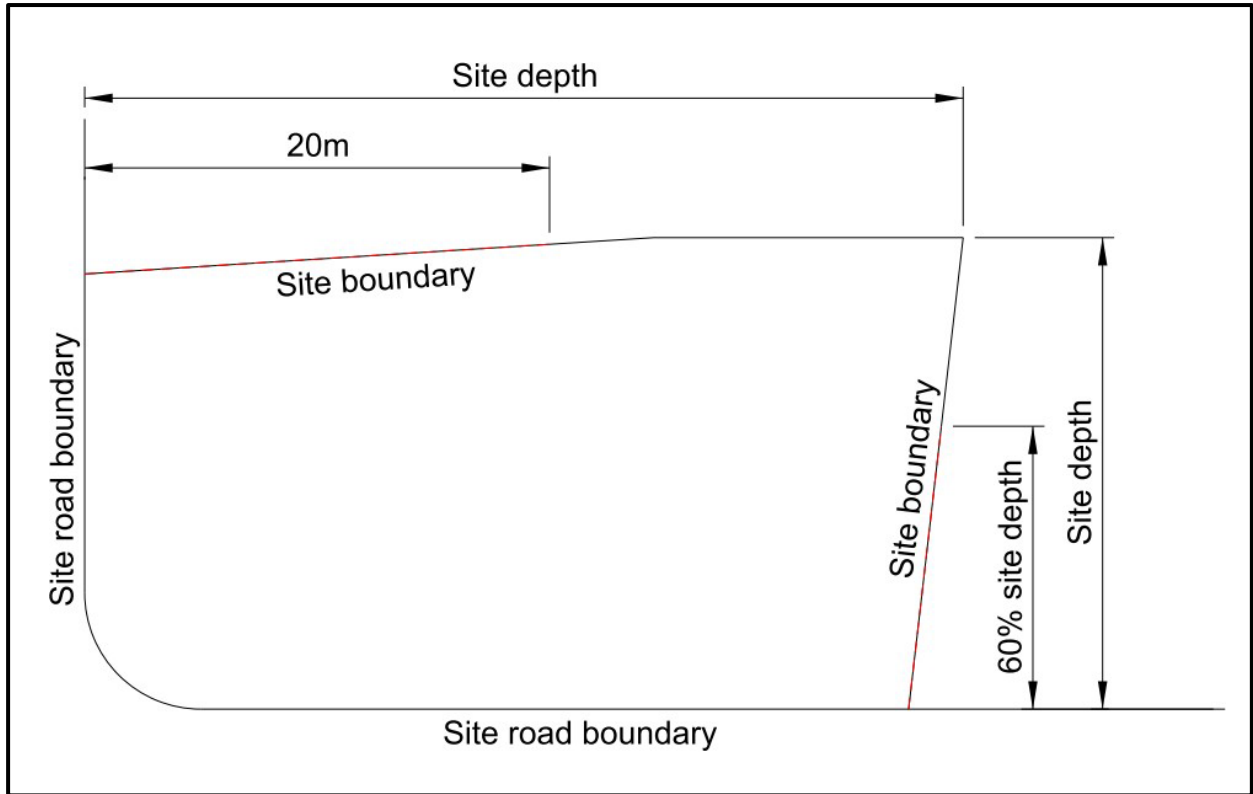


Figure 1: Application of height in relation to boundary exemption in Local Centres Intensification Precinct (14.5.2.6.b.iv)

14.5.2.7 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All buildings not listed below	<p>1 metre</p> <p><u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</u></p> <p><u>Front: 1.5 metres</u></p> <p><u>Side: 1 metre</u></p> <p><u>Rear: 1 metre (excluded on corner sites)</u></p>

	Activity / area	Standard
ii.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1 metre of the common internal boundary	1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window – refer diagram below. This rule also applies to accessory buildings.
ii.	<u>Where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	Nil
iii.	<u>Eaves and roof overhangs and guttering.</u>	<u>Only road boundary: Eaves and roof, overhangs, and guttering to a maximum of 36500mm in width measured from the wall of a building and guttering up to 200mm in width</u>
iii. iv.	All other accessory buildings accessory buildings, and/or garages that internally access a residential unit. where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length.	Nil <u>Only for side and rear boundaries: no required setback where the building/s shall:</u> <u>A. be no greater than 3 metres in height above ground level; and</u> <u>B. Have a total cumulative length that does not exceed 10.1m per boundary</u>
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
vi. v.	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	4 metres from the rail corridor boundary

- b. ~~For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.~~

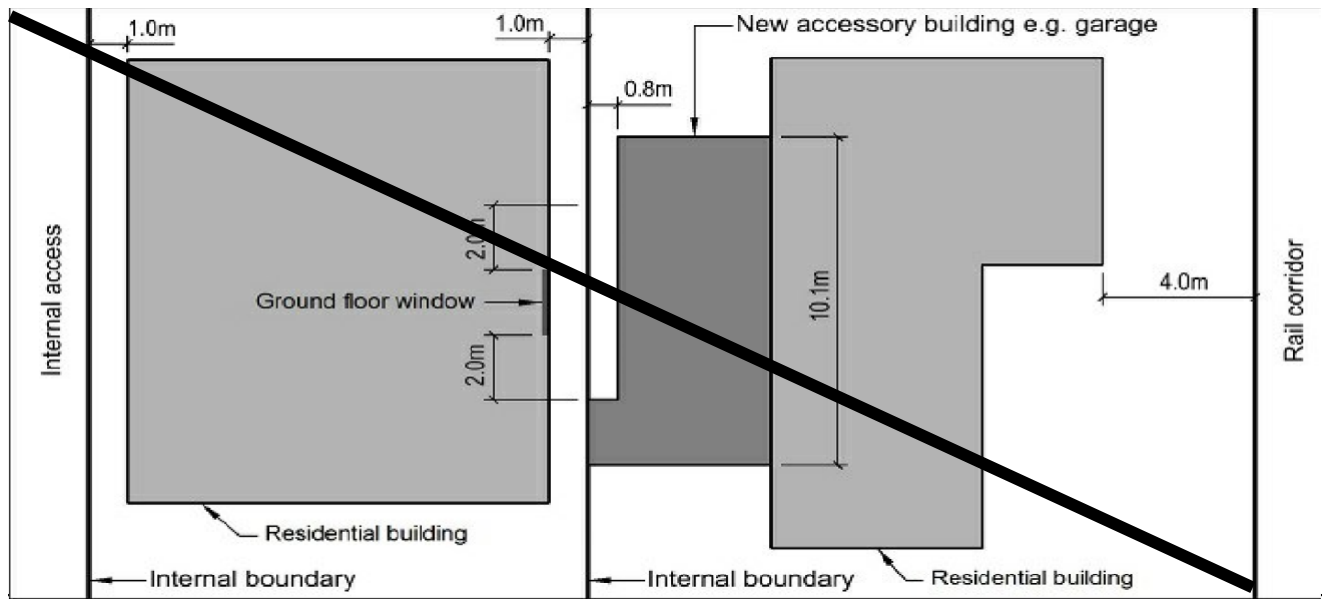


Figure 11: Separation from neighbours

Advice note:

1. This diagram is an illustrative example only, showing one way the rule may be applied (Refer to full rule for application of 1.8 metres separation).
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.](#)

14.5.2.8 Minimum setback for balconies and living space windows from internal boundaries

- a. The minimum setback from an internal boundary for balconies shall be 4 metres.
- b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.
- c. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.
- d. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- e. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

Advice note:

1. See sill height in the definition of window.

14.5.2.9 Road boundary building setback

a. The minimum road boundary garage and building setback shall be:

	Building type and situations	Standard
i.	For all buildings and situations not listed below	2 metres
ii.	Where a garage has a vehicle door that does not tilt or swing outwards facing a road	4.5 metres
iii.	Where a garage has a vehicle door that tilts or swings outward facing a road	5.5 metres
iv.	Where a garage has a vehicle door that does not tilt or swing outward facing a shared access-way	7 metres measured from the garage door to the furthest formed edge of the adjacent shared access.
v.	Where a garage has a vehicle door that tilts or swings outward facing a shared access-way	8 metres measured from the garage door to the furthest formed edge of the adjacent shared access.

b. Habitable space front façade

- i. For residential units fronting roads, garages, and other accessory buildings (excluding basement parking area and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front façade of any ground level habitable space of that residential unit.
- ii. These setback distances apply where garage doors do not tilt or swing outwards.

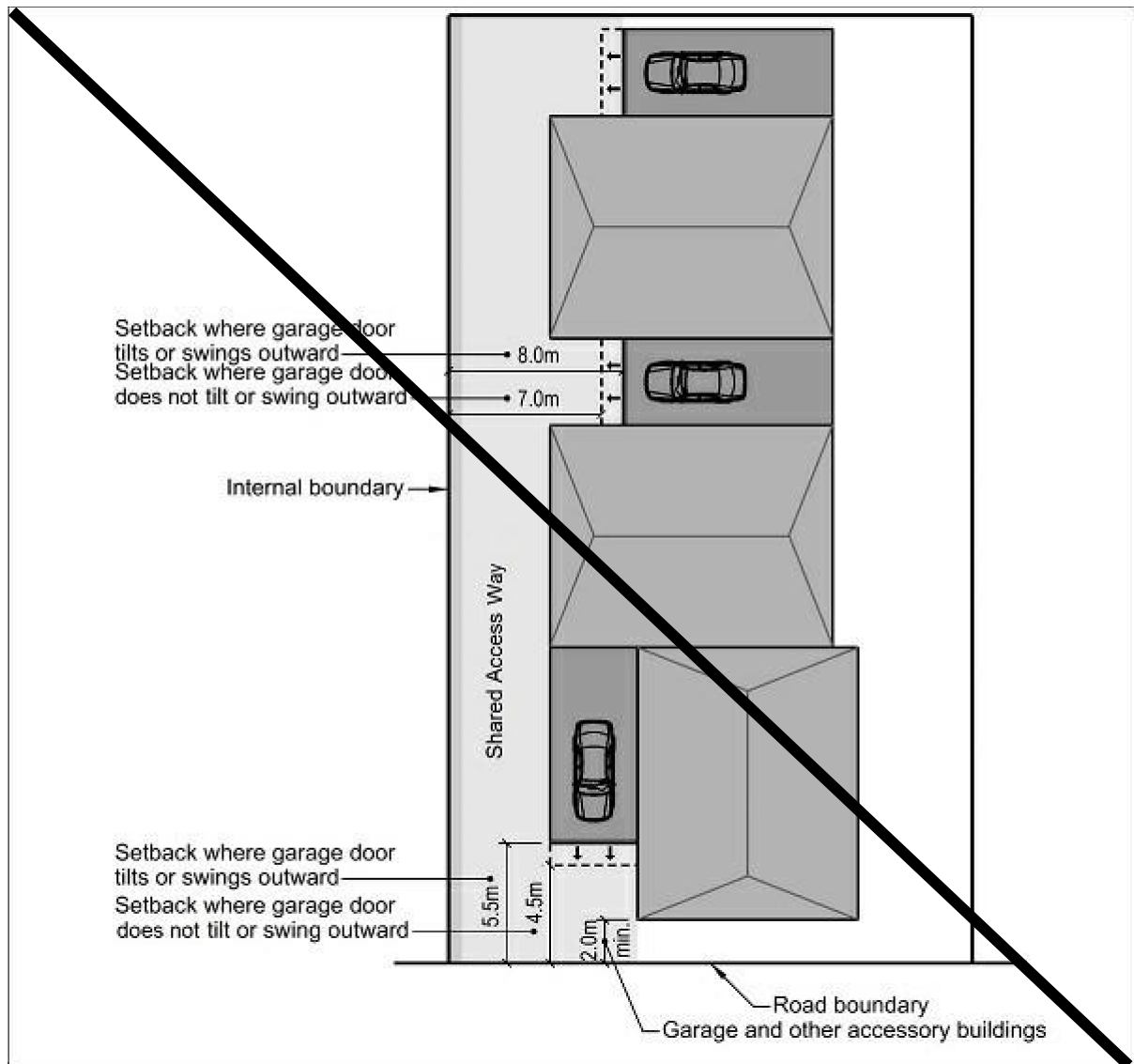


Figure 7: Street scene and access ways

Advice note:

1. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.

14.5.2.8 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:

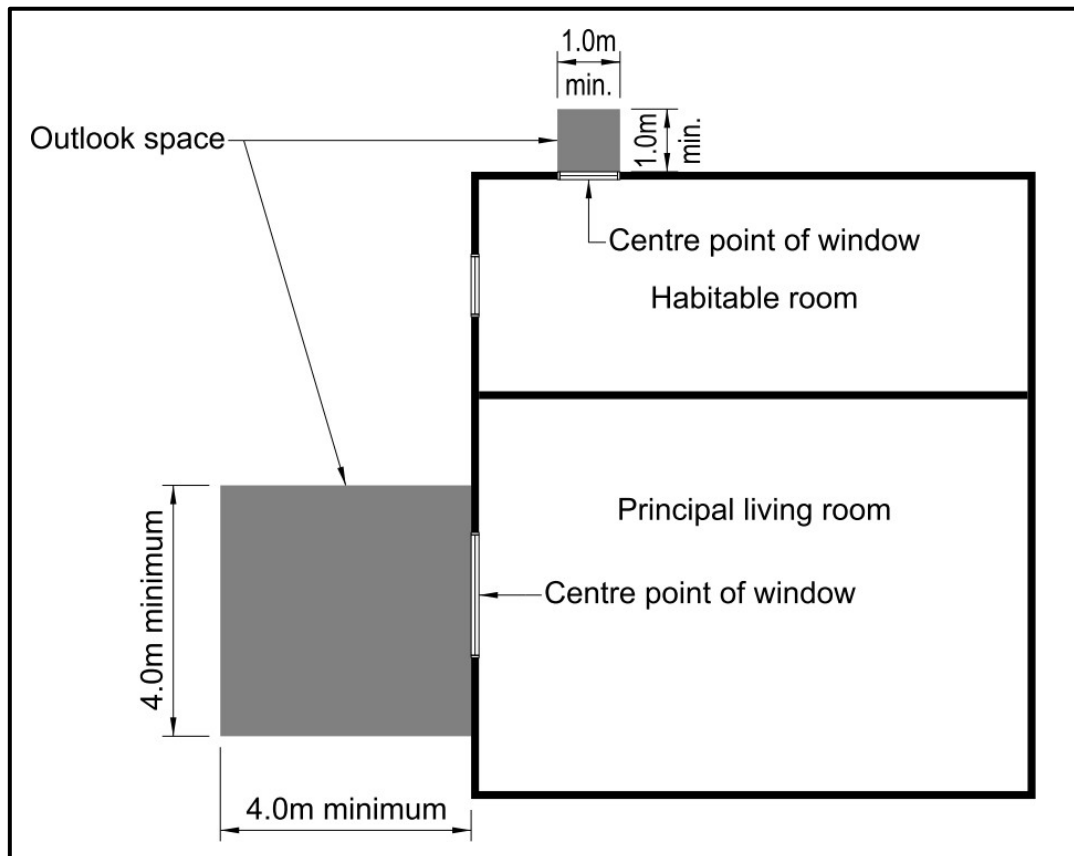


Figure 2: Outlook space

- 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 units, clause a. applies with the following modification:**
- The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.**

14.5.2.109 Street scene amenity and safety - fences

- a. Any fencing provided shall meet the following standards, being the maximum permitted height:

	<u>Fence location</u>	<u>Fence height standard</u>
i.	<u>Road boundary – non-arterial road</u>	<u>50% road boundary width (excluding accessways): 1.58m</u> <u>Remaining road boundary width: 1.0m</u>
ii.	<u>Road boundary – arterial road</u>	<u>50% road boundary width (excluding accessways): 1.8m</u> <u>Remaining road boundary width: 1.0m</u>
iii.	<u>Side, rear, and internal boundary.</u>	2.0m

- b. Any fencing requirements under 14.5.2.1 shall not be in addition to the above standards.

- c. Advice note:

- i. Additional controls on fence height and/or location may apply – refer Chapter 6.6 (Water Body Setbacks) and Chapter 7 (Transport).

- ~~a. The maximum height of any fence in the setback from a road boundary on a local road shall be:~~

	<u>Fence type</u>	<u>Standard</u>
i.	<u>Where at least 50% of the fence structure is visually transparent.</u>	<u>1.8 metres</u>
ii.	<u>Where less than 50% of the fence structure is visually transparent.</u>	<u>1 metre</u>

- ~~b. The maximum height of any fence in the setback from a road boundary on any collector road, or arterial road shall be 1.8 metres.~~

- ~~c. a. and b. shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential; or residential and commercial or industrial.~~

- ~~d. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.~~

- ~~e. Parking areas shall be separated from road boundaries, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.~~

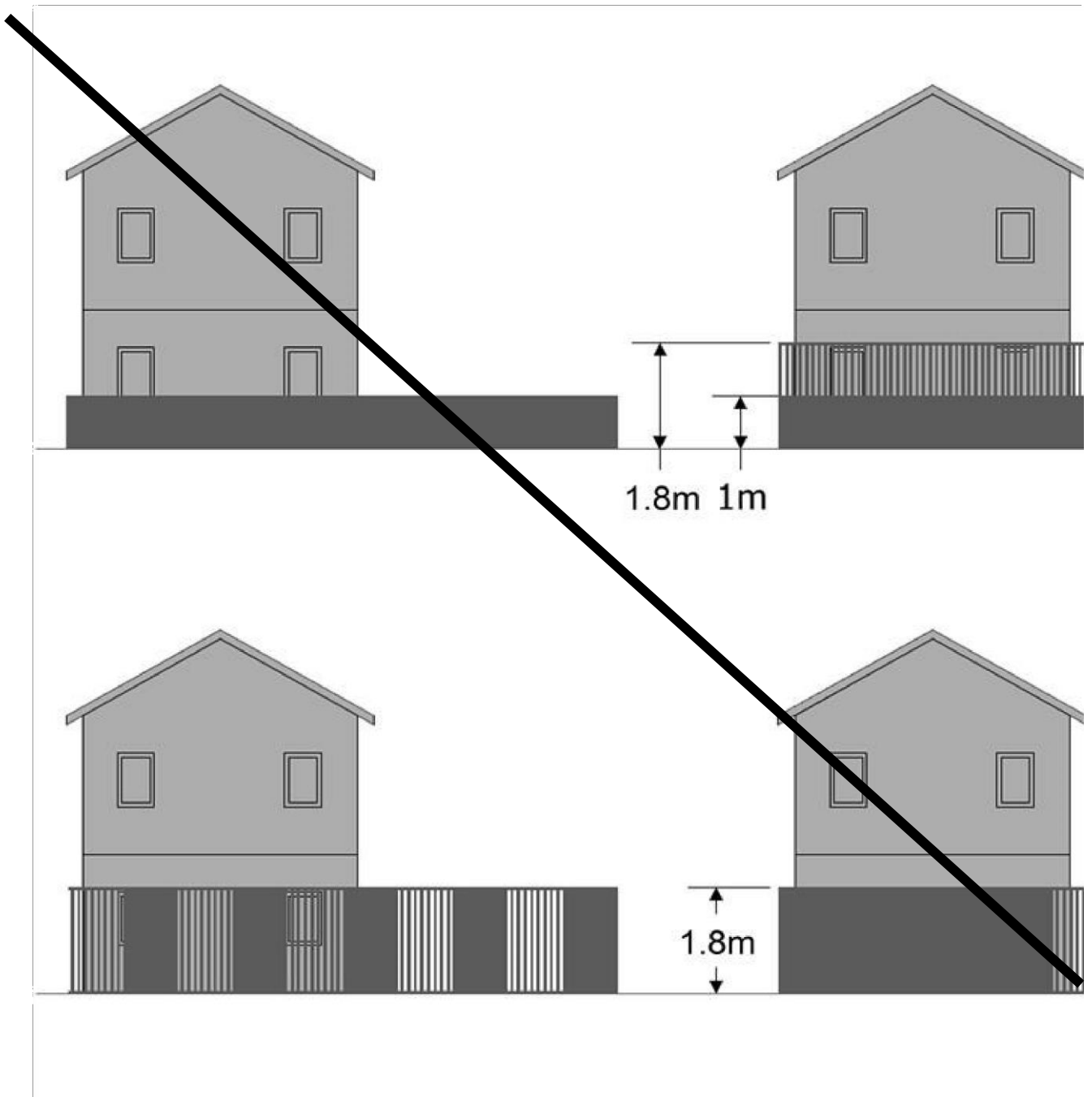


Figure 8: Examples of acceptable fencing and screening structures

14.5.2.10 Windows to street

- a. Any residential unit or retirement unit facing the a public 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 single 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:

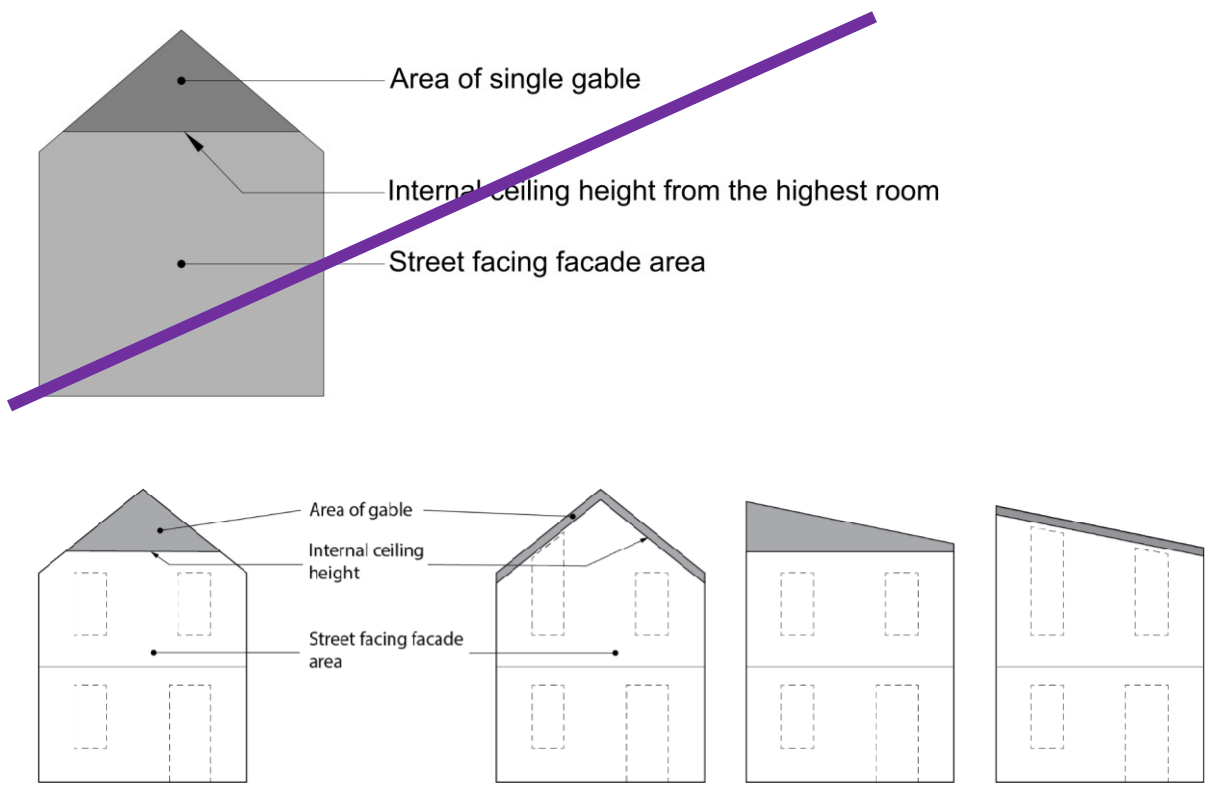


Figure 3: How to measure street facing gable-Example of different buildings with front gables excluded from calculation

- c. Rule 14.5.2.10 a. and b. shall only apply to ~~the~~ a residential unit(s) with a street-facing façade within 12 metres of:
- i. a road boundary, and/or;
 - ii. a road designation on the site;
- where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.
- d. Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m², regardless of whether it is glazed or not.
- e. The total required glazing for the street-facing façade of that residential unit may be further reduced to 15 ~~17.5~~% (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) there is at least 1m² of clear glazing with a sill height no higher than 1.2m above interior floor level from ground floor of habitable rooms, in addition to any glazing in the hinged front door; and

- ii. a ground floor habitable room with a transparent glazed window with a minimum area of 1m² and a maximum still height of 1.2m (measured from the internal floor level) facing the street at least 20% of the ground floor of the street facing façade of residential units consist of glazing (inclusive of a hinged the front door as described above).
- f. This rule does not apply within the Suburban Density Precinct or the Suburban Hill Density Precinct.

14.5.2.11 ~~Building overhangs~~

- a. ~~No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.~~

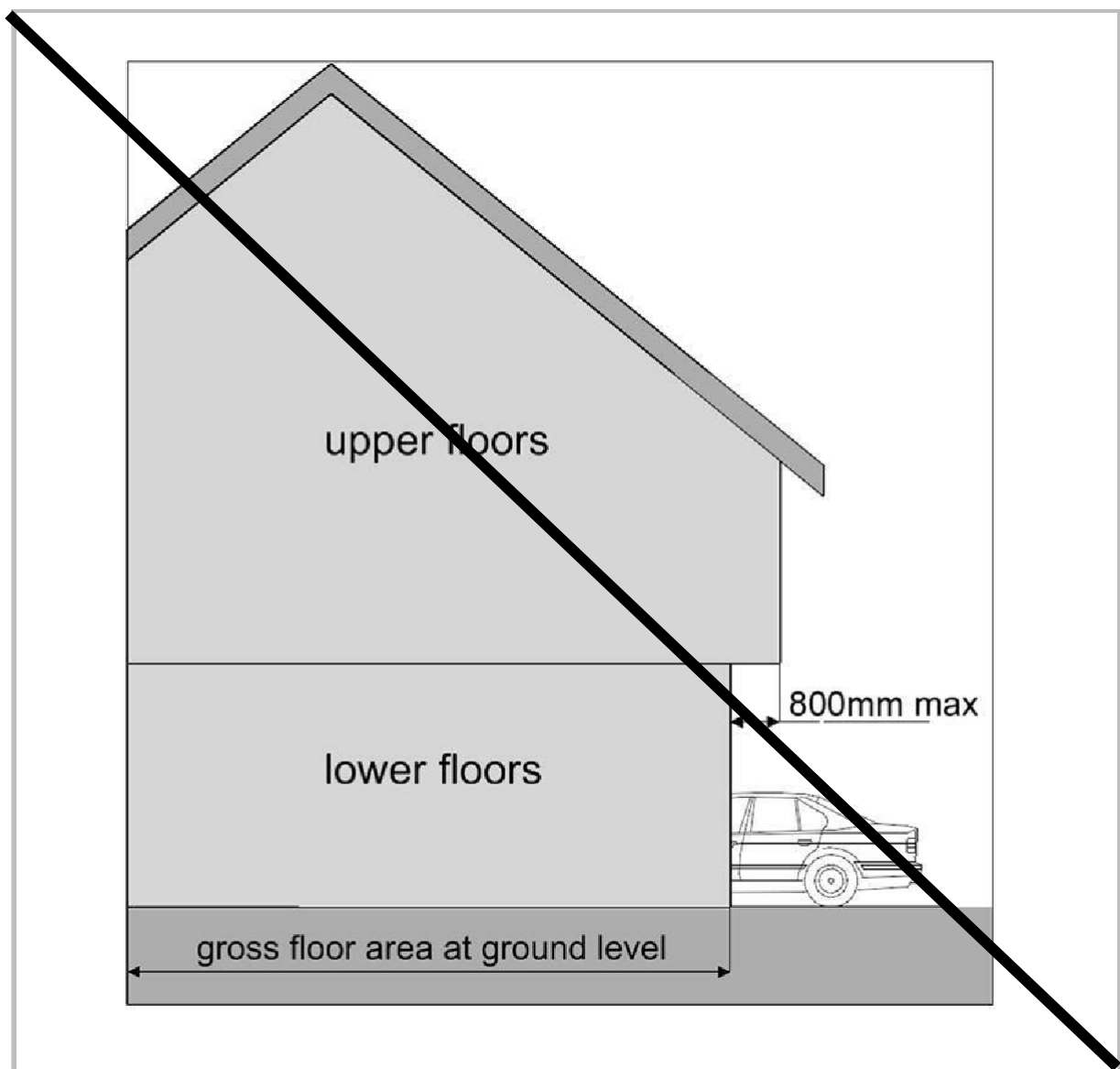


Figure 9: ~~Building overhangs~~

Advice note:

~~1. This diagram is an illustrative example only, showing a way the rule may be applied.~~

14.5.2.1211 Minimum unit size

a. The minimum **net floor area** (including toilets and bathrooms, but excluding **parking areas, garages** or **balconies**) for any **residential unit** shall be:

	Number of bedrooms	Minimum net floor area
i.	Studio	35m ²
ii.	1 bedroom	45m ²
iii.	2 bedrooms	60m ²
iv.	3 or more bedrooms	90m ²

b. ~~This rule does not apply to residential units in a retirement village.~~

14.5.2.1212 Ground floor habitable ~~space~~ room

a. ~~Where the permitted height is 11 metres or less (refer to Rule 14.5.2.3) 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.~~

~~i. any residential unit fronting a road or public open space shall have a habitable space located at the ground level; and~~

~~ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level; and~~

~~iii. for each residential unit, at least one habitable space located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres and be internally accessible to the rest of the unit.~~

b. Where the permitted **height** limit is over 11 metres (refer to Rule 14.5.2.3), 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.~~

14.5.2.1413 Service, storage, and waste management spaces

- a. For ~~multi-unit residential complexes and social housing complexes~~ any development resulting in four or more residential units on a site only:
- each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.25 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;
 - each ground floor residential unit shall ~~be provided with~~ have at least 3m² ~~with a minimum dimension of 1.5 metres~~ of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; and
 - the required spaces in ~~a-i~~ and/or ~~b-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. Any communal area shall be at least the sum total of the space required under (i) and (ii) for each residential unit.
- b. Each residential unit shall have covered and secure storage areas, (in addition to storage in kitchens, bathrooms, bedrooms, and the space set aside for car parking in garages with a minimum dimension of 600mm, and with a total cumulative volume of:
- 6m³ for one-bed units;
 - 8m³ for two-bedroom units; and
 - 10m³ for three-bedroom or greater units;
- with at least 50% of storage provided within 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.

This standard does not apply to retirement villages or their associated units within.

14.5.2.1514 Water supply for fire fighting

- 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 \(SNZ PAS:4509:2008\)](#).
- 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.

14.5.2.15 Garaging and carport building location

- When developing For residential developments fronting roads: four or more residential units on a single development site garages, or carports, loading bays or car parking areas shall be located at least 1.2 metres further from the road boundary than behind the front street-facing façade of a that residential unit.

This standard does not apply to retirement villages or their associated units within.

14.5.2.16 Building reflectivity

- a. Within the Residential Hills Precinct, all roof finishes are not to exceed 30% light reflectance value (LRV).

14.5.2.17 Location of outdoor mechanical ventilation

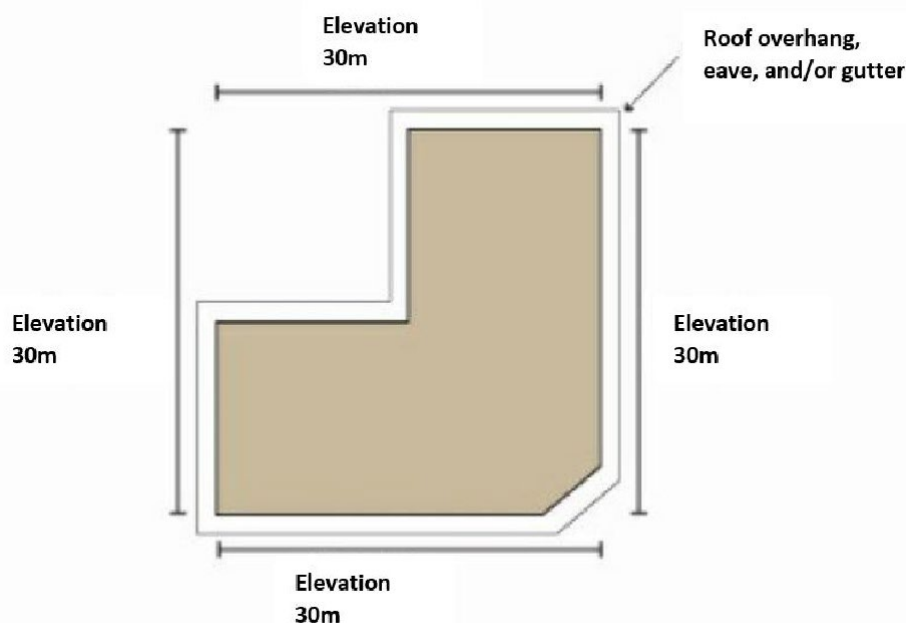
- a. Outdoor heat pump units, or other similar mechanical ventilation units, located at ground level between a street-facing façade and a road boundary shall be screened shall not be located within 3 metres from the boundary between a residential site and a road or shared accessway (including a proposed accessway). by a maximum of 50% visually transparent fencing a minimum of 1.2 metres in height above ground level, or the height of the ventilation/heat pump unit, whichever is higher.

14.5.2.18 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
 - i. where the road is 24m or less in width, a minimum building setback from the road boundary of 4m is required; and
 - ii. any fencing provided between the road boundary and the required setback in i. shall have a maximum height of 1m , except that the maximum height shall be 2 metres where the whole fence or screening structure is at least 75% visually transparent; and
 - iii. no required outdoor living space shall be located within 1.5m of the road boundary.

14.5.2.19 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.



14.5.3 Area -specific rules - Residential Medium Density Residential Zone

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14.5.1](#) and [14.5.2](#) unless specified otherwise.

14.5.3.1 Area -specific activities

14.5.3.1.1 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 14.5.2](#) unless specified otherwise in [Rule 14.5.3.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5, and 14.5.1.6](#) (unless specified otherwise in area specific rules); and [Rules 14.5.3.1.2, 14.5.3.1.3, 14.5.3.1.4, 14.5.3.1.5 or 14.5.3.1.6](#).

Activity/area	Activity specific standards
<p>P1</p> <p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly vi. Spiritual activities; vii. Community corrections facilities; viii. Community welfare facilities; ix. Care facility. 	<p>a. The activity specific standards in Rule 14.5.1.1 do not apply.</p> <p>b. The facility or activity shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
<p>P2</p> <p>Guest Visitor accommodation in the Accommodation and Community Facilities Overlay in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference</p>	<p>Nil</p> <ul style="list-style-type: none"> 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 250m² GLFA.

Activity/area	Activity specific standards
<p>facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>P3 Retirement villages in the Accommodation and Community Facilities Overlay</p>	<p>a. The activity shall achieve the following built form standards as follows:</p> <ul style="list-style-type: none"> i. 14.5.2.3 Building height ii. 14.5.2.4 Site coverage iii. 14.5.2.6 Daylight recession planes Height in relation to boundary iv. 14.5.2.7 Minimum building setbacks from internal boundaries v. 14.5.2.97.a.i Road boundary Minimum building setbacks vi. 14.5.2.153 Water supply for fire fighting <p>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:</p> <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.
<p>P4 <u>Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</u></p> <p>Advice note: Refer to Rule 14.8.1.1 P18 for the Akaroa and Lyttelton Character Area Overlays.</p>	<p>Nil</p>
<p>P5 <u>Minor residential unit in the Lyttelton Character Area Overlay or the Lyttelton</u></p>	<p><u>a. The existing site containing both units shall have a minimum net site area of 450m².</u></p>

Activity/area	Activity specific standards
<p><u>Residential Heritage Area where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit.</u></p>	<p><u>b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².</u></p> <p><u>c. The parking areas of both units shall be accessed from the same access.</u></p> <p><u>d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 50m² and a minimum dimension of 5 metres. This total space can be provided as:</u></p> <p><u>i. a single continuous area; or</u></p> <p><u>ii. be divided into two separate spaces, provided that each unit has an outdoor living space that is directly accessible from that unit and is a minimum of 20m² in area.</u></p>

14.5.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control:
C1	Character Area Overlay	<p>a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:</p> <ol style="list-style-type: none"> i. visible from the street; ii. located in that part of the site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ol style="list-style-type: none"> i. fences that are 1 metre in height or less; ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height; iii. fences that are located on a side or rear boundary of the site, except where that 	<p>a. Character Area Overlay – 14.15.237</p>

	Location	Controlled activity	The matters over which Council reserves its control:
		<p>boundary is adjacent to a public open space.</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <ul style="list-style-type: none"> i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. <p>b. c. Additions to existing buildings which:</p> <ul style="list-style-type: none"> i. are not visible from the street and which do not involve change to the front façade of the main residential unit of the site; and ii. are less than 30m² in area and 5 metres in height; and iii. meet the built form standards applicable to the Character Area within which it is located. <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	

14.5.3.1.3 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 14.15](#), or as specified, as set out in the following table:

Activity/area		The Council's discretion shall be limited to the following matters:
RD1	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay in Appendix 14.16.6	a. Urban design - 15.13.1.a.viii
RD2	<p>a. Activities and buildings that do not meet Rule 14.5.3.2.2 road boundary garage and building setback, for sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.16.6)</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Street scene - road boundary building setback, fencing and planting – Rule 14.15.178

Activity/area	The Council's discretion shall be limited to the following matters:
<p>RD3</p> <p>a. Activities that do not meet Rule 14.5.3.2.1 – Area specific development plans, Wigram special RNZAF provisions shown in Figure 6.</p> <p>b. Any application arising from this rule shall not be publicly notified, and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required, and absent written approval).</p>	<p>a. Specific setback provisions – Residential Suburban Zone Wigram – Rule 14.15.13</p>
<p>RD4</p> <p>Development in Areas A, B and C of the Commercial Local Zone / Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan Chapter 15 Appendix 15.15.5</p>	<p>a. Development plans - Rule 14.15.156</p>
<p>RD5</p> <p>Activities that do not meet Rule 14.5.3.2.1 – Area specific development plans, Residential Residential Medium Density Residential Higher Height Limit and Site Density Overlay at Deans Avenue, and Sumner Master plan Overlay (Appendix 14.16.6)</p>	<p>a. Development plans - Rule 14.15.156</p>
<p>RD6</p> <p>Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Site density Number of residential units per site</p>	<p>a. Character Area Overlay – Rule 14.15.237</p>
<p>RD7</p> <p>a. Service stations in the Accommodation and Community Facilities Overlay.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Non-residential Hhours of operation – Rule 14.15.215</p> <p>c. Traffic generation and access safety – Rule 14.15.67</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD8</p> <p>Activities in the Accommodation and Community Facilities Overlay listed in Rule 14.5.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P1.</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Non-residential Hhours of operation – Rule 14.15.215</p> <p>c. Impacts on neighbouring property – Rule 14.15.3</p> <p>d. Traffic generation and access safety – Rule 14.15.67</p>

Activity/area	The Council's discretion shall be limited to the following matters:
	(Plan Change 5D Council Decision)
<p>RD9</p> <p>a. Buildings in the Accommodation and Community Facilities Overlay, and Residential Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development plan area that do not meet Rule 14.5.3.2.3 – Building height</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3</p>
<p>RD10</p> <p>a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.4 – Maximum continuous building length.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>e. Impacts on neighbouring property – Rule 14.15.3</p> <p>f. Residential design principles – Rule 14.15.1.c only</p>
<p>RD11</p> <p>a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.5 – Front entrances and facades.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>g. Residential design principles – Rule 14.15.1</p>
<p>RD12</p> <p>a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.6 – Landscaped areas <u>for select areas</u>.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178</p>
<p>RD13</p> <p>Ancillary activities to visitor accommodation listed in Rule 14.5.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P2.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Hours of operation - Rule 14.15.245</p> <p>c. Traffic generation and access safety - Rule 14.15.67</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>RD14</p> <p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 306m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p>	<p>a. Character Area Overlay - Rule 14.15.27</p>

Activity/area	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> ii. <u>to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</u> iii. <u>to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;</u> iv. <u>to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space;</u> v. <u>to alterations to existing buildings which are not visible from the street and do not involve changes to the front façade of the main residential unit on the site.</u> <p>c. <u>Activities that do not meet Built Form standard 14.5.3.2.6.</u></p> <p>d. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	
<p>RD15</p> <p>a. <u>Activities that do not meet one or more of the built form standards for Residential Heritage Areas in Rule 14.5.3.2.</u></p>	<p>a. <u>Matters of Discretion for new buildings and additions to buildings in Residential Heritage Areas – Rule 9.3.6.4</u></p> <p>a.b. <u>Matters of Discretion for the Character Area Overlay in Rule 14.15.27, where the site is also located in the Character Area Overlay.</u></p> <p>b.c. <u>Matters of Discretion for the applicable specifically relevant built form standards in Rule 14.15.</u></p>
<p>RD16</p> <p>a. <u>Buildings that do not meet rule 14.5.3.2.2.d – Road boundary garage and building setback.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Impacts on neighbouring property – Rule 14.15.3.a.</u></p> <p>b. <u>Medium density in suburban precincts – 14.15.43.</u></p>
<p>RD17</p> <p>a. <u>Buildings that do not meet rule 14.5.3.2.3.b.iv.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Impacts on neighbouring property – Rule 14.15.3.</u></p> <p>b. <u>Medium density in suburban precincts – 14.15.43.</u></p>

Activity/area		The Council's discretion shall be limited to the following matters:
<u>RD18</u>	<p>a. <u>Buildings that do not meet 14.5.3.2.9.d – Building coverage to a maximum of 50% building coverage.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Site density and site coverage – Rule 14.15.2</u></p> <p>b. <u>Medium density in suburban precincts – 14.15.43.</u></p>
<u>RD19</u>	<p>a. <u>Residential units that do not meet 14.5.2.15 – Site density where no greater than 3 units per site and where:</u></p> <p style="padding-left: 40px;">a. <u>availability of servicing for water supply, and wastewater and stormwater discharge is demonstrated through evidence of consultation with the utility provider; and</u></p> <p style="padding-left: 40px;">b. <u>the development site is located within the Suburban density precinct and is within 800m walking distance of a public transport stop; or is located within the Suburban Hill Density Precinct and is within 400m walking distance of a public transport stop.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential Design Principles – Rule 14.15.1.</u></p> <p>b. <u>Medium density in suburban precincts – 14.15.43.</u></p>
<u>RD20</u>	<u>Any activity in a Character Area that does not meet one of more of the Built Form standards in 14.5.3.2.</u>	<u>Character Area Overlay - Rule 14.15.27</u>
<u>RD21</u>	<p><u>Minor residential unit in the Lyttelton Character Area Overlay or Lyttelton Residential Heritage Area where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P5 a, b, c, or d.</u></p> <p><u>Advice note:</u></p> <p><u>For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</u></p>	<p>a. <u>Minor residential units - Rule 14.15.226</u></p> <p>b. <u>Character Area Overlay – Rule 14.15.27 where relevant.</u></p> <p>c. <u>New buildings in Residential Heritage Areas – Rule 9.3.6.4 where relevant.</u></p>

14.5.3.1.4 Area- specific discretionary activities

- a. The activity listed below is a discretionary activity.

Activity/area	
D1	Retail activity and commercial activity in the Sumner Master plan Overlay that does not have frontage to public access ways identified in the Sumner Master plan Overlay in Appendix 14.16.6
D2	Development that does not meet the standards in 14.5.3.1.3 RD18, and RD19.

Activity/area	
D3	<u>Development that does not meet the standards in 14.5.3.2 that relate to the Riccarton Bush Interface.</u>

14.5.3.1.5 Area- specific non-complying activities

There are no non-complying activities.

14.5.3.1.6 Area- specific prohibited activities

There are no prohibited activities.

14.5.3.2 Area- specific built form standards

- a. Any development within the Suburban Density Precinct, Suburban Hill Density Precinct, and/or Riccarton Bush Interface Area shall be considered under 14.5.2 and associated activity standards, unless otherwise specified within this section and associated activity standards.

14.5.3.2.1 Area specific development plans

- a. This rule applies to:
- i. ~~Residential Medium Density Higher Height Limit at Deans Avenue;~~
 - ii. ~~Residential Medium Density Zone Wigram shown on Figure 6; and~~
 - iii. ~~Residential Medium Density Zone~~ Medium Density Residential zone in Sumner Master plan Overlay in [Appendix 14.16.6](#).

	Area	Standard
b.	Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue	Sites shall not have access to Deans Avenue other than via the proposed road to be located between 100 metres and 110 metres from the intersection of Moorhouse and Deans Avenue. As shown on Appendix 14.16.3 Development plan Addington.
c.	Residential Medium Density Zone Wigram shown on Figure 6	Residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2 metre wide landscape strip and a close, solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.
ca.	Sumner Master plan Overlay (Appendix 14.16.6)	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay (Appendix 14.16.6)

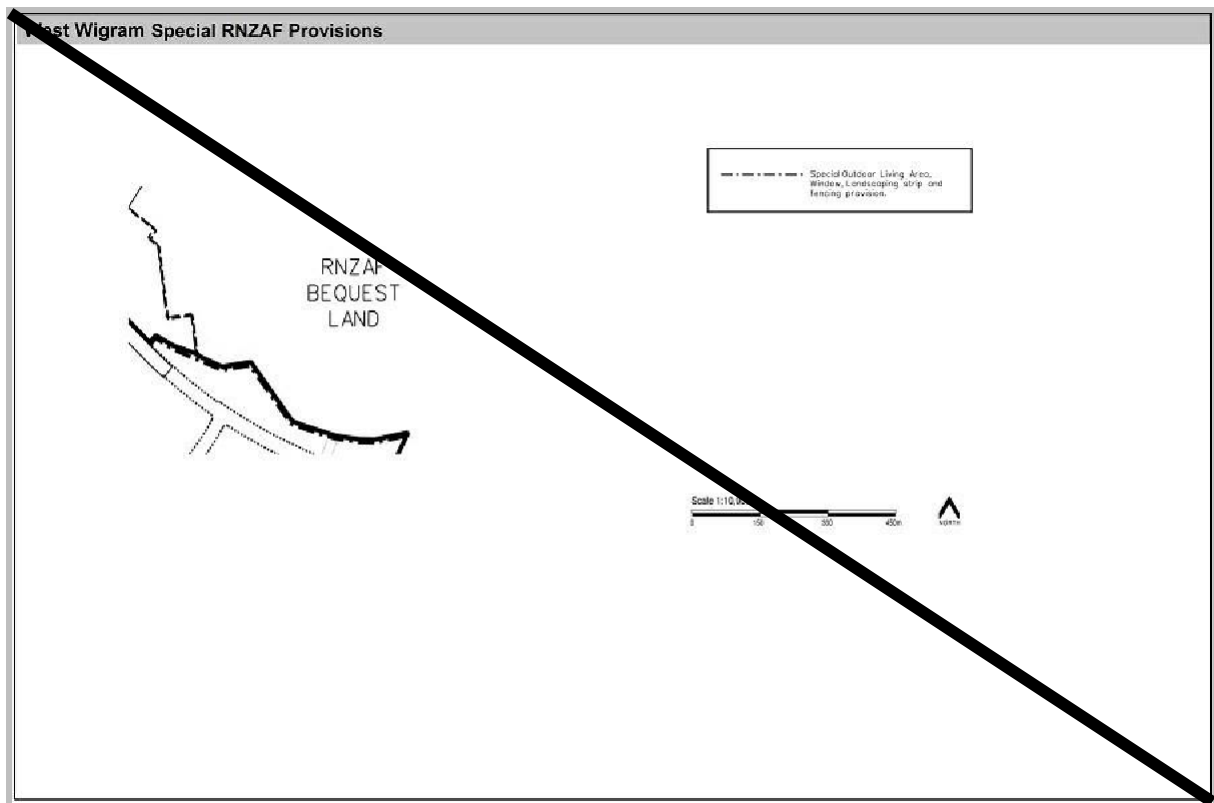


Figure 6: West Wigram Special RNZAF Provisions

14.5.3.2.2 Road boundary garage and building setback

- a. This rule applies to sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.16.6).
- b. Rule 14.5.2.97 Road boundary garage and building setback shall not apply on the above sites.
 - i. For sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), the road boundary setback shall be 6 metres.
 - ii. Sumner Master plan Overlay, shown in Appendix 14.16.6; for retail activities and commercial services with road frontage buildings; buildings shall:
 - A. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
 - B. provide a minimum of 60% and a maximum of 90% visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor;
 - C. provide pedestrian access directly from the road boundary; and

- D. provide veranda or other means of weather protection along the full width of the **building** where it has frontage to a **road**.
- c. Sumner Master plan Overlay, shown in [Appendix 14.16.6](#); for **retail activity** and **commercial services** with frontage only to public **access ways**; **buildings** shall:
 - i. occupy the full public **access way frontage** of the **site**;
 - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
 - iii. provide pedestrian **access** directly from the public **access way**.
- d. Within the Suburban Density Precinct and Suburban Hill Density Precinct the front yard setback shall be as follows:

<u>Sub-point</u>	<u>Activity</u>	<u>Standard</u>
<u>i.</u>	<u>All buildings and situations not listed below</u>	<u>4.5 metres</u>
<u>ii.</u>	<u>Where a garage has a vehicle door that generally faces a road or shared access</u>	<u>5.5 metres from the shared access or road boundary</u>

14.5.3.2.3 Building height

- a. This applies to:
 - i. ~~Residential~~ 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](#); and
 - ii. Accommodation and Community Facilities Overlay.
 - iii. **Residential Character Areas;**
 - iv. **Residential Heritage Areas;**
 - v. **Suburban Density Precinct;**
 - vi. **Suburban Hill Density Precinct;**
 - vii. **Riccarton Bush Interface Area.**
- b. The maximum **height** of any **building** shall be:

	Area	Standard
i.	Residential Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development plan shown	A. 14 metres B. Rule 14.5.2.3 Building height and maximum number of storeys shall not apply within the above area.

	Area	Standard
	as Area A in Chapter 15 Appendix 15.15.5 for all buildings	
ii.	Accommodation and Community Facilities Overlay	A. 11 metres, or B. 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.
iii.	<u>Heaton, Beverley, and Cashmere Character Areas</u>	A. <u>78 metres;</u> B. <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 2 metres, where the entire roof slopes 15° or more.</u>
iv.	<u>Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Cashmere View, Dudley, Beckenham, Therese, Piko, and Evesham/Bewdley Character Areas</u>	<u>56.5 metres</u>
v.	<u>In Residential Heritage Areas the maximum height of any building shall be:</u> <u>A. In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas</u> <u>B. In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u> <u>C. In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas</u> <u>D. In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u>	<u>7 metres, plus 2 metres for roof form</u> <u>5.5 metres</u> <u>5 metres</u> <u>11 metres</u>

	Area	Standard
	<u>E. In Lyttelton Residential Heritage Area</u>	<u>7 metres, except that any accessory building must not exceed 5 metres in height.</u>
<u>vi.</u>	<u>Within the Suburban Density Precinct and Suburban Hill Density Precinct</u>	<u>8 metres</u>
<u>vii.</u>	<u>Within Riccarton Bush Interface Area</u>	<u>8 metres</u>
<u>viii.</u>	<u>Lyttelton Character Area</u>	<u>7 metres, except that any accessory building must not exceed 5 metres in height.</u>

14.5.3.2.4 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay and in association with the following activities:

		Standards
i.	<u>Guest-Visitor accommodation</u> ; and a (Plan Change 4 Council Decision subject to appeal)	<p>A. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 10)</p> <p>B. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres</p>
ii.	<u>Community facility</u> ;	
iii.	<u>Preschool</u> ;	
iv.	<u>Education facility</u> ;	
v.	<u>Health care facility</u> ;	
vi.	<u>Place of assembly</u> ; and	
vii.	<u>Veterinary care facility</u> .	

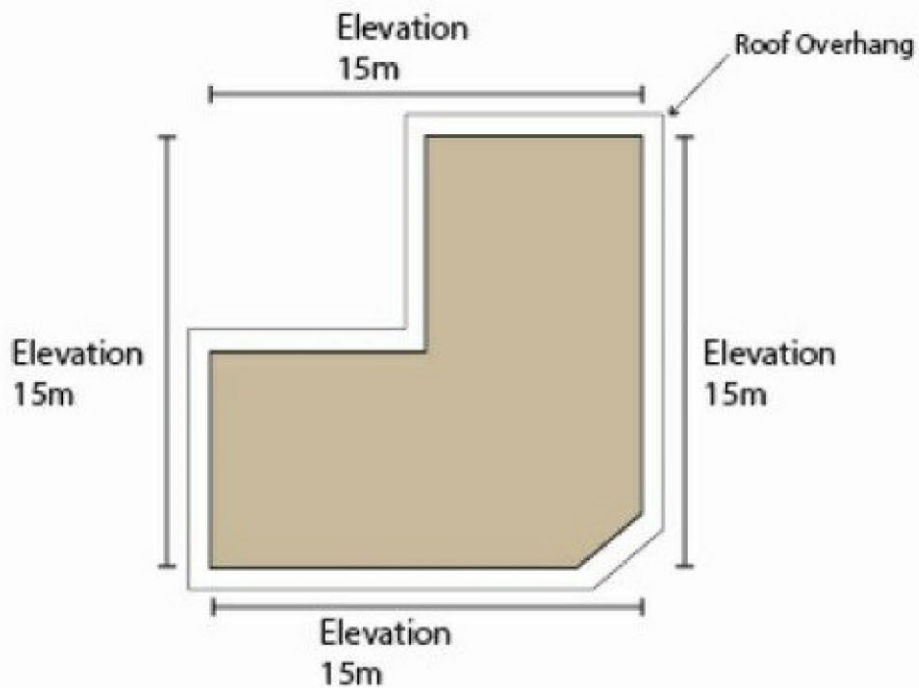


Figure 10: Measurement of a building elevation

14.5.3.2.5 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.	Guest-Visitor accommodation; and a (Plan Change 4 Council Decision subject to appeal)	<p>A. Pedestrian access shall be directly from the road frontage.</p> <p>B. A minimum of 30% glazing on the road frontage on ground floor.</p> <p>C. A minimum of 20% glazing on the road frontage on elevations above ground level.</p>
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly; and	

vii.	Veterinary care facility.	
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- b. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Cashmere View, Dudley, Beckenham, Roker, Piko, and Bewdley Character Areas:
 - i. any residential unit shall be built across a minimum of 60% of the width of an allotment, where it abuts a road boundary.
- c. Within the Cashmere Character Area:
 - i. the minimum dimension of the building frontage to the street, excluding any garage, shall be 8 metres.
- d. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Cashmere View, Dudley, Beckenham, Roker, Piko, Cashmere, Lyttelton, and Bewdley Character Areas:
 - i. the maximum paved access width per site is 3.6 metres, or;
 - ii. 4.8 metres, where it includes a pedestrian access with a minimum width of 1.2 metres.

14.5.3.2.6 Landscaped areas for select areas

- a. Planting shall be provided as follows:
 - i. Within the Accommodation and Community Facilities Overlay for non-residential activities:
 - C. In areas 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.
 - D. 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.
 - ii. Within the Character Area Overlay for all activities:
 - ~~A. A landscape strip of a minimum width of 2 metres comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.~~
 - A. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with tree and garden planting.

- B. A landscaping strip with a minimum width of 2 metres shall be planted along the rear boundary, and shall include trees that will grow to a minimum height of 6–8 metres (except that this shall not apply in the Lyttelton Character Area).
- C. In addition to A and B above:
1. Within the Heaton Character Area, a minimum of 3 specimen trees of 8-12 meters in height shall be planted within front setback and a landscaping strip, with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
 2. Within the Beverley and Englefield Character Areas, a landscaping strip, comprising a combination of tree and garden planting, and with a minimum width of 2 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
 3. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Cashmere View, Dudley, Beckenham, Piko, and Cashmere Character Areas, a landscaping strip, comprising a combination of tree and garden planting, and with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
 4. Within the Lyttelton and Bewdley Character Areas, a landscaping strip of a minimum width of 3 metres, shall be located along the length of the road boundary excluding that part required for a driveway or pedestrian access.

14.5.3.2.7 —Site density

- a. ~~Within the Character Area Overlay each residential unit shall be contained within its own separate site and the site shall have a minimum net site area as follows:~~

	Area	Standard
i.	Residential Medium Density Zone within the Character Area Overlay	400m ²
ii.	Character Area Overlay – Character Area 8 – Beverley	500m ²

14.5.3.2.7 Number of residential units per site

- a. Within the Character Area Overlay (excluding Lyttelton), there must be no more than 2 residential units per site.
- b. In Residential Heritage Areas (excluding Lyttelton) there must be no more than 2 residential units per site.

- c. Within Character Area Overlay and/or Residential Heritage Area in Lyttelton, each residential unit (excluding residential units established under 14.5.3.1.1 P4 and P5) shall be contained within its own separate site and the site shall have a minimum net site area of 450m².
- d. Within the Character Area Overlay and/or the Residential Heritage Area in Lyttelton, there must be no more than one residential unit plus one minor residential unit per site.

14.5.3.2.8 Setbacks

- a. Within Character Area Overlays, buildings must be set back from the relevant boundary by the minimum depth listed in the table below, except as per b. and c below:

	<u>Setback</u>	<u>Area and setback distance</u>
i.	<u>Front</u>	<p>A. <u>Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Cashmere View, Dudley, Beckenham, Therese</u> and Piko Character Areas:</p> <ol style="list-style-type: none"> 1. <u>8 metres,</u> 2. <u>except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary.</u> <p>B. <u>Within the Beckenham Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>7 metres,</u> 2. <u>except that where any existing residential unit on the site built prior to 1950 and is to be relocation within the site, it can be located 6m from the front boundary.</u> <p><u>Within the Beverley Character Area:</u></p> <ol style="list-style-type: none"> 3. <u>3 metres, where the front setback is on the north side of the street, or;</u> 4. <u>7 metres, where the front setback is on the south side of the street.</u> <p>C. <u>Within the Englefield Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>3 metres, but with a maximum of 5m.</u> <p>D. <u>Within the Cashmere Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>5 metres.</u> <p>E. <u>Within the Evesham/Bewdley Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>6 metres</u> <p>F. <u>Within the Lyttelton Character Area:</u></p>

		<ol style="list-style-type: none"> 1. <u>3 metres,</u> 2. <u>except that up to 300mm in width of eaves and roof overhangs, and guttering up to 200mm in width from the wall of a building may protrude into the front setback.</u>
ii.	<u>Side</u>	<p>A. <u>Within the Heaton Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>3 metres.</u> <p>B. <u>Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, <u>Cashmere View</u>, Dudley, <u>Beckenham</u> and Piko Character Areas:</u></p> <ol style="list-style-type: none"> 1. <u>2 metres on one side and 3 metres on the other.</u> <p>C. <u>Within the Englefield, <u>Beckenham</u>, Bewdley and Roker Character Areas:</u></p> <ol style="list-style-type: none"> 1. <u>1 metre on one side and 3 metres on the other.</u> <p>D. <u>Within the Cashmere Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>3 metres.</u> <p>E. <u>Within Lyttelton Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>1.5 metres on one side and 3 metres on the other.</u>
iii.	<u>Rear</u>	<p>A. <u>Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, <u>Cashmere View</u>, Dudley, <u>Beckenham</u>, Bewdley, Roker and Piko Character Areas</u></p> <ol style="list-style-type: none"> 1. <u>3 metres.</u> <p>B. <u>Within the Lyttelton Character Area:</u></p> <ol style="list-style-type: none"> 1. <u>2 metres.</u>
iv.	<u>Accessory buildings</u>	<p>A. <u>In relation to side and rear boundaries only, where the total length of the accessory building does not exceed 10m: Nil</u></p>
v.	<u>Eaves and roof overhangs</u>	<p>A. <u>Up to 300mm in width and guttering up to 200mm in width from the wall of a building may protrude into the front setback</u></p>

b. Within Residential Heritage Areas, the minimum **road boundary building setback** shall be:

i.	<u>In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u>	<u>6 metres, where existing house is relocated forward on the site</u> <u>8 metres, where existing house not retained</u> <u>8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site</u>
ii.	<u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, and Inner City West Residential Heritage Areas</u>	<u>Minimum: 3 metres;</u> <u>Maximum: 5 metres.</u>
iii.	<u>In Macmillan Avenue Residential Heritage Area</u>	<u>5 metres</u>
iv.	<u>In Lyttelton Heritage Area</u>	<u>3 metres</u>

c. In Residential Heritage Areas the minimum **building setback from internal **boundaries** shall be:**

i.	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>3 metres</u>
ii.	<u>In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u> <u>Side boundary</u> <u>Rear boundary</u>	<u>2 metres and 3 metres</u> <u>3 metres</u>
iii.	<u>In Shelley/Forbes Street, Englefield Avonville, and Chester Street East/Dawson, and Inner City West Residential Heritage Areas:</u> <u>Side boundary</u> <u>Rear boundary</u>	<u>1 metre and 3 metres</u> <u>3 metres</u>
iv.	<u>In Macmillan Avenue Residential Heritage Area</u> <u>Side boundary</u>	<u>3 metres</u>

	<u>Rear boundary</u>	<u>3 metres</u>
<u>V.</u>	<u>In Lyttelton Residential Heritage Area:</u> <u>Side boundary</u> <u>Rear boundary</u>	<u>1.5 metres on one side and 3 metres on the other</u> <u>2 metres</u>

d. Within the Riccarton Bush Interface Area, minimum building setback from internal boundaries shall be:

<u>i.</u>	<u>Front boundary</u>	<u>4.5 metres</u>
<u>ii.</u>	<u>Side boundaries</u>	<u>3 metres</u>

14.5.3.2.9 Building coverage

a. In all Character Areas except the Lyttelton, Englefield, and Bewdley Character Areas, the maximum building coverage must not exceed 40~~35~~% of the net site area, except that eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the site coverage calculation.

b. Within the Englefield and Bewdley Character Areas, the maximum building coverage must not exceed 35% of the net site area, except that eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the site coverage calculation.

c. In Residential Heritage Areas, the maximum percentage of the net site area covered by buildings shall be as follows:

<u>i.</u>	<u>In all Residential Heritage Areas, except the Englefield and Lyttelton Residential Heritage Areas</u>	<u>40%</u>
<u>ii.</u>	<u>In Englefield Residential Heritage Area</u>	<u>35%</u>
<u>iii.</u>	<u>In the Lyttelton Residential Heritage Area outside of the Lyttelton Character Area</u>	<u>50%</u>

d. Within the Suburban Density Precinct and Suburban Hill Density Precinct, the maximum building coverage must not exceed 35% of the net site area.

e. Within the Riccarton Bush Interface Area, the maximum building coverage must not exceed 35% of the net site area.

- f. Within the Lyttelton Character Area, and in the part of the Lyttelton Residential Heritage Area which is also in the Lyttelton Character Area, the maximum percentage of the net site area covered by buildings shall be 60%.

Advice note:

1. For building coverage in the Lyttelton Character Area Overlay and Lyttelton Residential Heritage Area, refer to Rule 14.8.3.2.4.

14.5.3.2.12 Outdoor living space per unit

~~a. Within the Heaton and Beverley Character Areas:~~

- ~~i. a residential unit at ground floor level must have an outdoor living space that is at least 80 square metres at ground floor level and has no dimension less than 7 metres; and~~
- ~~ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and~~
- ~~iii. any outdoor living space must be:~~
 - ~~A. accessible from the residential unit;~~
 - ~~B. located directly adjacent to the unit; and~~
 - ~~C. be free of buildings, parking spaces, and servicing and manoeuvring areas.~~

~~b. Within the Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Piko, Cashmere, Bewdley and Roker Character Areas:~~

- ~~i. a residential unit at ground floor level must have an outdoor living space that is at least 50 square metres at ground floor level and has no dimension less than 5 metres; and~~
- ~~ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and~~
- ~~iii. any outdoor living space must be:~~
 - ~~A. accessible from the residential unit;~~
 - ~~B. located directly adjacent to the unit; and~~
 - ~~C. be free of buildings, parking spaces, and servicing and manoeuvring areas.~~

- e. In Residential Heritage Areas each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area as follows:

i.	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>80m²</u>
ii.	<u>In Church Property Trustees North St Albans Subdivision (1923), Piko/Shand (Riccarton Block) State Housing, Macmillan Avenue, Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, Inner City West and Lyttelton Residential Heritage Areas.</u>	<u>50m²</u>

14.5.3.2.13 Windows to street

- ~~a. Within the Heaton, Beverley, Englefield, Piko, and Cashmere Character Areas, any residential unit facing the street must have a minimum of 20% of the street facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door.~~
- ~~b. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Roker Character Areas, any residential unit facing the street must have a minimum of 30% of the street facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door.~~
- ~~c. Within the Bewdley Character Area, any residential unit facing the street must have a minimum of 40% of the street facing façade in transparent glazing.~~
- ~~d. For the purpose of this rule, any area of roofspace that is fully enclosed by a gable shall not be included in the area of the front façade.~~

14.5.3.2.14 Fencing in character areas

- a. Within the Heaton Character Area, the maximum height of fencing along the front boundary is 1.8 metres.
- b. Within the ~~Beverley, Ranfurly~~, Francis, Malvern, Massey, Severn, Tainui, ~~Roker, Cashmere View, Dudley, and Beckenham and Therese~~ Character Area, the maximum height of fencing along the front boundary is 1.2 metres.
- c. Within the Ryan Character Area, the maximum height of fencing along the front boundary is 0.8 metres.
- d. Within the Englefield and Piko Character Area, the maximum height of fencing along the front boundary is 1 metres.
- e. Within the ~~Evesham~~/Bewdley Character Area, the maximum height of fencing along the front boundary is 0.5 metres.
- f. Within the Cashmere Character Area, the maximum height of:
 - i. fencing along the front boundary is 1.2 metres; and

- ii. any retaining wall along the front boundary is 1.5 metres.
- iii. And where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 metres with the intervening area containing planting.
- g. The maximum height of fencing for all side and rear (internal) boundaries is 2.0 metres.
- h. Any areas used for vehicular parking shall be separated from open space, or adjoining residentially zoned sites by fencing that meets the requirements in a) – f) above.
- i. Within the Lyttelton Character Area, the maximum height of:
 - i. fencing along the front boundary is 1 metre;
 - ii. any retaining wall along the front boundary is 1.5 metres; and
 - iii. and where a fence is proposed on a retaining wall, it must be set back from the front fence of the retaining wall by 1.2 metres with the intervening area containing planting.

Advice Note: [Rule 7.4.3.7](#) – Access design – shall also apply, where applicable.

14.5.3.2.13 Garaging and carport building location in character areas

- a. Within the Heaton, ~~Beverley~~, Englefield, ~~Ranfurly~~, Francis, Malvern, Massey, Severn, Tainui, Ryan, ~~Cashmere View~~, Dudley, Beckenham, Roker, Piko, and Bewdley Character Areas, garages and carports (whether detached or not) shall be located:
 - i. to the rear of any residential unit; or
 - ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit.
- b. Within the Cashmere Character Area, a single garage or carport less than 4.5 metres in width may be located within the street setback, where it is:
 - i. located front on to the street;
 - ii. less than 25% of the width of the street frontage; and
 - iii. does not have a driveway or garage located within 2.5 metres.
- c. Within the Lyttelton Character Area Overlay, garages, carports (whether detached or not) and any areas provided for car parking shall be:
 - i. separate to the residential unit;
 - ii. located to the side or rear of the residential unit; and
 - iii. located at least 1.2m behind the front façade of a residential unit, except if a car parking area.

14.5.3.2.14 Internal separation in character areas

- a. Within the Englefield Character Area, except for the conversion of an existing residential unit into two residential units, any residential unit must be separated from any other residential unit on the same site by a minimum of 5 metres.
- b. Within any Character Area, any building on a site that contains 2 detached residential units must be setback by a minimum of 5 metres from the second residential unit or any accessory building associated with that unit.
- ~~c. Any building must be set back from a shared access by a minimum of 1 metre.~~

14.5.3.2.15 Site density

- a. Within the Suburban Density Precinct and Suburban Hill Density Precinct, each residential unit shall have a minimum net site area of:
 - i. 400m² within the Suburban Density Precinct; or
 - ii. 650m² within the Suburban Hill Density Precinct.
- b. Within the Riccarton Bush Interface Area:
 - i. Each residential unit shall have a minimum net site area of 450m²; and
 - ii. There shall be no more than 2 residential units per development site.

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **bold strikethrough in green**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in **bold purple strikethrough** text recommended in the s42A report to be deleted. Text in **normal black font with purple underline** indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **bold light blue strikethrough shaded in grey with a purple underline** is a Council decision proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in orange shaded in yellow as either strike-out for deleted text or underlined for additional text.

14.6 Rules — High Density Residential ~~Central City~~ Zone

14.6.1 Activity status tables

14.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **High Density** Residential ~~Central City~~ Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 14.6.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.6.1.2](#), [14.6.1.3](#), [14.6.1.4](#), [14.6.1.5](#) or [14.6.1.6](#).

Activity	Activity specific standards
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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,</p>
Activity		Activity specific standards
		<p>or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved.</p> <p>d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².</p> <p>e. There shall be no more than 3 residential units per site.</p>
P2	<p>Bed and breakfast</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. There shall be:</p> <p>i. a maximum of six guests accommodated at any one time;</p> <p>ii. at least one owner of the residential unit residing permanently on site; and</p> <p>iii. no guest given accommodation for more than 90 consecutive days.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
P32	Relocation of a building	Nil
P4	<p>Development of Lot 1 DP 475662, for the purposes of residential activities.</p> <p>If the activity specific standards are met then no other provisions apply.</p>	<p>a. There shall be not less than 50 residential units and not more than 90 residential units developed on the site.</p> <p>b. The development of these units may proceed in stages of not less than 9 residential units at a time, with the first stage to comprise not less than 10 residential units.</p> <p>c. All residential units shall be completed by 30 June 2020.</p> <p>d. No building shall exceed 15 metres in height.</p> <p>e. The gross floor area of all non residential activities on the site shall not exceed 525m².</p> <p>f. All non residential activities shall be situated at ground floor.</p>
P53	Market gardens, community gardens, and garden allotments.	Nil

<p>P64</p>	<p>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</p>	<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 legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <p>i. the only built form standards that shall apply are those specified in Rules 14.6.2.1 – Building height and 14.6.2.2 – Daylight recession planes Height in relation</p>
<p>Activity</p>		<p>Activity specific standards</p>
		<p><u>to boundary;</u></p> <p>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</p> <p>iii. the standards at (i) and (iii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</p> <p>Advice note:</p> <p>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners, (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be publicly or limited notified.</p>
<p>P75</p>	<p>Care of non-resident children within a residential unit in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <p>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</p> <p>ii. at least one carer residing permanently within the residential unit.</p>

<p>P86</p>	<p>Any non-residential activity or home occupation up to 40m² gross in total floor area (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area used for the activity) that is otherwise not provided for under Rule 14.6.1.1 P97 and P108.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the site can be employed in the activity. b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. c. The maximum number of vehicle movements per site, other than for residential activities, shall be:
<p>Activity</p>	<p>(Plan Change 5D Council Decision)</p>	<p>Activity specific standards</p>
		<ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. d. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only. e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. <p>(Plan Change 5D Council Decision)</p>

<p>P97</p>	<p>Any education facility activity, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P75), or guest accommodation up to 40m² gross in total floor area (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area used for activities other than residential activities), except those activities provided for in Rule 14.6.1.1 P108.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p> <p>(Plan Change 5D Council Decision)</p>	<p>a. Only those persons who reside permanently on the site can be employed in the activity.</p> <p>b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity, other than for guest accommodation activities, shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. <p>d. <u>The activity shall not include the storage of more than one heavy vehicle on the site of the activity.</u></p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>P108</p>	<p>Any community facility, preschool (other than as provided for in Rule 14.6.1.1 P75), or guest visitor accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. iii. Except that the hours of operation in Rule 14.6.1.1 P108 a.i. and a.ii. do not apply to guest visitor accommodation.
<p>Activity</p>	<p>Activity specific standards</p>	
	<p>b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200 and:</p> <ul style="list-style-type: none"> i. Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site. <p>(Plan Change 4 Council Decision subject to appeal)</p>	

P11 9	Fire stations on Lot 1 DP 53863	Nil
P12 10	<p>a. Activity associated with a retirement village.</p> <p>b. This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14.6.1.3 RD4 and RD5).</p> <p>c. The built form standards in Rule 14.6.2 do not apply to this activity.</p>	Nil
P13 11	Activity associated with a cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200)	<p>a. The hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be limited to between the hours of:</p> <p>i. 07:00 – 21:00 Monday to Friday, and</p> <p>ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.</p>
P14 12	<p>Hosted visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am,</p>
Activity		Activity specific standards
		<p>and shall provide those procedures to the Council on request</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

<p>P15 13</p>	<p>Visitor accommodation in a heritage item</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ol style="list-style-type: none"> a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request. <p>(Plan Change 4 Council Decision subject to appeal)</p>
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14.6.1.2 Controlled activities

There are no controlled activities.

<p>Activity</p>	<p>The matters over which Council reserves its control:</p>
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<p>C1</p>	<p>Unhosted visitor accommodation in a residential unit:</p> <ul style="list-style-type: none"> a. for a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time. <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>C2</p>	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.6.1.1 P1513.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>

C3	<p>a. <u>Communal waste and recycling area that does not comply with Built Form Standard 14.6.2.11.a.i or iii. (in relation to bin storage only).</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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14.6.1.3 Restricted discretionary activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any permitted activity, or a cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200), that does not meet one or more of the built form standards in Rule 14.6.2.</p> <p>b. Any application arising from the following built form standards shall not be limited or publicly notified:</p> <p>i. Rule 14.6.2.3 Road boundary building</p> <p>ii. Rule 14.6.2.5 Fencing and screening</p> <p>iii. Rule 14.6.2.7 Tree and garden planting</p> <p>iv. Rule 14.6.2.7 Minimum residential unit size</p> <p>v. Rule 14.6.2.8 Ground floor habitable space</p> <p>vi. Rule 14.6.2.9 Outdoor living space</p> <p>vii. Rule 14.6.2.10 Service space</p>	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Building height - Rule 14.15.2730.</p> <p>ii. Daylight recession planes – Rule 14.15.2831.</p> <p>iii. Street scene and accessways – Rule 14.15.2932.</p> <p>iv. Minimum building setbacks from internal boundaries - Rule 14.15.303.</p> <p>v. Fencing and screening – Rule 14.15.314.</p> <p>vi. Landscaping and tree planting – Rule 14.15.325.</p>

Activity		The Council's discretion shall be limited to the following matters:
	<p>viii. Rule 14.6.2.11 Minimum site density from development and redevelopment of residential units</p> <p>eb. Any application arising from Rule 14.6.2.12³ shall not be publicly notified and shall be limited notified only to the Fire and Emergency <u>New Zealand Fire Service</u> (absent its written approval).</p>	<p>vii. Minimum unit size – Rule 14.15.4.</p> <p>viii. Ground floor habitable space – Rule 14.15.25.</p> <p>ix. Outdoor living space – Rule 14.15.20.</p> <p>x. Service space – Rule 14.15.26.</p> <p>xi. Minimum site density from development and redevelopment of residential units – Rule 14.15.34.</p> <p>xii. vii. Water supply for firefighting – Rule 14.15.78</p>
RD2	<p>a. 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> <ol style="list-style-type: none"> i. three <u>four</u> or more residential units; or ii. one or two residential units on a site smaller than 300m² gross site area <u>Any residential unit that does not meet the garage and carport Rule 14.6.2.14 – Garaging and carparkert building location; or</u> iii. <u>Any residential unit that does not meet Rule 14.6.2.9 – Ground floor habitable room.</u> <p>eb. Any application arising from this a.ii or a.iii. <u>of this</u> rule shall not be limited or publicly notified.</p> <p><u>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:</u></p> <ol style="list-style-type: none"> i. <u>14.6.2.1 – Building height</u> ii. <u>14.6.2.2 – Height in relation to boundary</u> iii. <u>14.6.2.3 – Setbacks</u> 	<p>a. Urban design in the Residential Central City Zone – Rule 14.15.33</p> <p>a. <u>For RD2 a.i., Residential design principles – Rule 14.15.1</u></p> <p>b. <u>For RD2 a.ii. and a.iii., residential design principles – Rule 14.15.1 d., g., and h., only.</u></p>

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> iv. 14.6.2.4 – Outlook space v. 14.6.2.7 – Landscaped area and tree canopy cover vi. 14.6.2.8 – Windows to street vii. 14.6.2.10 – Outdoor living space viii. 14.6.2.12 – Building coverage 	
RD3	<ul style="list-style-type: none"> a. Cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200). b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Urban Design in the High Density Residential Central City Zone <u>within the Central City</u> – Rule 14.15.336
RD4	<ul style="list-style-type: none"> a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards: <ul style="list-style-type: none"> i. Rule 14.6.2.1 Building height ii. Rule 14.6.2.2 Daylight recession planes Height in relation to boundary iii. Rule 14.6.2.3 Road boundary building setback iviii. Rule 14.6.2.43 Minimum building setbacks from internal boundaries iv. Rule 14.6.2.123 Water supply for firefighting b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Retirement villages – Rule 14.15.910

<p>RD5</p>	<p>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:</p> <p>i. 14.6.2.1 Building height</p> <p>ii. Rule 14.6.2.2 Daylight recession planes Height in relation to boundary</p> <p>iii. Rule 14.6.2.3 Road boundary building setback</p> <p>iv. Rule 14.6.2.43 Minimum building setbacks from internal boundaries</p> <p>v. Rule 14.6.2.123 Water supply for firefighting</p>	<p>a. Retirement villages – Rule 14.15.910</p> <p>And as relevant to the built form standard that is not met:</p> <p>a. Building height in the High Density Residential zone within the Central City – Rule 14.15.2730</p> <p>b. Daylight recession planes High Density Residential zone within the Central City – Rule 14.15.2831</p>
	<p>b. Any application arising from Rule 14.6.2.3 shall not be limited or publicly notified.</p> <p>c. Any application arising from Rule 14.6.2.123 shall not be publicly notified and shall be limited notified only to the Fire and Emergency New Zealand Fire Service (absent its written approval).</p>	<p>d. Street scene and access ways in the High Density Residential zone within the Central City – Rule 14.15.2932.</p> <p>e. Minimum building setbacks from internal boundaries in the High Density Residential Zone within the Central City – Rule 14.15.303.</p> <p>f. Water supply for firefighting – Rule 14.15.78</p>
<p>RD6</p>	<p>a. Any residential activity that does not meet Rule 14.6.1.1.P1.e (number of residential units).</p> <p>b. An application arising from this rule shall not be publicly notified.</p>	<p>a. Residential urban design principles – Rule 14.15.1</p>

<p>RD7</p>	<p>a. Any building that does not meet rule 14.6.2.1.a – Building height between 14– 20 metres in height above ground level, when the following standards are met:</p> <p>i. A ground level communal outdoor living space shall be provided at a ratio of 50m² per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.</p> <p>b. Any building exceeding 20 metres in height up to 32 metres in height above ground level (except within the High-Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct), where the following standards are met:</p> <p>i. The standards in RD7.a. i.;</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3.a.</p>
<p>Activity</p>		<p>The Council’s discretion shall be limited to the following matters:</p>
	<p>ii. The building is set back at least 6 metres from all internal boundaries; and</p> <p>iii. The building is set back at least 3 metres from any road boundary.</p>	

RD8	<p>a. <u>Any building that does not meet rule 14.6.2.1.b – Building height, over 32 metres in height above ground level.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified, building over 20 metres in height above ground level within the High-Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct.</u></p>	<p>a. <u>Impacts on neighbouring property – Rule 14.15.3.a and c.</u></p>
RD9	<p>a. <u>Buildings that do not meet Rule 14.6.2.2 – Height in Relation to Boundary</u></p> <p>b. <u>Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</u></p>	<p>a. <u>Height in relation to boundary breaches – Rule 14.15.4</u></p>
RD10	<p>a. <u>Buildings that do not meet Rule 14.6.2.3 – Setbacks.</u></p> <p>b. <u>Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</u></p> <p>c. <u>Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</u></p>	<p>a. <u>Impacts on neighbouring property – Rule 14.15.3.a</u></p>
RD11	<p>a. <u>Buildings that do not meet Rule 14.6.2.4 – Outlook space.</u></p> <p>b. <u>Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</u></p>	<p>a. <u>Impacts on neighbouring property – Rule 14.15.3</u></p>
RD12	<p><u>Development that does not meet Rule 14.6.2.6 - Fencing</u></p> <p>a. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Residential fencing – Rule 14.15.14</u></p>
RD13	<p>a. <u>Development that does not meet Rule 14.6.2.7 – Landscaped area and tree canopy cover.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential landscaping – Rule 14.15.24</u></p>
Activity		The Council's discretion shall be limited to the following matters:
RD14	<p>a. <u>Buildings that do not meet Rule 14.6.2.10 – Outdoor living space.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Outdoor living space – Rule 14.15.21</u></p>

RD15	<p>a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14.6.2.8 – Windows to street.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street-facing glazing non-compliance – Rule 14.15.23</p>
RD16	<p>a. Residential units that do not meet Rule 14.6.2.11 a.ii, and a.iii (in relation to washing line area only) and b. – Service, storage and waste management.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Service, storage and waste management spaces – Rule 14.15.20</p>
RD17	<p>a. New buildings, structures or additions greater than 20 metres in height from ground level that do not result in wind conditions that exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100 metres of the site based on modelling:</p> <p>i. 4m/s at the any boundary of any site, if that boundary adjoins public open spaces, private outdoor living spaces, and footpath; or</p> <p>ii. 6m/s within any carriageway or car parking areas provided within or outside the site.</p> <p>b. New buildings, structures or additions greater than 20 metres in height that do not result in wind speeds exceeding 15 MUZ wind speeds more than 0.3% annually at ground level.</p> <p>c. The requirement of a. and b. shall be demonstrated by a suitably qualified professional.</p>	<p>a. Assessment of wind – Rule 14.15.29</p>
Activity		<p>The Council’s discretion shall be limited to the following matters:</p>
RD18	<p>a. Residential units that do not meet Rule 14.6.2.12 – Building coverage.</p> <p>b. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p>	<p>a. Site density and site coverage – Rule 14.15.2</p>

RD19	<p>a. <u>Buildings that do not meet Rule 14.6.2.5 – Building separation.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Height in relation to boundary breaches – Rule 14.15.4</u></p> <p>b. <u>The impact on any communal spaces, including access ways.</u></p>
RD20	<p>a. <u>Any garage or carport that does not meet the garage and carport Rule 14.6.2.14 – Garaging and carport building location; or</u></p> <p>b. <u>Any habitable room that does not meet Rule 14.6.2.9 – Ground floor habitable room.</u></p> <p>c. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential design principles – Rules 14.15.1.d and 14.15.1.h</u></p>
RD21	<p>a. <u>Activities that do not meet Rule 14.6.2.15 – Location of outdoor mechanical ventilation.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential design principles – Rules 14.15.1.d and 14.15.1.</u></p> <p>a. <u>Street scene – road boundary setback, fencing and planting – Rule 14.15.18 a.-d.</u></p>
RD22	<p>a. <u>Any residential unit that does not meet the building height Rule 14.6.2.1.b (except for Rule 14.6.2.1 (d) (within the Industrial Interface Qualifying Matter Area) refer to Rule 14.6.1.4 D7).</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Minimum building height in the High Density Residential Zone – Rule 14.15.41</u></p>
RD23	<p>a. <u>Any building that does not meet Rule 14.6.2.17 – Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.j</u></p>
RD24	<p>a. <u>Outside the Central City, activities that do not meet one or more of the activity specific standards in Rule 14.6.1.1 (except for P7 standard d., refer to Rule 14.6.1.4 D2) for:</u></p> <p style="padding-left: 20px;">a. <u>P7 Any education activity, spiritual activity, health care facility, or preschool (other than as provided</u></p>	<p>a. <u>As relevant to the activity specific standard that is not met:</u></p> <p style="padding-left: 20px;">i. <u>Scale and nature of activity - Rule 14.15.6</u></p> <p style="padding-left: 20px;">ii. <u>Traffic generation and access safety - Rule 14.15.7</u></p>
Activity		The Council’s discretion shall be limited to the following matters:
	<p style="padding-left: 40px;"><u>for in Rule 14.6.1.1 P5 and Rule 14.6.1.4 D1);</u></p> <p>b. <u>Any application arising from these rules shall not be limited or publicly notified.</u></p>	<p style="padding-left: 20px;">iii. <u>Non-residential hours of operation - Rule 14.15.25</u></p>

RD25	<p>a. <u>Buildings that do not comply with 14.6.2.18 – Building length.</u></p> <p>b. <u>Any application arising from these rules shall not be publicly notified.</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.e.</u></p>
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Advice Note:

- Rule 9.3.4.1.3 RD8 (Restricted Discretionary activities) applies to any new building (except buildings of less than 5 m in height) on a site in the High Density Residential Zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.**

14.6.1.4 Discretionary activities

- a. The activities listed below are discretionary activities

Activity	
D1	Development of Lot 1 DP 475662, for the purposes of residential activities as listed in Rule 14.6.1.1 P4 that does not meet any one or more of the activity specific standards.
D21	<p>a. <u>Within the Central City, Any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P75 and Rule 14.6.1.4 D3), or guest accommodation that is over 40m² but less than 201m² in gross total floor area (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area used for activities), other than:</u></p> <ol style="list-style-type: none"> on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or on a site with frontage to a local road, <p>b. provided that the following standards are met:</p> <ol style="list-style-type: none"> For guest accommodation, at least one employee must must reside permanently on the site. (Plan Change 4 Council Decision subject to appeal) For guest accommodation, at least one employee must must reside permanently on the site. (Plan Change 5D Council Decision) The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ol style="list-style-type: none"> 0700 - 2100 Monday to Friday, and 0800 - 1900 Saturday, Sunday and public holidays. <p>C. Except that these hours of operation in Rule 14.6.1.4 D2 b.ii. do not apply to guest accommodation- (Plan Change 4 Council Decision subject to appeal)</p>
Activity	
	<ol style="list-style-type: none"> 0700 - 2100 Monday to Friday, and 0800 - 1900 Saturday, Sunday and public holidays. <p>C. Except that these hours of operation in Rule 14.6.1.4 D2 b.ii. do not apply to guest accommodation- (Plan Change 4 Council Decision subject to appeal)</p>

D32	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.6.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity (except P1.e, which is considered under RD2) ii. P2-Bed and breakfast (Plan Change 4 Council Decision subject to appeal) iii. P75 Care of non-resident children in a residential unit iv. Storage of more than one heavy vehicle for activities for P7.
D43	<p>Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.</p>
D54	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.6.1.1 P1412 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D65	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.6.1.2 C1 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D76	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) - (e) in Rule 14.6.1.1 P1513 and that does not exceed twenty guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D7	<p>Any building for a residential activity that does not meet Rule 14.6.2.1-(e)c. Building height within the Industrial Interface Qualifying Matter Area.</p>

(Plan Change 4 Council Decision subject to appeal)

(Plan Change 5D Council Decision)

14.6.1.5 Non-complying activities

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

Activity	
NC1	Any non-residential activity or home occupation not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a gross total floor area over 40m ² (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area used for that activity). (Plan Change 5D Council Decision)
NC2	Any activity listed in Rule 14.6.1.1 P86 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P86 a.-e.
NC3	Any activity listed in Rule 14.6.1.1 P97 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P97 a.-c.
NC4	Any activity listed in Rule 14.6.1.1 P108 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P108 a.-b.
NC5	Within the city centre, A ny education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P75 and Rule 14.6.1.4 D3), or guest accommodation with a gross total floor area over 40m ² (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area) with frontage to a local road . (Plan Change 4 Council Decision subject to appeal) (Plan Change 5D Council Decision)
NC6	Within the city centre, A ny education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P75 and Rule 14.6.1.4 D3), or guest accommodation that exceeds a gross total floor area of 200m ² (including comprising the floor area of the building or part of the building (measured internally) and any area of outdoor storage area) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets. (Plan Change 4 Council Decision subject to appeal) (Plan Change 5D Council Decision)
NC7	Any activity listed in Rule 14.6.1.4 D21 that does not meet any one or more of the standards in Rule 14.6.1.4 D21 b.i.-ii.
NC8	a. Visitor accommodation (other than as provided for in Rule 14.6.1.1 P108 and 14.6.1.5 NC4): that is: <ul style="list-style-type: none"> i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D54;

Activity	
	<ul style="list-style-type: none"> iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D65; or iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.6.1.4 D76.
b.	Any application arising from this rule shall not be publicly notified but may be limited notified.

(Plan Change 4 Council Decision subject to appeal)

(Plan Change 5D Council Decision)

14.6.1.6 Prohibited activities

There are no prohibited activities.

NOTE: None of the medium density residential standards (MDRS) are in immediate legal effect as the Council has proposed a sunlight access qualifying matter that applies to all of the medium and high density residential zones (see section 86BA(1)(c)(ii) of the Resource Management Act 1991). They will not be in legal effect until after an IHP hearing and recommendation by the IHP to Council on those rules.

NB: This advice note should be removed prior to the sub-chapter becoming operative.

14.6.2 Built form standards

- ~~a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated.~~

Advice note:

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

2. Reference should be made to 6.1A for applicable qualifying matters that may apply further restrictions to development.

14.6.2.1 Building height

- a. ~~Buildings must not exceed 14 metres in height above ground level. The maximum height of any buildings shall be as shown on the Central City Maximum Building Height planning map, except that the Central City Maximum Building Height planning map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:~~

- i. ~~Lot 1 DP 77997 CT CB46D/74;~~
- ii. ~~Town Section 118 DP 3780; and~~
- iii. ~~Town Section 119 DP 3780.~~

- b. ~~Residential units shall not be less than 7 metres in height above ground level.~~

- c. ~~Buildings for a residential activity within the Industrial Interface Qualifying Matter Area must not exceed 7 metres in height above ground level or two storey, whichever is the lesser.~~

- a. Other than where b.v. applies, buildings must not exceed the following height above ground level:

- i. 22 metres; or
- ii. 39 metres within the Central City Residential Precinct.

- b. The following standards also apply:

- i. For any building exceeding 14 metres in height above ground level:
 - A. any part of the building above 14 metres is set back at least 4 metres from the road boundary.
 - B. A ground level communal outdoor living space shall be provided at a ratio of 50m² per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.
- ii. For any building between 19-22 metres height above ground level (except in the Central City Residential Precinct):

- 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:
- 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. Other than where d. applies, residential units shall not be less than a minimum of 7 metres in height above ground level or two storeys (not including mezzanine floors), whichever is lesser, when developing three or more residential units.
- d. Buildings for residential activity within the Industrial Interface Qualifying Matter Area must not exceed 7-8 metres in height above ground level or two storeys, whichever is the lesser.
- e. The standards in a. – d. do not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:
- i. Lot 1 DP 77997 CT CB46D/74;
 - ii. Town Section 118 DP 3780; and
 - iii. Town Section 119 DP 3780.

14.6.2.2 ~~Daylight recession planes~~ Height in relation to boundary

- a. No part of any building below a height of 12 metres shall project beyond a 60° recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 Diagram D from a point 3.4 metres above ground level along all boundaries as shown in Appendix 14.16.12 Diagram D. 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 14.16.2 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 of a maximum of 14 metres in height from 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 1, 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.

- ~~a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above internal boundaries with other sites as shown in Appendix 14.16.2C, except that:~~
 - ~~i. Where an internal boundary of a site abuts an access lot, access strip, or access to a rear allotment, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear allotment or any combination of these areas;~~
 - ~~ii. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.~~
- ~~b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).~~
- ~~c. The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.~~

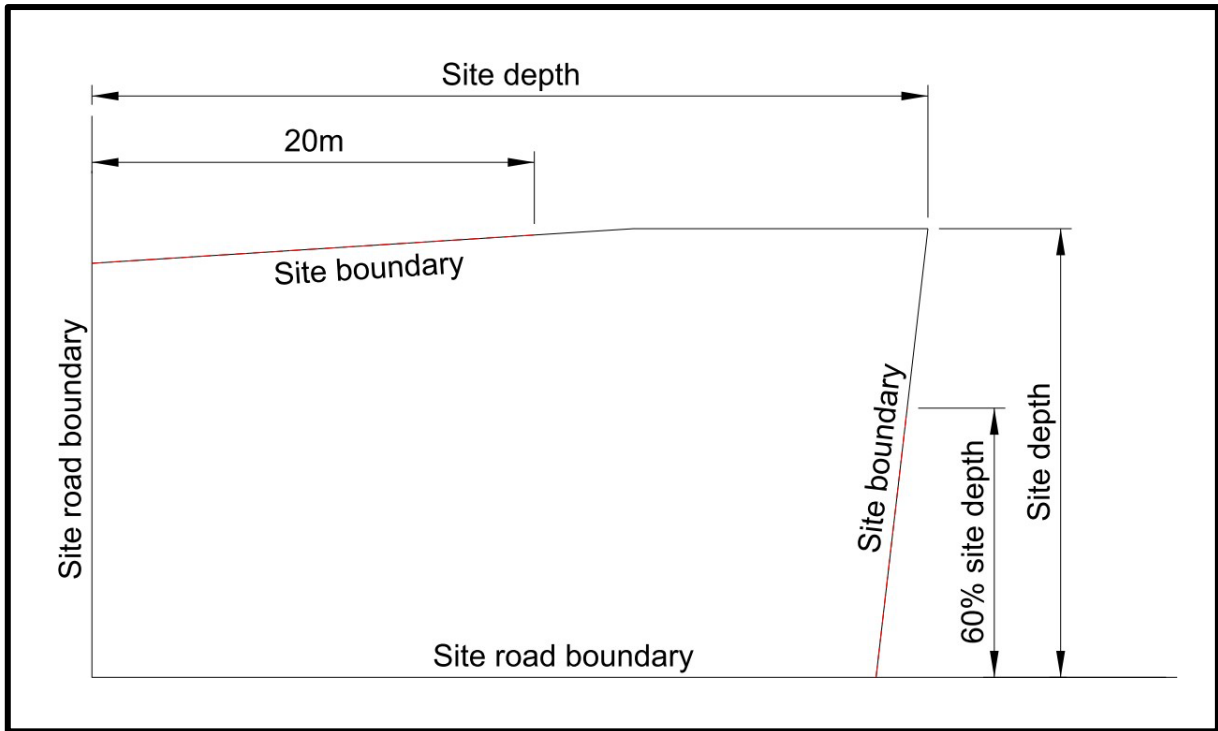


Figure 1: Application of **height in relation to boundary** exemption for corner sites (14.6.2.2.**bc.iv.B**)

14.6.2.3 **Road boundary building 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 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: where eaves, and roof overhangs, and gutters, up to 300mm in width and guttering up to 200mm from the wall of a building 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.**
- a. ~~For sites fronting Bealey Avenue, buildings shall be setback a minimum of 6 metres from the road boundary of Bealey Avenue;~~

- b. ~~In the locations indicated as Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback Planning Map, buildings shall be setback a minimum of 4.5 metres from road boundaries;~~
- c. ~~In all other instances, buildings shall be setback a minimum of 2 metres from road boundaries, except that:~~
 - i. ~~Where a garage has a vehicle door facing a road, the garage door shall be setback a minimum of 4.5 metres unless the garage door projects outward, in which case the garage door shall be setback a minimum of 5.5 metres;~~
 - ii. ~~Where a garage has the vehicle door facing a shared accessway, the garage door shall be setback a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be setback a minimum of 8 metres;~~
 - iii. ~~For street fronting residential units, garages, carports, and other accessory buildings (excluding basement parking areas and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.~~

c. 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.

14.6.2.4 Minimum building setbacks from internal boundaries

- a. ~~Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metres from that part of an internal boundary of a site.~~
- b. ~~Buildings shall be setback a minimum of 1.8 metres from other internal boundaries of a site, except that:~~
 - i. ~~no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1 metre of the access lot or access strip are non-opening;~~
 - ii. ~~no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the setback is less than 10.1 metres and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window;~~
 - iii. ~~no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;~~
 - iv. ~~no setback is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.~~

- c. Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4 metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90° or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).
- d. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.6.2.4 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:

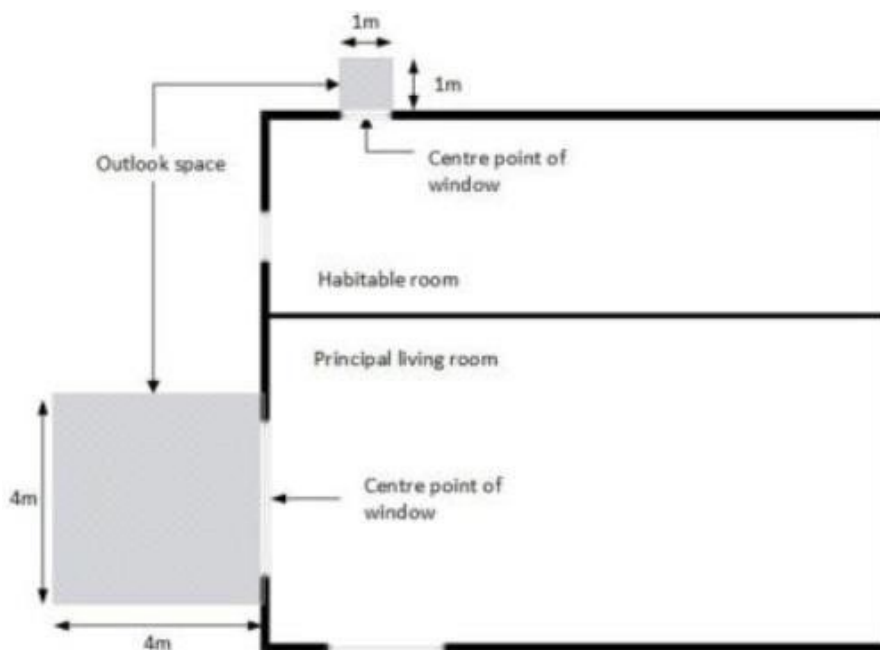


Figure 2: Outlook space

- 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.

14.6.2.5 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, except where a other than where these buildings are joined by a common wall is included.

14.6.2.6 14.6.2.5 Fencing and screening

- ~~a. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres and the minimum height shall be the minimum height at the time of planting;~~
- ~~b. Other than for screening of the required area of service space or outdoor living space, fences and other screening structures shall not exceed 1 metre in height where they are located either:~~
 - ~~i. within 2 metres of the road boundary; or~~
- a. The maximum height above ground level for any fencing shall be:

	<u>Fence location</u>	<u>Fence height standard</u>
i.	<u>road boundary – non-arterial road</u>	<u>50% road boundary width (excluding accessways): 1.58m</u> <u>Remaining road boundary width: 1.0m</u>
ii.	<u>road boundary – arterial road</u>	<u>50% road boundary width (excluding accessways): 1.8m</u> <u>Remaining road boundary width: 1.0m</u>
iii.	<u>Side, rear, and internal boundary (other than where iv. applies)</u>	<u>2.0m</u>
iv	<u>On the boundary with any land zoned Open Space Community Parks, Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro</u>	<u>1.0 m; or</u> <u>2.0 m where the whole fence or screening structure is a minimum of 50% visually transparent.</u>

b. Any fencing requirements under Rule 14.6.2.11 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.

~~i. 1m in height maximum on the boundary with any land zoned Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 50% transparent.~~

c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.6.2.7 14.6.2.6 Tree and garden planting Landscaped area and tree canopy cover

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.**

Advice note:

~~1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (d) applies.~~

~~d. For single and/or multi residential unit developments, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.~~

~~e. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

~~f. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

~~d.g. For developments not intended for residential activity, Aa~~ **For developments not intended for residential activity, Aa** minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments), where

i. at least 50% of the landscaping shall be trees and shrubs, and

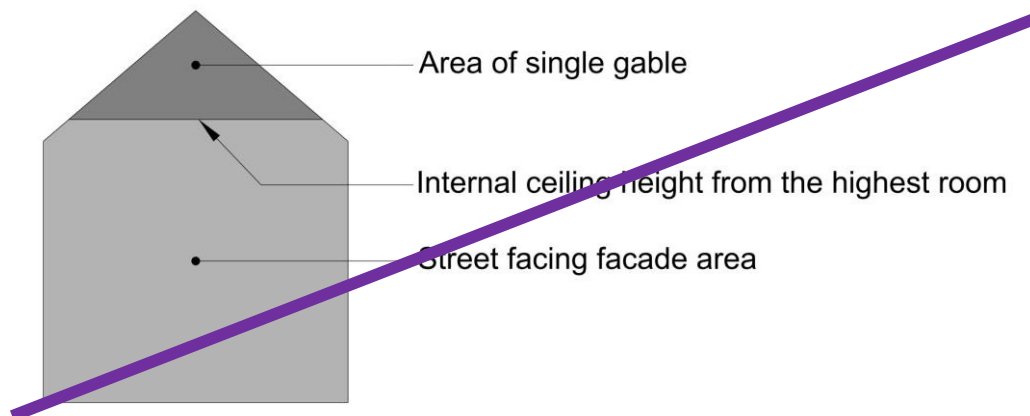
- ii. a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
- iii. ~~b. A~~ All trees shall be not less than 1.5 metres high at the time of planting;
- iv. ~~c. A~~ All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

14.6.2.7 Minimum residential unit size

- a. ~~The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding parking areas, garages, or balconies allocated to each unit) shall be:~~
 - i. ~~Studio 35m²~~
 - ii. ~~1 Bedroom 45m²~~
 - iii. ~~2 Bedroom 70m²~~
 - iv. ~~3 or more Bedrooms 90m²~~

14.6.2.8 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 single 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:



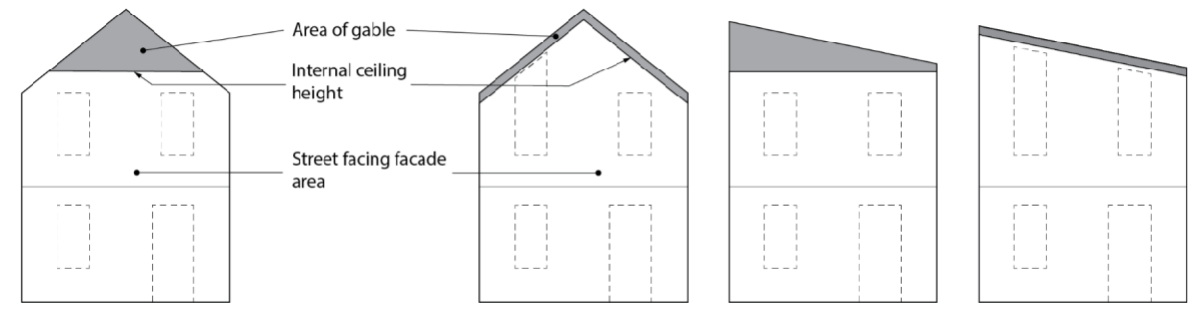


Figure 3: ~~How to measure street facing gable~~ Example of different buildings with front gables excluded from calculation

- c. **Rule 14.6.2.8 a. and b. shall only apply to ~~the~~ a residential unit(s) with a street-facing façade within 12 metres of:**
- i. **a road boundary, and/or;**
 - ii. **a road designation on the site;**
- where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.**
- d. **Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m², regardless of whether it is glazed.**
- e. **Total required glazing for that residential unit may further be reduced to 17.5-15% (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) there is at least 1m² of clear glazing with a sill height of no more than 1.2m above interior floor level from ground floor habitable room/s, in addition to any glazing in the hinged front door; and**
 - ii. **a ground floor habitable room with a transparent glazed window on the street facing facade with a minimum area of 1m² and a maximum still height of 1.2m (measured from the internal floor level) at least 20% of the ground floor street facing façade of residential units consist of glazing (inclusive of the hinged front door as described above).**

14.6.2.89 Ground floor habitable space room

- ~~a. Any residential unit fronting a road or public open space, unless built over an access way or another residential unit, shall have a habitable space located at ground level.~~
- ~~b. At least 30% of all residential units within a development shall have a habitable space located at ground level.~~
- ~~c. At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m² and a minimum internal dimension of 3 metres.~~
- 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 on sites where at least 25% of the building footprint is more than 4 storeys gross floor area of the building is at fifth floor level and above, which shall have at least 30% of any the ground floor area as habitable rooms.

14.6.2.910 Outdoor living space

- a. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
 - i. where located at ground level, has no dimension less than 3 metres; and
 - ii. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - iii. is accessible from the residential unit; and
 - iv. may be
 - A. grouped cumulatively by area in 1 communally accessible location; or
 - B. located directly adjacent to the unit.
 - v. is free of buildings, parking spaces, and servicing and manoeuvring areas.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - i. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the residential unit; and
 - iii. may be
 - A. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - B. located directly adjacent to the unit.
- c. For residential studio units with an internal floor area exceeding 35m², or single bedroom units with an internal floor area exceeding 45m², the following outdoor living space areas apply:
 - i. 15m² for residential units on the ground floor, with a minimum dimension of 3 metres; and
 - ii. 6m² for residential units above the ground floor, with a minimum dimension of 1.5 metres for of balconies, patios or roof terraces.
- a. ~~Each residential unit shall provide on site an outdoor living space of at least 24m².~~

- b. ~~The required outdoor living space for each residential unit can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:

 - i. ~~each residential unit shall have private outdoor living space of at least 8m² in total, not occupied by parking areas or access;~~
 - ii. ~~each private outdoor living space dimension shall be a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony;~~
 - iii. ~~at least one private outdoor living space is to be directly accessible from a living area of that residential unit;~~
 - iv. ~~each outdoor living space provided as a communal space shall be accessible for use by all on site residents and each dimension shall be a minimum of 4 metres;~~
 - v. ~~50% of the outdoor living space required across the entire site shall be provided at ground level;~~
 - vi. ~~any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents of, and guests to the units on the site.~~~~

14.6.2.101 Service space, storage and waste management

- a. ~~Each residential unit shall be provided with at least 3m² of indoor or outdoor service space at ground floor level for the dedicated storage of waste and recycling bins.~~
- b. ~~The required service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable space.~~
- c. ~~Service space for the storage of waste and recycling bins shall be fully screened from any site, road and outdoor living space which adjoins the service space.~~
 - a. For any development resulting in four or more residential units on a development site:
 - i. each residential unit shall have at least 2.25m² of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins. This space shall have with a minimum dimension of 1.2 metres. Where located between a residential unit and the road boundary or access (pedestrian or vehicle) bins shall be screened by a solid fence with a minimum height of 1.2 metres;
 - ii. each ground floor residential unit shall have at least 3m² of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; and
 - iii. the required spaces in i. and/or ii. 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) and (ii) for serviceable residential units.
 - b. Each residential unit shall have covered and secure storage areas, (in addition to storage in kitchens, bathrooms, bedrooms, and the space set aside for car parking in garages (at a

dimension of 5.5m deep, 3.1m wide, 2.4m high) with a minimum dimension of 600mm, to a total cumulative volume of:

- i. 6m³ for one-bed units;
- ii. 8m³ for two-bedroom units; or
- iii. 10m³ for three-bedroom units or greater;

with at least 50% of storage provided internal to the unit. The required storage shall be additional to any storage in the kitchen, bathroom/s and/or bedroom/s of the residential unit, and additional to the area dedicated to car parking in any garage which for the purpose of this rule is deemed to be an area 5.5m deep, 3.1m wide and 2.4m high, per garage.

14.6.2.112 ~~Minimum site density from development and redevelopment of residential units~~ Building coverage

- a. The maximum building coverage must not exceed 50% of the net site area;
 - i. Any eaves and roof overhangs up to 300mm in width and guttering up to 2650mm in total cumulative width from the wall of a building shall not be included in the building coverage calculation.
 - ii. In addition to 14.6.2.12.a.i, a total site-building coverage of up to 60% if of the net site area is permitted when the following is are met:
 - A. except where required under Chapter 7, where no on-site vehicle parking is provided;
 - B. a ground level communal outdoor living space shall be is provided, with an area of to a scale of 10% of the development site area, with a minimum dimension of 8 metres;
 - C. a the minimum development site dimension of is 25m is achieved; and
 - D. at least 50% of the landscaping provided in compliance with 14.6.2.7 shall be shrubs.
- b. The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m² of site area (e.g. a site area of 399m² requires 1 residential unit, a site area of 400m² requires 2 residential units).

14.6.2.123 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.

14.6.2.14 Garaging and carpark location

- a. ~~When developing four or more residential units on a single site, any detached garage or carport on a front site shall be located behind the rear façade of a residential unit.~~
- 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.

14.6.2.15 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 ~~shall not be located within 3 metres from the boundary between a residential site and a road or shared accessway (including a proposed accessway).~~ by up to 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 the higher).

14.6.2.16 Minimum unit size

- a. The minimum net floor area for any residential unit shall be:
- i. Studio 35m²
 - ii. 1 Bedroom 45m²
 - iii. 2 Bedroom 60m²
 - iv. 3 or more Bedrooms 90m².

14.6.2.17 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- i. where the road is 24m or less in width, a minimum building setback from the road boundary of 4m is required; and
 - ii. any fencing provided along the road boundary shall not exceed 1m in maximum height above ground level maximum, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 75% transparent; and
 - iii. any outdoor living space must not be located within 1.5m of the road boundary.

14.6.2.18 Building length

- a. For new buildings the maximum length of a building elevation shall not exceed 30 metres (see Figure 4 below), measured from the external face of the building.

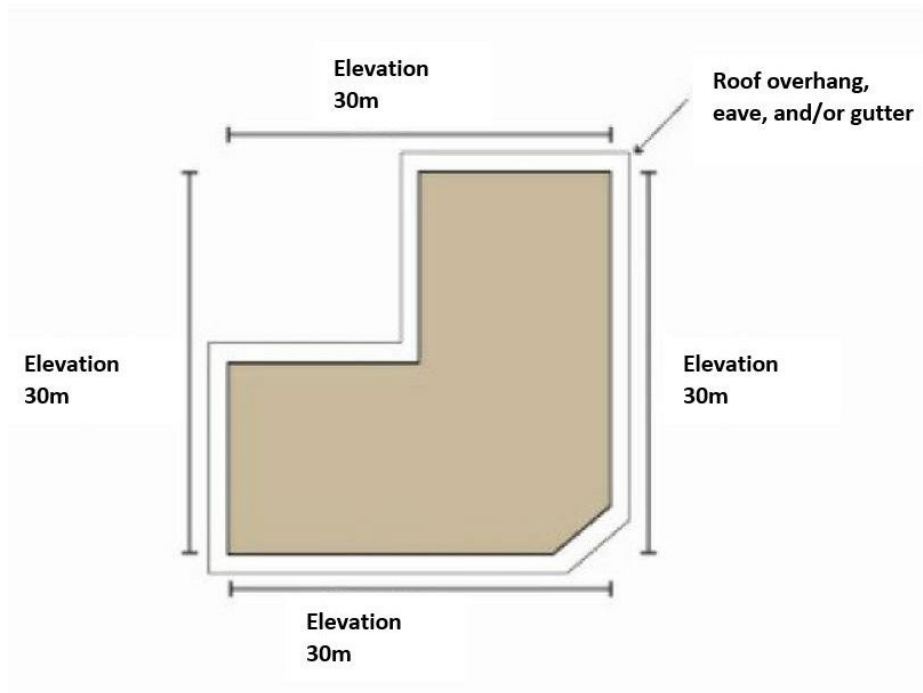


Figure 4: Measurement of building elevation

14.6.3 Area-specific rules - High Density Residential Zone

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14.6.1 and 14.6.2](#) unless specified otherwise.

14.6.3.1 Area-specific activities

14.6.3.1.1 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 14.6.2](#) unless specified otherwise in [Rule 14.6.3.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.6.1.2, 14.6.1.3, 14.6.1.4, 14.6.1.5, and 14.6.1.6](#) (unless specified otherwise in area specific rules); and [Rules 14.6.3.1.2, 14.6.3.1.3, 14.6.3.1.4, 14.6.3.1.5 or 14.6.3.1.6](#).

Activity/area		Activity specific standards
P1	<p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly; vi. Spiritual activities; vii. Community correction facilities; viii. Care facility. 	<p>a. The activity specific standards in Rule 14.6.1.1 do not apply.</p> <p>b. The facility or activity shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
P2	<p>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.</p>	<p>a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.</p> <p>b. No individual types of ancillary activity shall be more than 250m² GLFA.</p>
P3	<p>a. Retirement villages in the Accommodation and Community Facilities Overlay</p>	<p>a. The activity shall achieve the following built form standards as follows:</p> <ul style="list-style-type: none"> i. 14.6.2.1 Building height ii. 14.6.2.2 Height in relation to boundary iii. 14.6.2.3 Setbacks iv. 14.6.2.12 Building coverage v. 14.6.2.13 Water supply for firefighting

Activity/area	Activity specific standards
	<p>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:</p> <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.

14.6.3.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

14.6.3.1.3 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 14.15, or as specified, as set out in the following table:

Activity	The Council's discretion shall be limited to the following matters:
<p><u>RD1</u></p> <ul style="list-style-type: none"> a. Service stations in the Accommodation and Community Facilities Overlay. b. <u>Any application arising from this rule shall not be limited or publicly notified.</u> 	<ul style="list-style-type: none"> a. <u>Scale and nature of activity – Rule 14.15.6</u> b. <u>Non-residential hours of operation – Rule 14.15.25</u>
<p><u>RD2</u></p> <ul style="list-style-type: none"> a. Ancillary activities to visitor accommodation listed in Rule 14.6.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14.6.3.1.1 P2. 	<ul style="list-style-type: none"> c. <u>Traffic generation and access safety – Rule 14.15.7</u>

14.6.3.1.4 Area-specific discretionary activities

There are no area-specific discretionary activities.

14.6.3.1.5 Area-specific non-complying activities

There are no area-specific non-complying activities.

14.6.3.1.6 Area-specific prohibited activities

There are no area-specific prohibited activities.

14.6.3.2 Area-specific built form standards

14.6.3.2.1 Building height

- a. This applies to Accommodation and Community Facilities Overlay.
- b. The maximum height of any building 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.

14.6.3.2.2 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay and in association with the following activities:

		<u>Standards</u>
<u>i.</u>	<u>Visitor accommodation; and a</u>	<u>a. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 5</u> <u>b. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres.</u>
<u>ii.</u>	<u>Community facility;</u>	
<u>iii.</u>	<u>Preschool;</u>	
<u>iv.</u>	<u>Education facility;</u>	
<u>v.</u>	<u>Health care facility;</u>	
<u>vi.</u>	<u>Place of assembly; and</u>	
<u>vii.</u>	<u>Veterinary care facility.</u>	

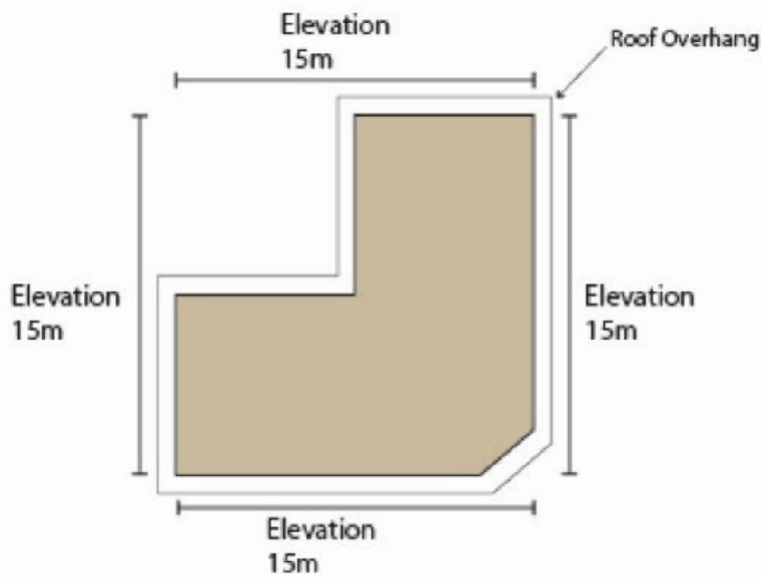


Figure 5: Measurement of a building elevation.

14.6.3.2.3 Front entrances and facades

- a. Within the Accommodation and Community Facilities Overlay the following front entrance and façade treatment shall be provided for:

	<u>Buildings associated with:</u>	<u>Standards</u>
i.	<u>Visitor accommodation; and a</u>	<p>a. <u>Pedestrian access shall be directly from the road frontage.</u></p> <p>b. <u>A minimum of 30% glazing on the road frontage on ground floor.</u></p> <p>c. <u>A minimum of 20% glazing on the road frontage on elevations above ground level.</u></p>
ii.	<u>Community facility;</u>	
iii.	<u>Preschool;</u>	
iv.	<u>Education facility;</u>	
v.	<u>Health care facility;</u>	
vi.	<u>Place of assembly; and</u>	
vii.	<u>Veterinary care facility.</u>	

14.6.3.2.4 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.

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **bold strikethrough in green**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in **bold purple strikethrough** text recommended in the s42A report to be deleted. Text in **normal black font with purple underline** indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in **orange shaded in yellow** as either **strike out** for deleted text or **underlined** for additional text.

14.15 Rules – Matters of control and discretion

- a. When considering applications for controlled activities, the **Council's** power to impose conditions on the consent is restricted to the matters over which control is reserved in the relevant rule and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the **Council's** power to decline consent, or to grant consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below.

14.15.1 Residential design principles

- a. New developments shall be assessed against the seven residential design principles c.-i. set out below. Each residential design principle is accompanied by relevant considerations which are a guide to applicants and consent officers when considering an application against the residential design principles themselves.
- b. The relevance of the considerations under each residential design principle will vary from **site** to **site** and, in some circumstances, some of the considerations may **not** be **less** relevant **at all**. For example, c.ii. is likely to be highly relevant to a development adjacent to **heritage items**; whereas c.ii. might be less relevant to a development in an area void of **heritage items**.
- c. **City context and character** Site layout and context:
 - i. ~~Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features~~ **Whether the development achieves high quality design through a logical and coherent site layout that prioritises the street**

- ~~A. subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines places building bulk at the street front and otherwise limits the continuous lengths of buildings;~~
- ~~B. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;~~
- B. avoids blank elevations and facades dominated by garage doors or breezeways; and
- C. achieves visual interest and a sense of human scale through the use of varied rooflines, building articulation, architectural detailing, glazing and variation of materials; and
- D. where buildings are higher than 12 metres from ground level:
 1. the massing of the top of the building is moderated through upper floor setbacks and roof-form and any rooftop plant and servicing is integrated into the roof-form; and
- ~~E. buildings that contain four or more residential units have a maximum building length that does not exceed 30 metres in length and are separated from other residential units by at least 3m. where more than three units are proposed, these are contained within buildings that are designed to and positioned to avoid extensive façade lengths along side and rear site boundaries, and blocks of units are separated with setbacks to allow access to daylight between buildings and to provide privacy between blocks.~~

f. Residential amenity environment

- ~~i. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), whether how the development provides a high level of good internal and external residential amenity for occupants and neighbours is provided.~~
- ii. The relevant considerations **are include** the extent to which the development:
 - ~~A. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;~~
 - B. directly connects private outdoor spaces to the living spaces within the residential units;
 - C. for taller buildings higher than 12 metres from ground level, orients windows and balconies to face the street, public spaces or internally within the site, rather than towards internal site boundaries;
 - ~~C D. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units, and where communal outdoor living is provided:~~
 1. has attractive, high quality, safe pedestrian access that directs people from each residential unit or shared lobby, which is of sufficient width and standard of formation to be usable by people with differing mobility needs;

2. is centrally located in an accessible part of the site; and
3. is usable and attractive for residents, oriented for good solar access and including tree planting; and

~~D-E.~~ includes tree and garden planting particularly visible from, and relating to, the street frontage, boundaries, access ways, and parking areas.

g. Access, parking and servicing

i. Whether the development provides for good, safe access and integration of space for parking and pedestrian movement, cyclist servicing, and parking (where provided).

ii. The relevant considerations are include the extent to which the development:

A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists to from the street to the front door of each unit, any nearby parks or other public recreation spaces;

B. provides effective physical separation between vehicles and any dedicated pedestrian access;

~~B-C.~~ when provides for parking areas and garages where are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and

D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and

~~C E.~~ provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.

h. Safety

i. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.

ii. The relevant considerations are include the extent to which the development:

A. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open shared spaces, from ground level living areas, without compromising internal privacy;

B. clearly demarcates boundaries of public and private space;

C. promotes a sense of ownership of communal areas and front yards, planting areas and other transition spaces through the location of these in relation to unit entrances and pedestrian accessways;

~~C D.~~ makes pedestrian entrances and routes readily recognisable and legible through clear and logical site layout; and

D-E. provides for good visibility with clear sightlines and effective lighting, **avoiding tight bends, blind corners and entrapment spaces.**

Advice note: Refer to NZS1158.3.1:2020 for guidance on effective lighting.

- i. Hillside and small settlement areas
 - i. Whether the development maintains or enhances the context and amenity of the area.
 - ii. The relevant considerations are the extent to which the development:
 - A.** maintains significant and distinctive landforms, geological features, **water bodies** and courses, indigenous and exotic vegetation, coastal margins and the habitat of **indigenous fauna**;
 - B.** has regard to and protects **historic heritage** from inappropriate **subdivision** use and development, and recognizes the relationship of Ngāi Tahu mana whenua with their ancestral lands, water and other taonga, including **Sites of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6** and access to those sites and to mahinga kai;
 - C.** is designed and located in a way that reduces dominance of **buildings** and structures;
 - D.** incorporates environmentally sustainable and low impact **subdivision, site and building** design;
 - E.** responds to the qualities that are distinct and unique to each small settlement; and
 - F.** where appropriate and possible, maintains views from properties.
- j. **Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor**
 - i.** **Whether the reduced setback, location of an outdoor living space and fencing would provide sufficient space in the front yard to contribute positively to street amenity and provide for the planting of medium to large specimen trees.**
 - ~~**ii.** **Whether the reduced setback, location of an outdoor living space and fencing would provide sufficient opportunity to achieve well integrated and multiple land use and infrastructure outcomes, including as a minimum and to achieve best practice guidelines, two traffic lanes, pedestrian, cycle and public transport services; landscape amenity and tree planting; and stormwater retention and treatment facilities, residential street relationships and servicing, and CPTED principles**~~
 - ~~**iii.** **Whether buildings, the location of an outdoor living space and fencing enabled through a lesser setback from the road would impede widening of the road reserve through designation and/or land acquisition.**~~

14.15.2 Site density and site coverage

- a. Whether the non-compliance is appropriate to its context taking into account:
 - ~~**i.** **whether the balance of open space and buildings will maintain the character anticipated for the zone building dominance and privacy effects on surrounding properties;**~~

- ii. any visual dominance of the street resulting from a proposed ~~building's~~ incompatible scale the effect of the additional building bulk on the planned urban built character of the local environment;
 - iii. within the Medium Density Residential zone and High Density Residential zone only, whether additional landscaping above the 20% permitted standard is proposed;
 - iv. The ability to practically use onsite space unoccupied by ~~buildings~~ and ~~accessways~~, including any impacts in terms of usability and amenity on any onsite ground floor ~~outdoor living spaces~~ and opportunities for planting;
 - v. The degree to which site layout and building design encourages a strong connection to the street and provides for a coherent street scene; and
 - ~~iii-vi.~~ any loss of opportunities for views in the Residential Banks Peninsula Zone; and
 - ~~iv.~~ the proportion of the ~~building~~ scale in relation to the proportion of the ~~site~~.
- b. Where the **site** is within the Akaroa Heritage Area, the matters set out in [Rule 9.3.6.3](#).

14.15.3 Impacts on neighbouring property

- a. Whether the increased **height**, or reduced **setbacks**, or ~~recession plane intrusion~~ would result in **buildings** that do not compromise the ~~amenity of adjacent properties~~ planned urban built character. taking into account with particular consideration of:
 - i. Building bulk and dominance effects on surrounding neighbours;
 - ii. Privacy and shading effects on surrounding neighbours, including on **habitable rooms** or **outdoor living spaces**;
 - iii. The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site;
 - iv. Modulation or design features of the roof-form **and** **façade** to reduce its visual impact;
 - v. How an increased building form may affect boundary retaining walls or other neighbouring structural building features;
 - vi. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries;
 - vii. Reverse sensitivity effects on existing lawfully established non-residential activities;
 - viii. Whether the **building** is for the purposes of papakāinga / kāinga housing;
 - ix. Whether the majority of the ground floor area is occupied by habitable rooms and/or indoor communal living space (this area may include pedestrian access to lifts, stairs and foyers);
 - x. Impacts on the heritage values of **adjoining** properties; and
 - xi. For **height** breaches only:

- A. the location of the building in relation to existing or planned public transport corridors, community facilities, or commercial activities and the connectivity of the building to these facilities;
 - B. The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site;
- ~~i. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone;~~
 - ~~ii. any loss of privacy through being overlooked from neighbouring buildings;-~~
 - ~~iii. whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing;~~
 - ~~iv. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of screening or any other methods; and~~
 - ~~v. within a Flood Management Area, whether the recession plane infringement is the minimum necessary in order to achieve the required minimum floor level.~~
- b. Where the site is within the Akaroa Heritage Area, the matters set out in [Rule 9.3.6.3](#)
- c. In addition, for height breaches Wwithin the Medium Density Residential zone, for buildings exceeding 14 metres in height, and within the High Density Residential zone, for buildings exceeding 32 metres in height, the matters of discretion are as follows-mitigation of the effects of additional height, considering:
- i. The degree of alignment of the building with the planned urban character of the zone or applicable precinct;
 - ii. Building bulk and dominance effects on surrounding neighbours, particularly the effect on the relationship between buildings, public spaces, and views;
 - iii. The degree of privacy effects on surrounding neighbours, including on habitable rooms or outdoor living spaces;
 - iv. The degree of shading effects on surrounding neighbours, including the extent of impact on any habitable rooms or outdoor living spaces;
 - v. The extent to which the increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site;
 - vi. Any modulation or design features of the roof form and façade to reduce its visual impact;

Whether a minimum of 30% of the ground floor area is occupied by habitable rooms and/or indoor communal living space (including any shared pedestrian access to lifts, stairs and foyers);

- iii. The extent to which the ground floor area of the building provides adequate, appropriately located and glazed activated indoor space to link the building to the street and to accessways within the development, including through the provision of ground floor habitable and/or communal living space that provides such activation, and by locating garages or access to internal carparking areas to the rear of such spaces to ensure the ground floor elevation is not dominated by garage/carpark access doors when viewed from the street or site access;
- ~~vii~~ iv. The extent to which the development provides for greater housing choice, by typology or price point compared to existing or consented development within the surrounding area;
- ~~viii~~ Whether the building is for the purposes of papakāinga / kāinga housing;
- ~~ix~~ The location of the development relative to current and planned public transport corridors, community facilities, or commercial activities and the connectivity of the development to these facilities;
- ~~x~~ ix. How the proposal contributes to or provides for a sense of local identity or place making;
- ~~xi~~ Residential Design Principles listed under 14.15.1.c (site layout and context) and 14.15.1.f (residential environment);
- ~~xii~~-x. For any building greater than 20 metres in height that does not meet the built form standards for additional setbacks from boundaries: the effects of building dominance on the immediate and wider neighbourhood, and effects on outlook and access to sun and daylight within the development site and on neighbouring properties. For any building greater than 20 metres in height that does not include a complying communal outdoor space: the nature and extent of outdoor living available on the site; whether any communal indoor spaces are proposed; the proximity of the development site to public open space; the ability for the site to support tree and garden planting; the effects on occupants of a smaller or no communal space; and whether the lack of communal space contributes to cumulative dominance of built form in the immediate and wider area and any mitigation offered.
- ~~xiii~~ For sites within 1.2km walking distance of the City Centre zone, any direct or indirect economic effects on the city centre, including the effects of directing investment away from the city centre. Whether the development detracts from the economic opportunities within the city centre and its primacy.
- ~~xiv~~ reverse sensitivity effects on existing lawfully established non-residential activities.

14.15.4 Height in relation to boundary breaches

- a. Whether the non-compliance is appropriate to its planned urban built character, taking into account The nature and degree of:
 - i. Building bulk and dominance effects on adjoining neighbours;
 - ii. Privacy effects on neighbours, including the loss of privacy in habitable rooms or outdoor living spaces;

- iii. Shading effects on adjoining neighbours and including the degree of impact on any internal or outdoor living spaces or windows to habitable rooms; and
- iv. Any impacts on heritage values of adjoining properties; and
- v. Reverse sensitivity effects on existing lawfully established non-residential activities.

14.15.45 Minimum unit size and unit mix

- a. When considering under-sized ~~units~~ residential units, whether the reduced unit size is appropriate taking into account:
 - i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
 - ii. other on-site factors that would compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the site; and
 - iv. needs of any social housing tenants.

14.15.56 Scale and nature of activity

- a. Whether the scale of activities and their impact on residential character and amenity are appropriate, taking into account:
 - i. the compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
 - ii. the ability for the locality to remain a predominantly residential one; and
 - iii. the appropriateness of the use in meeting needs of residents principally within the surrounding living environment.
- b. The adverse effects of additional staff, pedestrian and traffic movements during the intended hours of operation on:
 - i. the character of the surrounding living environment; and
 - ii. noise, disturbance and loss of privacy of nearby residents.
- c. For home occupations, ~~whether:~~
 - i. whether the non-compliance is an integral and necessary part of the home occupation;
 - ii. the extent to which the scale and/or nature of the activity, including signage, has an adverse effect on the anticipated level of amenity and character of the site and the surrounding area; and
 - iii. whether the nature of the activity conflicts with residential activities and the wellbeing of the surrounding residents; and

- iv. whether retail activity remains small in scale, does not create adverse effects through additional pedestrian and traffic movements, noise, disturbance and loss of privacy, and does not undermine the centres-based framework for commercial activities.

(Plan Change 5D Council Decision)

- d. For residential units with more than six bedrooms, whether there should be a limit on the number of bedrooms over six bedrooms based on the impact on the surrounding neighbourhood and residential character.
- e. The ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.
- f. The opportunity the activity provides to support an existing nearby commercial centre.
- g. The opportunity the activity provides to support and compliment any existing health-related activities and/or community activities in the surrounding area.
- h. For Residential ~~Guest-Visitor~~ Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the Central City.
- i. For the Accommodation and Community Facilities Overlay area, the extent to which any additional quantum of floorspace for activities ancillary to visitor accommodation avoids adverse effects on the function and recovery of other commercial centres.

(Plan Change 4 Council Decision subject to appeal)

14.15.67 Traffic generation and access safety

- a. Whether the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account:
 - i. in the case of effects on residential character and amenity:
 - A. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments;
 - B. any adverse effects in terms of glare from headlights of vehicles entering and leaving the site or adjoining road on residents or occupants of adjoining residential sites;
 - C. any adverse effects in terms of fumes from vehicles entering or leaving the site, on residents or occupiers of adjoining residential sites; and
 - D. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and

- ii. in the case of the safe and efficient functioning of the **road** network:
 - A. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity;
 - B. adverse effects of the proposed traffic generation on activities in the surrounding living environment;
 - C. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the **adjoining road**;
 - D. the variance in the rate of **vehicle movements** throughout the week and coincidence of peak times with peak traffic movements on the wider network; and
 - E. the location of the proposed **access** points in terms of **road** and intersection efficiency and safety, and the adequacy of existing or alternative **access** points.

14.15.78 Water supply for fire fighting

- a. Whether sufficient fire fighting water supply **provision** to ensure the health and safety of the community, including neighbouring properties, is provided.

14.15.89 Acoustic insulation

- a. Whether a reduction in acoustic insulation is appropriate taking into account:
 - i. a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources;
 - ii. there is an ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and
 - iii. the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the **site**.

14.15.910 Retirement villages

a. — Whether the development, while bringing change to existing environments, is appropriate to its context taking into account:

i. — engagement with, and contribution to, adjacent streets and public open spaces, with regard to:

A. — fencing and boundary treatments;

B. — sightlines;

C. — building orientation and setback;

D. — configuration of pedestrian entrances;

E. — windows and internal living areas within buildings; and

F. — if on a corner site is designed to emphasise the corner;

ii. — integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;

iii. — retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;

iv. — appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;

v. — incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;

vi. — residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening;

vii. — creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and

viii. — where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

b. — Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3

c. — For the avoidance of doubt, this is the only matter of discretion that applies to retirement villages.

a. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).

b. The effects of the retirement village on the safety of adjacent streets or public open spaces.

c. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.

d. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.

e. The matters raised by the policies in section 14.2 as relevant.

f. The extent to which service, storage and waste management spaces are provided for on site.

g. The positive effects of the construction, development and use of the retirement village.

For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.

14.15.101 Use of site and buildings — Prestons Road Retirement village Overlay

- a. Whether the use of **site** and **buildings** is appropriate taking into account:
 - i. enhancement of services of value to the **older person's** housing complex, or assistance in retaining the viability of the complex;
 - ii. the likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement within the **older person's** housing complex and the wider **road** network; and
 - iii. the effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion and visual amenity.

14.15.112 Concept plan - Prestons Road Retirement Village Overlay

- a. Whether the concept plan for the whole **site** is appropriate taking into account:
 - i. coordination and integration of **road** and pedestrian **access** with **adjoining road** networks;
 - ii. provision for **landscaping, outdoor living space**, passive recreational facilities, and stormwater systems, swales for stormwater soakage, **wetlands** and retention basins. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste for 165 independent units and a multi storey health facility including 45 serviced apartments;
 - iii. the provision, and design and layout of pedestrian circulation and connectivity of pedestrian access to Snellings Drain **reserve**;
 - iv. the efficient design and layout of **parking areas**, vehicle **manoeuvring areas**, and **garages**;
 - v. the incorporation and enhancement of existing landscape and water features;
 - vi. the external appearance of the health facility and how it respects the character and **amenity values** of the area, including **building** colours and materials, roof pitch and the effect and form of façade modulation, while recognising the use and functional nature of the health facility;
 - vii. adequacy of provision of planting for amenity and screening, enhancement of ecological and habitat values, and interface with surrounding areas. The incorporation of a minimum of 60% indigenous endemic species into new plantings;
 - viii. the effectiveness, environmental sensitivity of the stormwater management systems; and
 - ix. the integration of the stormwater management systems with the **Council's** drainage network.

14.15.123 Vehicular access - Prestons Road Retirement Village Overlay

- a. Whether **vehicle access** for the whole **site** is appropriate taking into account:
 - i. the actual or potential level of vehicle and pedestrian traffic likely to be generated from the proposed **access**;
 - ii. adverse effects on the traffic use of the **access** on the traffic function or safety of Prestons

Road or both;

- iii. adequate mitigation for the adverse effects of additional **vehicle movements** on the **access**; and
- iv. safe ingress and egress in relation to sight distances at the **access** from Prestons Road with reference to the Austroads Guide.

~~14.15.13~~ ~~Special setback provision – Residential Suburban Zone Wigram~~

- a. ~~Whether the location, form and function of the **outdoor living space** is appropriate taking into account:~~
 - i. ~~adverse effects on the outdoor living needs of the likely future residents of the **site**;~~
 - ii. ~~any alternative provision on, or in close proximity to, the **site** for **outdoor living space** to meet the needs of likely future residents of the **site**;~~
 - iii. ~~adequacy of mitigation of potential adverse **reverse sensitivity** effects on current Royal New Zealand Air Force functions and operations through the location of **outdoor living space**, **windows** and the provision of fencing and/or **landscaping**;~~
 - iv. ~~adequacy of mitigation of adverse effects from current Royal New Zealand Air Force functions and operations through the location of **outdoor living space**, **windows** and the provision of fencing and/or **landscaping**; and~~
 - v. ~~adequacy of glazing, **window** design and location in mitigating the potential adverse effects from current Royal New Zealand Air Force functions and operations.~~

14.15.14 Residential fencing

- a. Whether taller fencing on the **road boundary** is necessary to provide acoustic insulation of living spaces or screening for **outdoor living space** where the **road** carries high volumes of traffic;
- b. The extent to which the proposed fence will detract from the openness and coherence of the **site** and street scene;
- c. The use of materials or visual permeability to reduce dominance effects;
- d. The ability to provide passive surveillance of the street; and
- e. Visual amenity, privacy, dominance, and shading effects on occupants of **adjoining sites** arising from fences that exceed 2.0m in **height** on side and rear **boundaries**.

14.15.145 Lyttelton Port Influences Overlay

- a. Whether the development is appropriate taking into account:
 - i. increased potential for **reverse sensitivity** effects, including complaints, on the **port activities** resulting from residential outdoor living area activities; and
 - ii. any other methods to reduce the potential for **reverse sensitivity** effects on the port operator, other than the required acoustic insulation, that have been or can be incorporated into the design of the proposal.

14.15.156 Development plans

- a. Whether the development need be in accordance with the development plan taking into account:
 - i. coordination of development, particularly roading access and cycle linkages, with **adjoining** land;
 - ii. the adequacy and location, of open space areas within the development;
 - iii. any adverse effects on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible;
 - iv. adverse effects on the strength of definition of the rural urban boundary;
 - v. any potential adverse effects on the surrounding **road** network;
 - vi. any adverse effects on Christchurch International Airport and its approach path, including any **reverse sensitivity** complaints;
 - vii. any adverse effects on the visual amenity of residents in **adjoining** areas;
 - viii. any adverse effects in terms of the enhancement of waterways within the development;
 - ix. effective, efficient and economically viable provision of services; and
 - x. any adverse effects on **Sites of Ngāi Tahu Cultural Significance** identified in [Appendix 9.5.6](#).

14.15.167 Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings

- a. Whether the relocation of the **building** is appropriate taking into account:
 - i. the likely appearance of the **building** upon restoration or alteration;
 - ii. the compatibility of the **building** with **buildings** on **adjoining** properties and in the vicinity;
 - iii. the exterior materials used, and their condition and quality;
 - iv. the period required for restoration work to be undertaken; and
 - v. any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.
- b. Whether the temporary lifting or moving of the earthquake damaged **building** is appropriate taking into account:
 - i. the effect of reduced proximity on the amenity and/or operation of any neighbouring **sites**, water way, coastal marine area, **archaeological site**, or protected tree;
 - ii. the duration of time that the **building** will intrude upon the recession plane;
 - iii. any adverse effects on **adjoining** owners or occupiers relating to shading and **building** dominance; and
 - iv. occupancy of the neighbouring properties of the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

14.15.178 Street scene – road boundary building setback, fencing and planting

- a. The extent to which the proposed **building or heat pump/ventilation unit** will detract from the coherence, openness and attractiveness of the **site** as viewed from the street.
- b. The ability to provide adequate opportunity for garden and tree planting in the vicinity of **road boundaries**.
- c. The ability to provide passive surveillance of the street.
- d. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long term protection of **Sites of Ngāi Tahu Cultural Significance** identified in **Schedule 9.5.6.1**, significant trees listed in **Appendix 9.4.7.1**, or natural features on the **site**.
- e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of **living spaces** where the **road** carries high volumes of traffic.
- f. The ability to provide adequate **parking areas** and **manoeuvring areas** for vehicles clear of the road or shared **access** to ensure traffic and pedestrian safety.
- g. ~~The effectiveness of other factors in the surrounding environment in reducing the adverse effects.~~
- h. Where the **site** is within the Akaroa Heritage Area, the matters set out in **Rule 9.3.6.3**.

14.15.189 Minimum building, window and balcony setbacks

- a. ~~Any effect of proximity of the **building** on the amenity of neighbouring properties through loss of privacy, outlook, overshadowing or visual dominance of the **buildings**.~~
- b. ~~Any adverse on the safe and effective operation of **site access**.~~
- c. ~~The ability to provide adequate opportunities for garden and tree plantings around **buildings**.~~
- d. ~~The extent to which the intrusion is necessary to enable more efficient cost. Effective and/or practical use of the remainder of the **site**, or the long term protection of significant trees or natural features on the **site**.~~
- e a. Where the **site** is within the Akaroa Heritage Area, the matters set out in **Rule 9.3.6.3**.

14.15.1920 Service, storage and waste management spaces

- a. The convenience and **accessibility** of the spaces for **building** occupiers.
- b. The adequacy of the space to meet the expected requirements of **building** occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on **visual** amenity from the street or **adjoining sites, and communal outdoor living spaces;** and
- d. The effectiveness of landscaping as screening.

14.15.201 Outdoor living space

- a. The extent to which **outdoor living spaces** provide useable space, contribute to overall on-site spaciousness and ~~enable access to provide~~ sunlight access throughout the year for occupants.
- b. The ~~accessibility and convenience~~ connection and ease of access to the outdoor living space to ~~from the internal living area~~ for occupiers of the residential unit(s) the outdoor living space

serves.

- c. Whether the size, **sunlight access** and quality of **on-site** communal **outdoor living space** or other open space amenity compensates for any reduction in private **outdoor living space**.
- d. The extent to which a reduction in **outdoor living space** will result in retention of mature on-site vegetation;
- e. Whether space for bicycle storage, servicing, washing lines and heat-pump units are located outside of the **outdoor living space**.

14.15.22 Outlook space occupation

- a. Measures to ensure the outlook space remains unobstructed, while providing an open site outlook with access to daylight from the **windows** of **habitable rooms**;
- b. The contribution of the outlook space to onsite spaciousness and building separation and any effects of a reduction on these;
- c. The nature of occupation within the outlook space and effects on the use of the primary living room or bedroom (as applicable);
- d. The effects on amenity of future occupants from a reduced outlook space dimension; and
- e. Any privacy ~~benefits~~ effects, including positive effects, from a reduced outlook space dimension.

14.15.23 Street-facing glazing

- a. The extent to which clear street-facing glazing, that is visible from the street, is provided for ground floor **habitable rooms**;
- b. Whether the majority of street-facing glazing is to **habitable rooms** within the unit/s;
- c. The level of passive surveillance from the **residential unit/s** to the street; and
- d. Any other building features such as porches or gables that will add visual interest to the **street-facing façade**.
- e. The shortfall associated with the need to provide appropriately sized windows to the upper-level bedrooms to maintain privacy while still providing for outlook and access to sun and daylight; and
- f. Whether the non-compliance is attributed to the orientation of the façade and the need for thermal efficiency, including consideration of the affordability of glazing to the reduced level, and any mitigation offered for reduced glazing that ensure visual interest to the façade and passive surveillance to the street.

14.15.24 Residential landscaping

- a. The onsite amenity provided by the proposed landscaping;
- b. The appropriateness of any planting (including location, extent and species selection) to the local climatic environment;

- c. The need to reduce landscaped areas due to the presence of on-site infrastructure and lack of alternative locations on the site for either the planting or the infrastructure and whether mitigation in the form of planter boxes or similar above ground planting solutions can be accommodated and maintained on the site in appropriate locations;
- d. The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;
- e. How proposed landscaping enhances onsite and/or offsite amenity;
- f. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural or heritage features on the site;
- g. Any additional accessibility and safety benefits of providing a reduced landscaped area;
- h. The effect of any reduction in landscaping on adjoining properties, the street, or other public open spaces; and
- i. Any maintenance programme proposed for the landscaping, including the replacement of any vegetation that is damaged, diseased, or dies.

14.15.215 Non-residential hours of operation

- a. Whether the hours of operation are appropriate in the context of the surrounding residential environment taking into account:
 - i. traffic or pedestrian movements which are incompatible with the character of the surrounding residential area;
 - ii. any adverse effects of pedestrian activity as a result of the extended hours of operation, in terms of noise, disturbance and loss of privacy, which is inconsistent with the respective living environments;
 - iii. any adverse effects of the extended hours of operation on the surrounding residential area, in terms of loss of security as a result of people other than residents frequenting the area; and
 - iv. the ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.

14.15.226 Minor residential units

- a. Whether the minor residential unit is appropriate to its context taking into account:
 - i. location of the minor residential unit so that it is visually hidden from the road leaving the site with a similar street scene to that of a single residential unit;

- ii. the adverse visual effects associated with **parking areas** and **access** of any additional driveway to accommodate the minor **residential unit** on the street-scene;
 - iii. the size and visual appearance of the minor **residential unit** and its keeping with the existing level of **buildings** in rear gardens or rear sections surrounding the **site**;
 - iv. the consistency of the number of bedrooms and level of occupancy with a single large **residential unit**;
 - v. the convenience of the location of **outdoor living space** in relation the respective **residential units**; and
 - vi. the adequacy of size and dimension of the **outdoor living space** to provide for the amenity needs of future occupants.
- b. Where the **site** is within the Akaroa Heritage Area, the matters set out in [Rule 9.3.6.3](#).

14.15.237 Character Area Overlay

- a. Area context
- i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:
 - A. retaining and enhancing the areas' natural features;
 - B. integrating with the existing pattern and grain of **subdivision** and **building**;
 - ~~C. the extent and scale of vegetation retained and/or provided;~~
 - ~~D.~~ C. the relationship with **adjoining sites** and **buildings**, including any recorded **historic heritage** values;
 - ~~E-D.~~ D. the visual coherence of the area.
- b. **Street interface**
- i. **Whether the development contributes to the coherency and character of the street by:**
 - A. providing a front yard **building setback** which is consistent with the overall depth and pattern of the character area, and in particular with other **sites** within the **street**;**
 - B. recognising the positive contribution of **buildings** that are representative of the primary characteristics of the area and are proposed to be retained, through a reduction in the front yard **building setback**;**
 - C. reducing the extent of paved surface on the **site** and avoiding the location of vehicle **access**, manoeuvring, **parking areas** and **garaging** within the front yard, or where it visually dominates the streetscene;**
 - D. utilising, as a preference, a shared driveway and avoiding co-location of driveways and/or **garages** to minimise the impacts on the quality of the streetscene;**
 - E. having low **height** or no fencing on the street frontage or within the front **boundary setback**; and**

- F. orientating the building on the site to face the street, with sufficient building frontage to reinforce the street edge.

bc. Site character ~~and street interface~~

- i. Whether the development complements the residential character and enhances the amenity of the character area by:
- A. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area;
 - B. maintaining the extent and scale of vegetation, most importantly trees;
 - C. separating buildings on the site with open space and planting between buildings;
 - D. ~~providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;~~
 - E. retaining the front and rear yards for ~~outdoor living~~, open space, and tree and garden planting; and
 - F. ensuring paved areas, fencing and buildings are visually softened through the provision of adjacent planting.
 - G. ~~avoiding the location of vehicle access, parking areas and garaging within the front yard, or where it visually dominates the streetscene;~~
 - H. ~~having low height or no fencing on the street frontage; and~~
 - I. ~~orientating the building on the site to face the street.~~

ed. Built character

- i. Whether the development supports the residential built character values of the character area in regard to:
- A. retaining residential buildings built prior to 1945, or in respect to Bewdley, prior to 1970;
 - B. retaining or locating of the primary building on the site at the street interface, with a lesser scale dwelling to the rear;
 - C. the scale and form of the building, including the roof form;
 - D. architectural detailing including features such as verandas, materials, window and front entry design and placement;
 - E. complementary and compatible building design;
 - F. the recognition of recorded historic heritage values of adjacent buildings.

de. Akaroa and Lyttelton

- i. In addition to the matters listed above, in respect to Akaroa and Lyttelton character areas, whether the development:

- A. retains important views from public places;
 - B. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - C. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - D. retains residential **buildings**, including **accessory buildings**, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - E. reflects the small scale and simple forms of residential **building**; and
 - F. recognises any recorded **historic heritage** values adjacent and opposite to the development.
- ii. Where the **site** is within the Akaroa Heritage Area, the matters set out in [Rule 9.3.6.3](#).
 - iii. **Where the **site** is within the Lyttelton Character Area, the extent to which the development is consistent with the Lyttelton Character Area Design Guide.**
 - iv. **Where the development is for Papakāinga/Kāinga Nohoanga and the site is within the Lyttelton Character Area:**
 - A. **the extent to which the matters listed above are not compatible with providing for the housing needs of Ngāi Tahu whānui; and**
 - B. **the context of the site and the extent to which the overall integrity and cohesiveness of the Character Area will be retained.**

14.15.248 Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay

- a. Whether it is necessary to remove **indigenous vegetation**, including whether the vegetation is removed to manage disease or plant pathogens.
- b. The relationship with other areas of vegetation and whether the proposed removal or alteration would negatively impact on that relationship, including in relation to habitat fragmentation and the effectiveness of any ecological corridor.
- c. Whether the vegetation has a positive effect in managing erosion, slope stability or other hazard.
- d. The extent to which existing vegetation will continue to contain and define the edge of Akaroa township, providing it with a distinct edge.
- e. The degree to which alteration or removal of vegetation will adversely affect soil conservation, water quality or the hydrological function of the catchment and the efficacy of mitigating measures.
- f. The extent of any revegetation proposed and its efficacy in mitigating any adverse effects.

14.15.29 Wind

- ~~a. The effects on the amenity and safety of surrounding properties or users of public or private space from any increases in wind speed resulting from the proposed building;~~
- ~~b. The use of landscaping to mitigate wind effects;~~
- ~~c. The degree of change from the existing wind environment attributable to the proposed building, and any proposed additional mitigation measures.~~

14.15.25 – Ground floor habitable space in the Residential Central City Zone

- ~~a. The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level.~~
- ~~b. The ability of an undersized habitable space to continue to be used for functional residential activity.~~

14.15.26 – Service space in the Residential Central City Zone

- ~~a. The convenience and accessibility of the spaces for building occupiers.~~
- ~~b. The adequacy of the space to meet the expected requirements of building occupiers.~~
- ~~c. The adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.~~

14.15.2730 Building height in the Residential Central City Zone High Density Residential zone within the Central City

- a. Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment.
- b. Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- c. the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.

14.15.2831 Daylight recession planes in the Residential Central City Zone High Density Residential zone within the Central City

- a. Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- b. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

**14.15.2932 ~~Street scene and access ways in the Residential Central City Zone~~
High Density Residential zone within the Central City**

- a. The extent to which the proposed **building** will detract from the coherence, openness and attractiveness of the **site** as viewed from the street and **adjoining sites**, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of **road boundaries**;
- b. the extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long-term protection of significant trees or natural features on the **site**;
- c. the ability to provide adequate parking and maneuvering space for vehicles clear of the **road** or shared **access** to ensure traffic and pedestrian safety;
- d. the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide **road** widths, street plantings and the orientation of existing **buildings** on **adjoining sites**.

**14.15.303 ~~Minimum building setbacks from internal boundaries in the Residential Central City Zone~~
High Density Residential zone within the Central City**

- a. Any effect of proximity of the **building** on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of **buildings**.
- b. Any adverse effect on the safe and effective operation of **site access**.
- c. The ability to provide adequate opportunities for garden and tree plantings around **buildings**.
- d. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long term protection of significant trees or natural features on the **site**.

**14.15.314 ~~Fencing and screening in the Residential Central City Zone~~
High Density Residential zone within the Central City**

- a. The extent to which storage facilities and **parking areas** are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.
- b. The extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the **site** or area, or is appropriate to provide privacy or security or compromises **CPTED** principles. The extent to which the screening structure is varied in terms of incorporating steps, changes in **height**, variety in materials, or incorporates **landscaping** and avoids presenting blank façades to the street or to an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.

**14.15.325 ~~Landscaping and tree planting in the Residential Central City Zone~~
High Density Residential zone within the Central City**

- a. Any reduction in **landscaping** on the amenity of the **site** and for neighbouring properties, including the street or other **public open spaces**.

14.15.336 Urban design in the Residential Central City Zone High Density Residential zone within the Central City

- a. The extent to which the development, while bringing change to existing environments:
 - i. engages with and contributes to adjacent streets, lanes and **public open spaces**.
 - ii. integrates **access**, **parking areas** and **garages** in a way that is safe for pedestrians and cyclists, and that does not dominate the development.
 - iii. has appropriate regard to:
 - A. residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and
 - B. neighbourhood context, existing design styles and established landscape features on the **site** or adjacent **sites**.
 - iv. provides for **human scale** and creates sufficient visual quality and interest.

~~14.15.34 Minimum site density from development and redevelopment of residential units in the Residential Central City Zone~~

- ~~a. In considering the reduction in the number of **residential units** to be constructed on a **site**, the extent to which the opportunity for future development of the **site**, in accordance with the density standard, is maintained, and~~
- ~~b. The extent to which accommodating further **residential unit(s)** to meet the density standard would adversely affect amenity outcomes for occupants of the **residential units** and/or the adjacent properties, given the size of the **site** or its configuration.~~
- ~~c. Whether the minimum development intensification target of an average **net density** of 50 households per hectare within the **Central City** is being achieved; and~~
- ~~d. The extent to which **residential activity** in the **Central City** is restored and enhanced through a variety of housing types suitable for a range of individual housing needs, while providing for a progressive increase in residential population~~

14.15.357 Outline development plan

- a. The appropriateness of the proposal taking into account the outcomes sought by the **outline development plan** and relevant environmental effects with respect to those outcomes.

14.15.368 Comprehensive residential development in the Residential New Neighbourhood Future Urban Zone

For the avoidance of doubt, these are the only matters of discretion that apply to **comprehensive residential development** in the **Residential New Neighbourhood Future Urban Zone**.

- a. Whether the comprehensive residential development is consistent with the relevant outline development plan.
- b. Whether the **comprehensive residential development** demonstrates that every **site** or **residential unit** will experience appropriate levels of sunlight, daylight, privacy, outlook and access to outdoor open space and overall a high level of amenity for the development.
- c. Whether **sites** proposed to exceed the maximum **site coverage** in **Rule 14.12.2.2** are internal to the application **site** and will not compromise the achievement of a high level of amenity within or beyond the development.
- d. Whether **buildings** proposed to exceed the maximum permitted **height** in **Rule 14.12.2.1** will contribute positively to the overall coherence, design, layout and density of the development and surrounding **sites**.
- e. Whether the development engages with and contributes to adjacent streets, lanes and **public open spaces**, through the **building** orientation and **setback**, **boundary** and landscape treatment, pedestrian entrances, and provision of glazing from **living areas**.
- f. Whether the development, in terms of its built form and design, generates visual interest through the separation of **buildings**, variety in **building** form and in the use of architectural detailing, glazing, materials, and colour;
- g. Whether the development integrates **access**, **parking areas** and **garages** to provide for pedestrian and cyclist safety and the quality of the pedestrian environment, and the **access**, **parking areas** and **garages** do not dominate the development, particularly when viewed from the street or other public spaces;
- h. Whether there is sufficient infrastructure provision to service the development and ensure the health and safety of residents, visitors and neighbouring properties, including water supply for fire fighting purposes; and
- i. In relation to the built form standards that do not apply to **comprehensive residential developments**, consideration of these standards as a flexible guideline to achieve good design and residential amenity.

14.15.379 Tree and garden planting in the Residential **Guest-Visitor Accommodation Zone**

- a. Whether there is sufficient tree and garden planting to provide a balance between **buildings** and hard surfacing, taking into account:
 - i. the effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the **buildings** on the **site**;
 - ii. visibility of the **site** from **adjoining sites** and the likely effect of any reduction in tree planting standards for the amenity of neighbouring **sites**;
 - iii. any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including **heritage items**) on the **site**;
 - iv. the use of indigenous species endemic to the area;

- v. the visual appearance of the **site** in terms of the length of **road boundary** or any unusual characteristics of the **site**;
- vi. the adverse effect of the reduced tree planting on the Garden City image and the quality of the amenity of the **site** and neighbourhood;
- vii. the ability to retain large existing trees on the **site** so that overall the **site** provides a visual balance between **buildings** and **landscaping**, despite a reduction in the actual number of trees; and
- viii. the tree planting provided is evenly distributed across the **site**.

(Plan Change 4 Council Decision subject to appeal)

14.15.3840 Retail activity in the Residential ~~Guest-Visitor~~ Accommodation Zone

- a. Whether any **retail activity** would have significant adverse effects on any **adjoining** residential properties, particularly in terms of traffic generation.
- b. Whether the scale of **retail activity** proposed would adversely affect existing suburban **commercial centres** or the **Central City**.
- c. The likely impacts of additional **retail activity** on **access** and the safety and efficiency of the **road** network.
- d. The potential for general **retail activity** to become a dominant activity on the **site**.

(Plan Change 4 Council Decision subject to appeal)

14.15.41 Minimum building height in the High Density Residential Zone

- a. **How the building form and site development supports the anticipated urban form and density of the high density residential zone and applicable precinct;**
- b. **Whether the design of the development does not foreclose future increases in density on the site, including through building design and siting;**
- c. **Whether a lower building height is needed to better provide for older persons housing—the development design reduces private motor vehicle dependence, by:**
 - i. **limiting or preventing on-site vehicle parking; and**
 - ii. **enhanced pedestrian access to and through the site.**

14.15.42 Roof reflectivity

- a. **Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design, and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity and glare.**
- b. **The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the roof form.**
- c. **The extent to which the proposal will result in adverse cumulative effects.**

14.15.43 Medium density within suburban precincts

- a. **Whether the development meets the planned urban character of the Medium Density Residential Zone.**
- b. **How servicing and accessibility has been managed and provided for over the development site.**
- c. **Whether the development supports the housing needs of Ngāi Tahu whānui, including whether the development is for Papakāinga/Kāinga Nohoanga.**

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included. Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in ~~purple shaded in grey with an underline or strikethrough~~ is a Plan Change Council Decision.

Text in ~~black/green shaded in blue~~ is a Decision by Consent Order.

Text in ~~bold light blue strikethrough with purple underline and shaded in grey~~ is a Council decision that is proposed to be deleted by this Plan Change.

Text in black shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the District Plan and/or external documents.

Text in purple bold underline is recommendations in response to submissions through s42A reporting.

NOTE: Proposed additional changes sought by the RVA and Ryman are shown in orange shaded in yellow as either ~~strike out~~ for deleted text or underlined for additional text.

Chapter 15 Commercial

15.1 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 Directions Objectives](#).
- c. This chapter relates to commercial and **community activities** throughout the City **and the form and function of commercial centres and mixed use zones**. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different **commercial zones** identified in this chapter.
- d. This chapter seeks to manage **commercial activity** in the City through a 'centres-based' approach. The hierarchy of centres comprises the ~~Central City, CBD, City Centre, Town Centres, Local Centres, District Centres,~~ Neighbourhood Centres, ~~Local Centres~~ and Large Format Centres. The 'centres-based' approach gives primacy to the ~~Central City, CBD, City Centre~~ and recognises its role as a principal employment and business centre for the City and surrounding region. Existing **commercial activity** in existing office parks and mixed use zones is also recognised.

(Plan Change 5B Council Decision)

15.2 Objectives and Policies

15.2.1 Objective – Recovery of commercial ~~activity centres~~

- a. The ~~critical~~ importance of ~~commercial activity~~ commercial and community activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports commercial centres.

(Plan Change 5B Council Decision)

15.2.2 Objective - Centres-based framework for commercial activities

- a. ~~Commercial activity~~ Commercial activity is focussed within a network of centres (comprising the ~~Central City CBD~~ City Centre, Town Centres, Local Centres, District Centres, ~~Neighbourhood Centres~~, ~~Local Centres~~ and Large Format Centres) to meet the wider community's and businesses' needs in a way and at a rate that:
- i. supports intensification within centres;
 - ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy;
 - iii. supports the function of District Town Centres as major focal points for commercial activities, entertainment activities, guest accommodation, visitor accommodation, employment, transport and community activities, and Neighbourhood Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, ~~and~~ community activities and guest accommodation;
 - iv. gives primacy to the ~~Central City CBD~~ City Centre followed by Town Centres ~~District Centres~~ and Neighbourhood Local Centres identified as Key Activity Centres;
 - v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1;
 - vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with guest accommodation, community activity, residential activity and recreation activity in locations accessible by a range of modes of transport;
 - vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the ~~Central City CBD~~ City Centre, Linwood, and Neighbourhood Local Centres subject to 15.2.4.3 Policy Suburban centre master plans;
 - viii. enhances their vitality and amenity and provides for a range of activities and community facilities;
 - ix. manages adverse effects on the transport network and public and private infrastructure;
 - x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure;
- and

- xi. recognises the values of, and manages adverse effects on, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways (including waipuna).

(Plan Change 5B Council Decision)

15.2.2.1 Policy – Role of centres

a. ~~Maintain and strengthen~~ Recognise and manage the ~~Central City and~~ commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:

- i. gives primacy to, and supports, the recovery of the ~~Central City CBD, City Centre, followed by Key Activity Centres, by managing the size of all centres and the range and scale of activities that locate within them;~~
- ii. supports and enhances the role of ~~District Centres~~ Town Centres; and
- iii. maintains the role of ~~Neighbourhood Centres~~, Local Centres, Neighbourhood Centres and Large Format Centres.

as set out in Policy 15.2.2.1, Table 15.1 – Centre’s role.

(Plan Change 5B Council Decision)

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region and to become the primary destination providing for a the widest range and greatest scale of activities available in centres, including comparison shopping, dining and night life, entertainment activities, guest visitor accommodation, events, cultural activities and tourism activities. The CBD City Centre is ideally positioned to accommodate retail and other commercial activities of a type and scale intended to serve its city and region-wide catchment and visitors to it.</p> <p>Provides for high density residential activity, recreation activities and community activities and community facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district’s population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport</p>	<p>Centre: Central City CBD City Centre.</p> <p>(Plan Change 5B Council Decision)</p>

	Role	Centre and size (where relevant)
	<p>interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.</p> <p>The extent of the centre is the Commercial Central City Business City Centre Zone.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p> <p>(Plan Change 5B Council Decision)</p>	
B.	<p>District Town Centre - Key Activity Centre</p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment activities, (including movie theatres, restaurants, bars), food and beverage and guest visitor accommodation.</p> <p>At least Medium-Medium High density housing is contemplated in above ground floor level and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone:-</p> <ul style="list-style-type: none"> a. is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and the b. is the Commercial Core Zone in all other District centres; and c. includes community facilities within walking distance (400 metres) of the commercial zone. <p>(Plan Change 4 Council Decision subject to appeal)</p> <p>(Plan Change 5B Council Decision)</p>	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging).</p> <p>(All Key Activity Centres)</p> <p>Size: Greater than 30,000m²</p>
C.	<p>Neighbourhood Local Centre</p>	<p>Centres: Spreydon/ Barrington (Key Activity Centre), New</p>

	Role	Centre and size (where relevant)
	<p>A destination for weekly and daily retailing shopping needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres offer a broader range of activities including comparison shopping, entertainment (cafes, restaurants and bars), residential activities, small scale offices and other commercial activities.</p> <p>In some cases, Neighbourhood Centres-Local Centres offer a broader range of activities comprising guest visitor accommodation, residential activities, along with small-scale comparison shopping, food and beverage outlets, entertainment and recreation activities and offices.</p> <p>A wider range of activities is anticipated in Neighbourhood Centres-Local Centres that are Key Activity Centres or located in Banks Peninsula, reflecting their distinctive roles and/or remote catchments.</p> <p>Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Primarily serves the immediately surrounding suburbs, and in some cases, residents and visitors from a wider area.</p> <p>At least Medium-Medium High density housing is contemplated in (above ground floor level) and around the larger Local Centres centre and medium density housing is contemplated within (above ground floor level) and around, smaller Local Centres.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre is the Local Centre Zone</p> <ol style="list-style-type: none"> is the Commercial Core Zone in the identified centres, Commercial Local Zone at Wigram and Beckenham and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa, and Community facilities within walking distance (400-metres) of the centre. <p>(Plan Change 5B Council Decision)</p>	<p>Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons (emerging), Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue);</p> <p>Local Centres (large): Bush Inn/Church Corner, Merivale, Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue) and Ferrymead.</p> <p>Local Centres (medium) Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), and Bishopdale.</p> <p>Local Centres (small): Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore/Worcester Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greens Road, Wigram (emerging), Woolston, Yaldhurst (emerging), West Spreydon (Lincoln Road) Hillmorton, Aranui, North</p>

	Role	Centre and size (where relevant)
		<p>West Belfast, <u>Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bishopdale.</u></p> <p>Size: 3,000 to 30,000m² <u>GFA.</u></p> <p><u>(Plan Change 5B Council Decision)</u></p>
D.	<p>Large format centre</p> <p>Standalone retail centre, comprising stores with large footprints, <u>including yard-based suppliers, trade suppliers including building improvement centres,</u> and <u>other</u> vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting offices to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <p>At the Homebase Centre, retail activities are limited in type until 4 October 2031.</p> <p>Serves large geographical areas of the city.</p> <p>Not necessarily connected to a residential catchment.</p> <p>Primarily accessed by car with limited public transport services.</p> <p>The extent of the centre is the Large Format Retail Zone Commercial Retail Park Zone.</p> <p>(Plan Change 6 Decision by Consent Order)</p> <p><u>(Plan Change 5B Council Decision)</u></p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Northlink (Papanui), Supa Centa (Belfast), and Hornby (Chappie Place).</p>
E.	<p>Local Neighbourhood centre</p> <p>A small group of primarily convenience shops and, in some instances, community facilities.</p> <p>Accessible by walking, cycling from the area served and on a bus route in some instances.</p> <p>Also includes standalone supermarkets serving the surrounding residential community.</p>	<p>Centres: Wainoni (174 Wainoni Road), Spreydon (108 Lincoln Road), Upper Riccarton (57 Peer Street), <u>both are zoned Commercial Core, and</u></p> <p>All other commercial centres zoned Commercial Local Neighbourhood Centre Zone.</p>

	Role	Centre and size (where relevant)
	<p>The extent of the centre is the Neighbourhood Centre Zone. Commercial Local Zone, except Wainoni, Spreydon (108 Lincoln Road) and Peer Street Upper Riccarton where the Commercial Core Zone applies.</p> <p>(Plan Change 5B Council Decision)</p>	<p>Size: Up to 3,000m² (excluding Wainoni and Upper Riccarton standalone supermarket based centres)</p> <p>(Plan Change 5B Council Decision)</p>

15.2.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a.** Require development within the Belfast/Northwood and North Halswell Key Activity Centre to:
- i. be planned and co-ordinated in accordance with an **outline development plan**;
 - ii. provide for a high quality, safe **commercial centre** which is easily **accessible** by a range of transport modes and is well connected to the surrounding area; and
 - iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network in order to avoid adverse effects on the safe, efficient and effective functioning of the **road** network.
- b.** Require development within the North Halswell Key Activity Centre to:
- i. be developed to a scale that:
 - A. protects the **Central City's CBD's City Centre's** role as the region's primary commercial area; and
 - B. ensures the role of **District Town Centres** and **Neighbourhood Local Centres** within the city and commercial centres in Selwyn District is maintained.
 - ii. provide high quality **public open spaces**, a strong main street with a concentration of finer grain **retailing**, and strong linkages between key **anchor stores**;
 - iii. achieve a supply of both large and finer grain **retail activity** that provides for the long term needs of the population in the south west.
- c.** Require development within the Belfast/ Northwood Key Activity Centre to:
- i. provide for Ngāi Tahu/ mana whenua values through high quality **landscaping**;
 - ii. avoid adverse effects on the natural character, ecology and **amenity values** of the Styx River corridor; and

- iii. for office and retail activity at the Styx Centre, be developed to a scale that:
 - A. protects the Central City's CBD's City Centre's role as the region's primary commercial centre; and
 - B. ensures the role of District Town Centres and Neighbourhood Local Centres within the City and commercial centres commercial centres in the Waimakariri District are maintained.

(Plan Change 5B Council Decision)

15.2.2.3 Policy – New centres in residential greenfield areas

- a. In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial activities and community activities, including health care facilities, to serve the needs of existing and future residents.
- b. The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ mana whenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

15.2.2.4 Policy – Accommodating growth

- a. Growth in commercial activity is focussed within existing commercial centres.
- b. Any outward expansion of a commercial centre beyond commercial zone boundaries and/or establishment of large format retail activities within 400 metres of a commercial centre, or any upward expansion of commercial activity above height limits must:
 - i. ensure the expanded centre remains commensurate with the centre's role and within a strategic network of centres within a strategic network of centres, while not undermining having significant adverse effects on the function of other centres;
 - ii. be integrated with the provision of infrastructure, including the transport network;
 - iii. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone; and
 - iv. be consistent with:
 - A. responsive to the scale of increasing residential development opportunities to meet anticipated increase in population in the surrounding catchment while continuing to support intensification targets in and around centres; and
 - B. consistent with revitalising the Central City CBD City Centre as the primary community focal point; and
 - v. ensure the centre is coherent in form; and
 - vi. ensure the large format retail activity proposed within 400 metres does not have a significant adverse effect on the function and viability of the centre.

(Plan Change 5B Council Decision)

15.2.2.5 Policy – Banks Peninsula commercial centres

- a. Recognise and protect the special character and role of the commercial centres in Banks Peninsula, including Lyttelton and Akaroa, which provide a range of activities and services meeting the needs of their respective communities as well as visitors to the townships and the wider area of Banks Peninsula.

Policy – Homebase Centre

- a. Require development within the Northern Homebase Centre to:
- i. be of a scale and type of built development and activity that:
 - A. avoids adverse effects from vehicle access on the western boundary of the Northern Homebase Centre on the safe, efficient and effective functioning of the road network and amenity of the surrounding residential area;
 - B. manages the risk of inundation on people and property on surrounding land, including roads such that any risk of inundation is reduced to acceptable levels;
 - ii. provide safe and convenient pedestrian and cycling connectivity between the adjoining residential areas to the west and Marshland Road.
- b. Require development within the Homebase Centre to be of a scale, type and timing of retail activity that supports the function and recover of the Shirley/Palms District Centre.

(Plan Change 6 Council Decision subject to appeal)

15.2.2.7 Residential activity in district Town, and Local and Neighbourhood centres

- a. Residential activity in district town centres, and neighbourhood local centres and Neighbourhood centres is encouraged above ground floor level, and is provided for at ground floor level where:
- i. it can be demonstrated that there is sufficient capacity in the catchment of the centre to meet demand in the short, medium and long-term for commercial activities; and/or
 - ii. the building for the residential activity is designed and constructed to facilitate conversion to commercial use so as to not foreclose future options and for sites in Banks Peninsula, the residential activity contributes positively to the area's special historical character; or
 - iii. it can be demonstrated that the ground floor residential activity will not have a significant adverse effect on the commercial viability and function of a centre.
- b. In addition, residential activity is to be integrated with surrounding activities in the centre, including maintaining continuity of active uses fronting the street.

(Plan Change 5B Council Decision)

15.2.2.8 Policy – Role of density standards

- a. Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.

15.2.2.9 Policy – Larger sites

- a. Recognise the intensification opportunities provided by larger sites within the Commercial Zones by providing for more efficient use of those sites.

15.2.3 Objective - Office parks and mixed use areas outside the central city

- a. Recognise the existing nature, scale and extent of **commercial activity** within the Commercial Office and **Commercial** Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks **and/or mixed use areas**.
- b. **Mixed use zones located ~~close~~ within a walking catchment to the City Centre Zone and Town Centre Zone transition into high density walkable residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.**

15.2.3.1 Policy – Office parks

- a. Recognise and enable **office** activities in the existing **Addington and Russley** office parks that are within the Commercial Office Zone.

(Plan Change 5B Council Decision)

15.2.3.2 Policy – Mixed use areas outside the central city

- a. Recognise the existing nature, scale and extent of **retail activities** and **offices in mixed use zones outside the central city** in **Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road**, while limiting their future growth and development to ensure **commercial activity** in the City is focussed within the network of **commercial centres**.
- b. **Support mixed use zones located in Sydenham, Phillipstown and Mandeville Street ~~within a 15 minute walking distance of the City Centre Zone~~, to transition into high quality residential neighbourhoods by:**
 - i. **enabling comprehensively designed high-quality, high-density residential activity;**
 - ii. **ensuring that the location, form and layout of residential development supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models;**
 - iii. **encouraging requiring developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses;**
 - iv. **encourage small-scale building conversions to residential use where they support sustainable re-use, provide high quality living space and contribute to the visual interest of the area.**
 - v. **promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.**

- c. ~~Avoid-Restrict~~ Comprehensive Residential Development of sites ~~within the Comprehensive Housing Precinct~~ that are identified in [Appendix 15.15.12](#) and [15.15.13](#) unless the relevant shared pedestrian/cycleway, greenway or road connection is provided.
- d. For sites identified within [Appendix 15.15.12](#) and [15.15.13](#) encourage the connection to facilitate convenient and accessible through block connectivity.

15.2.4 Objective - Urban form, scale and design outcomes

- a. A scale, form and design of development that is consistent with the role of a centre **and its contribution to city form, and the intended built form outcomes for mixed use zones,** and which:
 - i. recognises the **Central City** and **District Town Centres** as strategically important focal points for community and commercial investment;
 - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently **accessible**, and responds positively to **anticipated** local character and context recognising that urban environments develop and change over time;
 - iii. recognises the functional and operational requirements of activities and the **anticipated and changing** ~~existing~~ built form;
 - iv. manages adverse effects (**including reverse sensitivity effects**) on the **site and** surrounding environment ~~including effects that contribute to climate change;~~ **and**
 - v. recognises Ngāi Tahu/ mana whenua values through **landscaping** and the use of **low impact urban design**, where appropriate.; **and**
 - vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions and adverse climate change effects.

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a ~~significant~~ scale and ~~form~~ **massing that reinforces the City's distinctive sense of place and a legible urban form by: in the core of District Centres and Neighbourhood Centres,** and of a lesser scale and form on the fringe of these centres.
 - i. setting a height limit and clustering central city high rise buildings, to avoid dominating the skyline and to retain the prominence of Te Poho-o-Tamatea/the Port Hills, as the city backdrop within the wider city context;
 - ii. limiting building height around Cathedral Square to manage potential impacts including shading and dominance on the adjoining heritage scheduled public space; and
 - iii. limiting building height along Victoria Street where taller buildings are inappropriate due to the potential impact on legibility of the city centre form and dominance impacts on adjoining residential neighbourhoods.
 - iv. Limiting building height on sites identified within the New Regent Street Height Qualifying Matter and Precinct, and Central City Heritage Qualifying Matter and Precinct,

to manage potential impacts of shading and dominance on the use of space and heritage values of the street.

- ~~iv.~~ Limiting **building height** within the Arts Centre Height Qualifying Matter and Precinct, and east of Montreal Street within the Central City Heritage Qualifying Matter and Precinct, to manage potential impact of visual dominance on the Arts Centre.

b. ~~The scale and form of development in centres shall:~~

- ~~i.~~ Reflect the context, character and the anticipated scale of the zone and centre's function;
by:
- ~~i.~~ providing for the tallest **buildings** and greatest scale of development in the **city centre** to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;
- ~~ii.~~ providing for building **heights** and densities within **town, local** and **neighbourhood centres** commensurate with their role and level of **commercial** and **community activities**;
- ~~ii.~~ increase the prominence of buildings on street corners;
- ~~iii.~~ **Local Neighbourhood Centres**, maintain a low rise moderate scale of built form to respect and integrate with their suburban residential context;
- ~~iv.~~ iii. for **Key Activity Centres** and **Large Format Centres**, enable larger floor plates while maintaining a high level of amenity in the centre; and
- ~~iv.~~ for **comprehensive residential development** in the **Mixed Use Zone**, achieve a high density scale of development that contributes to a perimeter block urban form; and
- ~~v.~~ v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, **sites of Ngāi Tahu cultural significance** identified in Appendix 9.5.6 and natural waterways.

15.2.4.2 Policy – Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the ~~road~~ street or space, and in Mixed Use Zones, to recognise and support the transition to pedestrian-friendly street environments;
 - ii. providing a principal street facing façade, or facades (where located on a corner site), of visual interest that contributes to the character and coherence of a centre;
 - iii. facilitating movement within a **site** and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
 - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;

- v. promoting a safe environment for people and reflecting principles of [Crime Prevention through Environmental Design \(CPTED\)](#);
 - vi. enabling the re-use of [buildings](#) and [sites](#) while recognising the use for which the [building](#) is designed;
 - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
 - viii. achieving a visually attractive setting when viewed from the street and other public spaces, [that embodies a human scale and fine grain](#), while managing effects on adjoining environments; **and**
 - ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the [site's](#) visual [amenity values](#);
 - x. **increasing the prominence of [buildings](#) on [street corners](#);**
 - xi. **ensuring that the design of development mitigates the potential for adverse [effects such as heat islands, heat reflection or refraction through glazing, and](#) wind-related effects;**
 - xii. **ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the [building](#) when viewed from beyond the [Central City](#) or from adjacent [buildings](#) above; and**
 - xiii. **recognising the importance of significant public open space by maintaining sunlight access to, and managing visual dominance effects on, these spaces;**
 - xiv. **recognising that mixed use zones are in transition and require a high quality of residential development to be achieved to mitigate and offset the industrial nature and potential conflicts between uses within the zone; and**
 - xv. **for larger scale developments in Mixed Use Zones, provide for future [access lanes, greenways and mid-block pedestrian connections, that will contribute to a finer grain block structure that supports walking.](#)**
- b. Recognise the scale, form and design of the **existing anticipated** built form within a [site](#) and the immediately surrounding area and the functional and operational requirements of activities.
- c. Require residential development to be well-designed and laid out **by ensuring to ensure** a high quality healthy living environment [including](#) through:
- i. the provision of sufficient and conveniently located internal and [outdoor living spaces](#);
 - ii. good [accessibility](#) within a development and with adjoining areas; and
 - iii. minimising disturbance from noise and activity in a centre or **mixed use zone** (and the potential for [reverse sensitivity](#) issues to arise).
- (Plan Change 5B Council Decision)**
- d. **Enable high quality [small buildings](#) on mid-block sites, because they have minimal adverse effects on people and the environment.**

15.2.4.3 Policy – Suburban centre master plans

- a.** Support the recovery and long term growth of, and ensure a high level of amenity in, the following suburban centres:
- i. Lyttelton;
 - ii. Sydenham;
 - iii. Linwood Village;
 - iv. Selwyn Street shops;
 - v. Sumner;
 - vi. Edgeware;
 - vii. Ferry Road
 - viii. Main Road; and
 - ix. New Brighton

by having regard to the relevant suburban centre Master Plan developed by the Council under the Suburban Centres Programme when considering resource consent applications for development within those centres.

15.2.4.4 Policy – Recognition of Ngāi Tahu/ mana whenua values

- a.** To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and the cultural values of Ngāi Tahu/ mana whenua.

15.2.4.5 Policy – Greenfield development/~~strategic infrastructure~~

- a.** Support a comprehensive approach to the planning, design and implementation of development and infrastructure in greenfield areas, including stormwater management, through measures such as low impact design.
- b.** ~~Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dB Ldn Air-Noise Contour and within the Lyttelton Port Influences Overlay Area.~~

(Plan Change 5B Council Decision)

15.2.4.6 Policy – Strategic infrastructure

- a. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dB Ldn Air Noise Contour and within the Lyttelton Port Influences Overlay Area.

(Plan Change 5B Council Decision)

15.2.5 **Objective - Diversity and distribution of activities in the Central City**

- a. A range of commercial activities, community activities, cultural activities, residential activities and ~~guest~~ visitor accommodation are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
- i. Defining the ~~Commercial Central City Business~~ City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;
 - ii. Limiting the extent to which retail activity and offices occur outside the ~~Commercial Central City Business~~ City Centre Zone;
 - iii. Providing for key anchor projects within and around the ~~Commercial Central City Business~~ City Centre Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities (except for visitor accommodation) occur outside the precincts.

(Plan Change 4 Council Decision subject to appeal)

15.2.5.1 **Policy - Cathedrals in the Central City**

- a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square and 136 Barbadoes Street that:
- i. supports their function as a focal point for cultural activities, spiritual activities, and social activities serving the immediate and wider communities;
 - ii. recognises their contribution to the recovery of the Central City and the City as a whole; and
 - iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Advice note:

1. Any **demolition** or **deconstruction** of the cathedrals is to be assessed against objectives and **policies in Chapter 9** and not **Policy 15.2.5.1**.

15.2.6 Objective - Role of the ~~Commercial Central City Business City Centre~~ Zone

- a. A ~~Commercial Central City Business City Centre~~ Zone that re-develops as the principal **commercial centre** for **Christchurch District** and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the ~~Commercial Central City Business City Centre~~ Zone provides for the widest range of **commercial activities**, **community activities**, **cultural activities**, **residential activities** and **guest visitor accommodation** and the greatest concentration and overall scale of built development in Christchurch.

(Plan Change 4 Council Decision subject to appeal)

15.2.6.2 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of **buildings** are enhanced by:
 - i. enabling taller **buildings** than in other areas of the **Central City**;
 - ii. setting minimum ground floor heights;
 - iii. setting a minimum number of floors; and
 - iv. prescribing minimum **residential unit** sizes.

15.2.6.3 Policy - Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the **developing and changing evolving amenity values** of the **Central City** by:
 - i. requiring an urban design assessment **for development** within the ~~**Core of the Commercial Central City Business City Centre**~~ Zone;
 - ii. ~~**setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone.**~~
setting design standards to manage access to sunlight, reduce adverse effects from wind, ensure a high quality street interface and avoid the impact of overly dominant buildings on the street and other public spaces;
 - iii. prescribing **setback** requirements at the **boundary** with any adjoining residential zone;

- iv. ensuring protection of sunlight and outlook for adjoining residential **activity and zones**;
- v. setting fencing and screening requirements;
- vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging entertainment and hospitality activities to locate in these precincts;
- vii. protecting the efficiency and safety of the adjacent transport networks; and
- viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.6.4 Policy - Residential intensification

- a.** Encourage the intensification of **residential activity** within the ~~Commercial Central City Business City Centre~~ Zone by enabling **high quality residential development that supports** a range of ~~types of residential development typologies, tenures and prices,~~ with an appropriate level of amenity including:
 - i. provision for **outdoor living space** and service areas;
 - ii. screening of **outdoor storage areas** and **outdoor service space**;
 - iii. separation of **balconies** or **habitable spaces** from internal **site boundaries**;
 - iv. prescribed minimum unit sizes; ~~and~~
 - v. internal noise protection standards; ~~and~~
 - vi. sufficient access to daylight and sunlight;**
 - vii. where required, communal space including interior and exterior space; and**
 - viii. outlook for every residential unit.**

15.2.6.5 Policy - Pedestrian focus

- a.** Ensure compactness, convenience and an enhanced pedestrian environment that is **accessible**, pleasant, safe and attractive to the public, by:
 - i. identifying a primary area within which pedestrian orientated activity must front the street;
 - ii. requiring development to support a pedestrian focus through controls over **building** location and continuity, weather protection, **height**, **wind generation**, sunlight admission, and the location of **parking areas**;
 - iii. establishing a slow street traffic environment; and
 - iv. ensuring high quality public space design and amenity.

15.2.6.6 Policy - Comprehensive development

- a. Ensure comprehensive block development in the Central City Retail Precinct to catalyse early recovery and encourage integrated development, reduced development costs, improved amenity, pedestrian connection and economies of scale.

15.2.6.7 Policy - Entertainment and Hospitality Precinct

- a. Provide for an entertainment and hospitality precinct, including late night trading, in the **Central City**, by:
 - i. encouraging entertainment and hospitality activities to locate within the identified area;
 - ii. protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the **Central City** since the Canterbury earthquakes;
 - iii. providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off-site effects.

15.2.7 Objective - Role of the ~~Commercial~~ Central City Mixed Use Zone

- a. The development of vibrant, **high quality** urban areas where a diverse and compatible mix of activities can coexist in support of the ~~Commercial Central City Business City Centre~~ Zone and other areas within the **Central City**.

(Plan Change 5B Council Decision)

15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the ~~Commercial~~ Central City Mixed Use Zone by enabling:
 - i. a wide range of activities and a continuation of many of the existing business activities;
 - ii. a range of types of **residential activities** to transition into this area in support of inner city residential intensification;
 - iii. forms of **retailing** that support business and other activity within the zone, are consistent with consolidating **retail activity** in the ~~Commercial Central City Business City Centre~~ Zone, or are less suited to the ~~Commercial Central City Business City Centre~~ Zone environment;
 - iv. **large format retail activity** to continue in parts of the zone where that form of **retailing** has previously existed and/or to an extent that does not threaten the consolidation of **retail activity** in the ~~Commercial Central City Business City Centre~~ Zone;
 - v. opportunities for **offices** and **commercial services** in association with other business and **residential activity**, or where it is of a small scale so as to not compromise the role of the ~~Commercial Central City Business City Centre~~ Zone or the aim of consolidating that area of the **Central City**;
 - vi. light **service industry** compatible with other activities envisaged for the zone; **and**

- vii. **entertainment activities** and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future **residential activity**, nor undermine the identified hospitality and entertainment precincts; **and**
- viii. **opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone, where co-located with the large-scale community facilities, Te Kaha and Parakiore.**

15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a.** Ensure a form of built development that contributes positively to the **developing and changing evolving amenity values** of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

15.2.8.1 Policy - Usability and adaptability

- a.** Encourage a built form where the usability and adaptability of **sites** and **buildings** are enhanced by:
 - i. enabling moderately tall **buildings**;
 - ii. setting minimum ground floor height and depth; **and**
 - iii. prescribing minimum **residential unit** sizes and noise attenuation requirements; **;**
 - iv. **providing dedicated pedestrian access for each residential activity within a development, directly accessed from the street or other publicly accessible space;**
 - v. **providing sufficient setbacks and glazing at the street frontage; and**
 - vi. **where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.**

15.2.8.2 Policy - Amenity and effects

- a.** Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the **developing and changing evolving amenity values** of the **Central City Central City**, by:
 - i. ~~requiring minimum areas of landscaping and of site frontages not occupied by buildings~~ **ensuring buildings and / or landscaping are located adjacent to the street frontage;**
 - ii. setting fencing and screening requirements;
 - iii. prescribing **setback** requirements at the **boundary** with any **adjoining** residential zone **or from any residential activity;**
 - iv. ensuring ~~protection~~ **access to adequate levels** of sunlight and outlook for **adjoining** sensitive zones **and/or for residential activity;**

- v. locating outdoor service space and car parking directly away from street frontages and entrances to buildings;
- v. vi. protecting the efficiency and safety of the adjacent transport networks; ~~and~~
- vi. vii. controlling industrial activity; ~~and~~
- viii. requiring an urban design assessment for developments comprising 4 or more residential units or large-scale developments.

(Plan Change 5B Council Decision)

15.2.8.3 Policy - Residential development

- a. Provide for residential development within the ~~Commercial~~ Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the ~~Central City~~ Central City.
- b. Require Encourage a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including ~~consistent with the intended built form and mix of activities within that environment,~~ through:
 - i. provision of communal and/or private outdoor living space and service area;
 - ii. screening of outdoor storage areas and outdoor service space;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; ~~and~~
 - v. internal noise protection standards; ~~and~~
 - vi. minimum landscaping and outlook requirements.

(Plan Change 5B Council Decision)

15.2.9 Objective - Role of the ~~Commercial~~ Central City (South Frame) Mixed Use Zone (South Frame)

- a. The development of a ~~Commercial~~ Central City (South Frame) Mixed Use Zone (South Frame) that provides a clear delineation between the ~~Commercial~~ Central City Business City Centre Zone and the ~~Commercial~~ Central City Mixed Use Zone and that:
 - i. enables a compatible mix of activities within a connected, safe and attractive open space landscape;
 - ii. enables a range of activities that do not compromise consolidation of the ~~Commercial~~ Central City Business City Centre Zone; and

- iii. provides for precincts that will accommodate technology based businesses and research and health related activities.

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the ~~Commercial Central City (South Frame)~~ Mixed Use Zone (South Frame) by:
 - i. enabling residential activity to transition into this area in support of inner city residential intensification;
 - ii. enabling education activities and tertiary education and research facilities to establish throughout the zone;
 - iii. enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;
 - iv. enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the ~~Commercial Central City Business City Centre~~ Zone environment, and remain consistent with the objective of consolidating retail activity in the ~~Commercial Central City Business City Centre~~ Zone;
 - v. enabling opportunities for offices and commercial services in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the ~~Commercial Central City Business City Centre Zone~~ or the aim of consolidating that area of the Central City; and
 - vi. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard-based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

15.2.10 Objective - Built form and amenity in the South Frame

- a. A form of built development within the ~~Commercial Central City (South Frame)~~ Mixed Use Zone (South Frame) that improves the safety, amenity, vibrancy, accessibility and attractiveness of the ~~Commercial Central City (South Frame)~~ Mixed Use Zone (South Frame), the South Frame Pedestrian Precinct and the ~~Central City Central City~~.

(Plan Change 5B Council Decision)

15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the ~~Commercial Central City (South Frame)~~ Mixed Use Zone (South Frame) by:

- i. encouraging **buildings** to form a clear edge to **road boundaries** and open space areas such as the South Frame Pedestrian Precinct;
- ii. requiring minimum areas of **landscaping**;
- iii. requiring **landscaping** in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where **buildings** are not constructed to the **boundary** of these areas;
- iv. setting fencing and screening requirements;
- v. ensuring protection of sunlight in open space areas; **and**
- vi. creating new north to south **road** linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct; **and**
- vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.10.2 Policy - Residential development

- a.** Provide for a range of types of residential development within the ~~Commercial~~ Central City ~~(South Frame)~~ Mixed Use Zone **(South Frame)** to support intensification of **residential activity** within the ~~Central City~~ **Central City**, and to provide for an appropriate level of amenity for residents **that recognises the mixed use context of the development and is proportionate to the amount of residential development proposed**, by including:
 - i. provision for **outdoor living space** and **outdoor service space**;
 - ii. screening of **outdoor storage areas** and **outdoor service space**; **and**
 - iii. prescribed minimum **residential unit sizes**;
 - iv. **separation of balconies or habitable spaces from internal site boundaries**;
 - v. **minimum standards for landscaping, and outlook requirements**; **and**
 - vi. **internal noise protection standards**.

(Plan Change 5B Council Decision)

15.2.10.3 Policy - Health Precinct

- a.** Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:
 - i. enabling health related **offices, commercial services** and other activities to locate in this area;
 - ii. creating a high quality urban environment for the establishment of health related activities;

- iii. creating publicly **accessible** open spaces to create vital community focal points and connectivity on each block; and
- iv. enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

15.2.10.4 Policy - Innovation Precinct

- a.** Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:
 - i. enabling the development of **offices, commercial services** and **ancillary** activities;
 - ii. providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies; and
 - iii. enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

15.2.11 Objective - Role of the ~~Commercial Local~~ Neighbourhood Centre Zone within the Central City

- a.** A mix of small scale activities serving the local community which does not compromise the ~~Commercial Central City Business City Centre~~ Zone.

15.2.11.1 Policy - Range of activities

- a.** Enable small scale, **mixed use, commercial activities** in the ~~Commercial Local~~ Neighbourhood Centre Zone in the ~~Central City~~ Central City that provide for the day-to-day convenience shopping, service and employment needs of the local community and limit the size of any single tenancy to ensure that larger scale tenancies, that would be better located in the ~~Commercial Central City Business City Centre~~ Zone, do not establish.

(Plan Change 5B Council Decision)

15.2.11.2 Policy - Community facilities

- a.** Enable the establishment of small scale **community facilities**, co-located with potential neighbourhood **reserves**, within the ~~Commercial Local~~ Neighbourhood Centre Zone in the ~~Central City~~ Central City.

(Plan Change 5B Council Decision)

15.2.11.3 Policy - Residential activity

- a.** Enable **residential activity** to establish in the ~~Commercial Local~~ Neighbourhood Centre Zone in the ~~Central City~~ Central City outside of a ground floor **road** frontage area.

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various ~~commercial zones~~ **commercial zones** are contained in the activity status tables (including activity specific standards) and built form standards in:
- i. [Rule 15.4](#) – ~~Commercial Core~~ **Town Centre** Zone;
 - ii. [Rule 15.5](#) – **Local Centre** Zone;
 - iii. [Rule 15.56](#) – ~~Commercial Local~~ **Neighbourhood Centre** Zone;
 - iv. [Rule 15.67](#) - Commercial Banks Peninsula Zone;
 - v. [Rule 15.78](#) – ~~Commercial Retail Park~~ **Large Format Retail** Zone;
 - vi. [Rule 15.89](#) – Commercial Office Zone;
 - vii. [Rule 15.910](#) – ~~Commercial~~ Mixed Use Zone;
 - viii. [Rule 15.1011](#) – ~~Commercial Central City Business~~ **City Centre** Zone;
 - ix. [Rule 15.1112](#) – ~~Commercial~~ Central City Mixed Use Zone;
 - x. [Rule 15.1213](#) – ~~Commercial~~ Central City Mixed Use (~~South Frame~~) Zone (**South Frame**);
 - xi. [Rule 15.1314](#) - Matters of control and discretion.
- b. Area specific rules also apply to activities within the ~~Commercial Core~~ **Town Centre, Local Centre, and Neighbourhood Centre Zones** and ~~Commercial Local Zone~~ in the following areas:
- i. Belfast/ Northwood (as identified in [Appendix 15.15.1](#)) - [Rule 15.4.3](#)
 - ii. Ferrymead (as identified in [Appendix 15.15.2](#)) - ~~Rule 15.4.4~~ [15.5.3](#)
 - iii. North Halswell (as identified in [Appendix 15.15.3](#)) - ~~Rule 15.4.5~~ [15.4.4](#)
 - iv. Prestons - ~~Rule 15.4.6~~ [15.5.4](#)
 - v. Yaldhurst - ~~Rule 15.4.7~~ [15.5.5](#)
 - vi. ~~Commercial Core~~ **Local Centre** Zone (Other areas) - ~~Rule 15.4.6~~ [15.5.6](#) these being:
[Commercial Core Local Centre Zone \(Land between Huxley Street and King Street\)](#)
[Commercial Core Local Centre Zone \(Fendalton\)](#)
[Commercial Core Local Centre Zone \(Wigram – The Runway\)](#)
 - vii. St Albans **Neighbourhood Centre Zone** (as identified in [Appendix 15.15.5](#)) – ~~Rule 15.5.3~~ [15.6.3](#).

- c. The activity status tables and standards in the following chapters also apply to activities in all **commercial zones** (other than **port activities** south of Norwich Quay in the Commercial Banks Peninsula Zone where Chapters 4, 6, 7, and 11 do not apply):

- 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; and
- 11 Utilities and Energy.

d. The activity status tables and standards specified in clause c. above do not apply to port activities south of Norwich Quay in the Commercial Banks Peninsula Zone. The activity status tables and standards in the following chapters shall be the only chapters that apply to port activities south of Norwich Quay (in addition to the rules for the Commercial Banks Peninsula zone) where relevant:

- 5 Natural Hazards;
- 8 Subdivision, Development and Earthworks; and
- 9 Natural and Cultural Heritage.

e. In the ~~commercial zones~~ commercial zones, either all or specific activities that are listed as restricted discretionary activities shall comply with the built form standards. At the beginning of the built form standards for each zone, it is specified which activities are subject to compliance with these standards.

15.4 Rules - ~~Commercial Core~~ Town Centre Zone

15.4.1 Activity status tables - ~~Commercial Core~~ Town Centre Zone

15.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Commercial Core~~ Town Centre Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.4.2](#). Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 15.4.1.2](#), [15.4.1.3](#), [15.4.1.4](#), [15.4.1.5](#) and [15.4.1.6](#).
- c. The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

Activity		Activity specific standards
P1	Any new building or addition to a building , for any permitted activity listed in Rule 15.4.1.1 P2 to P24.	Nil
P2	Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 D2) This rule has been deleted.	
P3	Retail activity excluding supermarket and department store , unless otherwise specified	a. The maximum tenancy size shall be 500m² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington and New Brighton. <u>NIL</u> (Plan Change 5B Council Decision)
P4	Trade supplier	
P5	Second-hand goods outlet	
P6	Commercial services	
P7	Entertainment activity located in a Key Activity Centre . (Plan Change 5B Council Decision)	
P8	Recreation activity located in a Key Activity Centre , unless otherwise specified	

Activity	Activity specific standards
(Plan Change 5B Council Decision)	
P9 Food and beverage outlet	
P10 Gymnasium	
P11 Office	a. The maximum tenancy size shall be 500m ² GLFA in a District Centre or Neighbourhood Centre.
P12 Guest Visitor accommodation (Plan Change 4 Council Decision subject to appeal)	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.
P13 Community facility (unless otherwise specified in P7, P8 and P14-P17) (Plan Change 5B Council Decision)	Nil
P14 Health care facility: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	
P15 Education activity: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities. (Plan Change 5B Council Decision)	
P16 Preschool: a. outside the 50 dB Ldn Air Noise Contour.	

Activity	Activity specific standards
P17 Care facility: a. outside the 50 dB Ldn Air Noise Contour.	
P18 Spiritual activity	
P19 Public artwork	
P20 Public transport facility	
P21 Residential activity (including retirement villages).	a. The activity shall be:- <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P18 on the ground floor frontage to the street, excluding: <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; or B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055). b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level. This clause has been deleted.
	c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking areas, garages and balconies) per unit of: <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m²
	d. Each residential unit shall be provided with: <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and

Activity	Activity specific standards																
	<p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres; and</p> <p>iv. Any outdoor service space shall not be used for car parking or access.</p> <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and directly accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="727 860 1334 1200"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p>f. Any outdoor living space shall not be used for car parking or access.</p> <p>g. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,n} + C_{tr}$.</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p> <p>i. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</p> <p>j. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <p>i. a minimum dimension 4 metres in depth and 4 metres in width, for the principal living area, measured from the centre point of the largest window; and</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	68m²	1.58 metres	ii.	2 or 3 bedroom	10m ²	1.58 metres	iii.	More than 3 bedrooms	15m ²	1.58 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	68m²	1.58 metres														
ii.	2 or 3 bedroom	10m ²	1.58 metres														
iii.	More than 3 bedrooms	15m ²	1.58 metres														

Activity		Activity specific standards
		<p>ii. <u>a minimum dimension of 3 metre in depth and 3 metres in width, for a bedroom, measured from the centre point of the largest window.</u></p> <p>k. <u>The outlook space shall not overlap or extend over any other outlook space or outdoor living space required by another residential unit.</u></p> <p>(Plan Change 5B Council Decision)</p>
P22	Emergency service facilities	Nil
P23	Parking lot	
P24	High technology industrial activity	

15.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in [Rule 15.4.2.1 b](#).

	Activity
C1	<ol style="list-style-type: none"> a. Any activity listed in Rule 15.4.1.1 P1-P24 requiring consent under Rule 15.4.2.1(b). b. Any application arising from this rule shall not be limited or publicly notified.

15.4.1.3 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 Rules [15.143.1](#), [15.143.2](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ol style="list-style-type: none"> a. Any activity listed in Rule 15.4.1.1 P21 that does not meet one or more of the activity specific standards a. – e., f and i. - k. b. Any application arising from this rule shall not be limited or publicly notified <u>other than for any breach</u> 	<ol style="list-style-type: none"> a. Residential activity - Rule 15.143.2.3 b. Activity at ground floor level – Rule 15.143.2.2 c. <u>Glazing</u> – Rule 15.14.3.37 d. <u>Outlook spaces</u> – Rule 15.14.38

	Activity	The Council's discretion shall be limited to the following matters:
	<u>of standards (j) and (k), which must not be publicly notified.</u>	
RD2	<p>Any activity listed in Rule 15.4.1.1 P1-P24 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification. 	<p>a. As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> i. Urban design – Rule 15.143.1. ii. Maximum building height – Rule 15.143.3.1 iii. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2 iv. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3 v. Sunlight and outlook at boundary with a residential zone – Rule 15.143.3.4 vi. <u>Screening of Outdoor storage areas, service areas/spaces and car parking</u> – Rule 15.143.3.5 vii. Landscaping and trees – Rule 15.143.3.6 viii. Water supply for fire fighting – Rule 15.143.3.8 ix. Minimum building setback from the railway corridor - Rule 15.143.3.10 x. Refer to Rule 15.143.4 for the matters of discretion for area specific standards. xi. <u>Minimum Tower Setback and Road Wall Height Rule 15.4.2.11</u> xii. <u>Minimum Tower dimension and separation Rule 15.4.2.12</u>
RD3	<ol style="list-style-type: none"> a. Yard-based supplier b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. Centre vitality and amenity – Rule 15.143.2.4
RD4	<ol style="list-style-type: none"> a. Service station b. Any application arising from this rule shall not be limited or publicly notified. 	
RD5	<ol style="list-style-type: none"> a. Drive-through services b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. Drive-through services – Rule 15.143.3.12

	Activity	The Council's discretion shall be limited to the following matters:
RD6	a. Any activity listed in Rule 15.4.1.1 P3 P11 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.143.2.1 b. Centre vitality and amenity - Rule 15.143.2.4
RD7	a. Parking building b. Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.143.1.
RD8	<u>Any activity listed in Rule 15.4.1.1 P1-P24 that does not meet Rule 15.4.2.10</u>	a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u>

15.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066)

15.4.1.5 Non-complying activities

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

	Activity
NC1	Any residential activity or guest visitor accommodation that does not meet Rules 15.4.1.1 P12 activity specific standard a. or P21 activity specific standard fg . (Plan Change 4 Decision subject to appeal)
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	a. Sensitive activities i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure.

	Activity
	<ul style="list-style-type: none"> ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. c. Buildings, other than those in (b) above, <ul style="list-style-type: none"> i. within 12 metres of the foundation of a 220kV National Grid transmission support structure. ii. within 10 metres of the foundation of an associated support structure. d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation. e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV electricity distribution line above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval). <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001. 4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to National Grid transmission lines shall be served on Transpower New Zealand in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

15.4.1.6 Prohibited activities

There are no prohibited activities.

15.4.2 Built form standards - ~~Commercial Core~~ Town Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of [Christchurch City](#) which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may

be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities [RD1](#), [RD3- RD7](#), unless otherwise stated.

[\(Plan Change 5B Council Decision\)](#)

15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P24 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a DistrictTown Centre as identified in Policy 15.2.2.1, Table 15.1; or ii. 1,000m² GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1. 	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P24 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.143.1 Urban design (a)(i)-(ix) . Certification shall include sufficient detail to demonstrate how the relevant urban design	a. That the new building or addition to a building is built in accordance with the urban design certification.

	Activity status	Applicable to	Matters of control or discretion
		provisions / outcomes in Rule 15.143.1 have been met.	
c.	Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.4.2.1 a or b.	a. Urban design – Rule 15.143.1
d.	Any application arising from this rule shall not be limited or publicly notified.		

Advice note:

1. Any **building** or an addition to a **building** requiring resource consent under [Rule 15.4.2.1](#) is exempt from meeting [Rule 15.4.2.3](#).
2. The following forms of development are exempt from compliance with this rule:
 - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - b. Refurbishment, reinstatement works.
3. The following activities in [Rule 15.4.1.1](#) are exempt from compliance with this rule:
 - a. P13 **Community facility**; P14 **Health care facility**; P15 **Education activity**; P16 **Preschool**; P17 **Care facility**; P18 **Spiritual activity**; P22 **Emergency service facility**.

15.4.2.2 Maximum building height

- a. The maximum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	All sites in a District Town Centre (other than specified below)	<u>20-22</u> metres
ii.	All sites in a Town Centre at Riccarton, Hornby or Papanui	<u>22-32</u> metres
iii.–	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iv.–	All sites in a Neighbourhood Centre	12 metres
v.–	Other locations	17 metres

- b. Any application arising from this rule shall not be publicly notified.

15.4.2.3 Building setback from road boundaries/ street scene

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

	Standard
i.	<p>On the road frontage of a site identified as a Key pedestrian frontage (identified on the planning maps), all buildings shall:</p> <p>A. be built up to the road boundary except for:</p> <p style="padding-left: 20px;">I. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres.</p> <p style="padding-left: 20px;">II. any pedestrian or vehicle access.</p> <p>B. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street.</p> <p>C. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p> <p>D. This rule shall not apply to emergency service facilities (P22).</p> <p>E. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used as a parking area.</p>
ii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps, all buildings shall:</p> <p>A. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and</p> <p>B. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial road or collector road.</p>
iii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <p>A. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary (excluding pedestrian and vehicle accesses).</p> <p>(Plan Change 5B Council Decision)</p>

b. Any application arising from this rule shall not be limited or publicly notified.

15.4.2.4 Minimum building setback from the internal boundary with a residential zone

a. The minimum **building setback** from the internal **boundary** with a residential zone shall be 3 metres.

b. Any application arising from this rule shall not be publicly notified.

15.4.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. ~~contained by a 60° recession plane measured from any point 2.3 metres above the internal **boundary** in accordance with the diagrams in Appendix 15.15.9.~~
- b. For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the **building** above 12m in **height**.

~~b. Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~

€ Any application arising from this rule shall not be publicly notified.

15.4.2.6 Outdoor storage areas

- a. Any **outdoor storage areas** shall:
- i. be screened by 1.8 metre high fencing or **landscaping** from any **adjoining site**; and
 - ii. not be located within the **setback** specified in [Rule 15.4.2.4](#).
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4.2.7 Landscaping and trees

a. **Landscaping** and trees shall be provided as follows:

	Standard
i.	On sites adjoining with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback .

	Standard
	(Plan Change 5B Council Decision)
ii.	<p>On all sites:</p> <p>A. one tree shall be planted for every 5 car parking spaces (or part thereof) provided between buildings and the street.</p> <p>B. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>(Plan Change 5B Council Decision)</p>
iii.	All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

- b. Any application arising from clause (a)(ii) shall not be limited or publicly notified.

15.4.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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 firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.**
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.4.2.9 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.4.2.10 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. **For all properties fronting the City Spine Transport Corridor:**
- i. **Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and**
 - ii. **Any fencing provided along the road boundary shall not exceed 1m in height maximum**
 - iii. **Any outdoor living space must not be located within 1.5m of the road boundary.**

15.4.2.11 Minimum Tower setback and Road Wall Height.

- a. Any building above a 20-metre road wall height, shall be setback on a 45-degree angle from each edge of the building base.

15.4.2.12 Minimum Tower dimension and separation

- a. Any tower above the 20 metre road wall height in 15.4.2.11 shall be a maximum of a 40-metre diagonal dimension.
- b. Separation between multiple towers on a contiguous site shall be a minimum of 18 metres.

15.4.3 **Area specific rules – ~~Commercial Core~~ Town Centre Zone (Belfast/Northwood) Outline Development Plan area**

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.3.

15.4.3.1 **Area-specific activities - ~~Commercial Core~~ Town Centre Zone (Belfast/ Northwood) Outline Development Plan area**

15.4.3.1.1 **Area-specific permitted activities**

There are no permitted activities.

15.4.3.1.2 **Area-specific controlled activities**

There are no controlled activities.

15.4.3.1.3 **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 ~~Rules 15.143.4.1, 15.143.1 and 15.143.3~~, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building in the Commercial Core <u>Town Centre</u> Zone (Belfast/ Northwood) that meets the built form standards in Rules	a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.143.4.1 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1

	Activity	The Council's discretion shall be limited to the following matters:
	15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.2.	c. Urban design - Rule 15.143.1
RD2	<p>a. Any activity or building that does not meet one or more of the built form standards in 15.4.3.2, unless otherwise specified in Rule 15.4.3.1.4 D1 or Rule 15.4.3.1.5 NC1.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.143.3.1</p> <p>b. Landscaping – Rule 15.143.4.1.3</p> <p>c. Roading, access and parking – Rule 15.143.4.1.4</p> <p>d. Maximum total number of vehicles exiting the site – Rule 15.143.4.1.6</p> <p>and</p> <p>e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15. 143.4.1</p> <p>f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1</p> <p>g. Urban design – Rule 15.143.1</p> <p>h. Maximum retail /office thresholds – Rule 15.143.4.1.5</p> <p>(Plan Change 5B Council Decision)</p>

15.4.3.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity or building that does not meet Rule 15.4.3.2.6 (Maximum threshold for offices).

15.4.3.1.5 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 15.4.3.2.2 (Building setback and size).
NC2	<p>Any activity or building that does not meet Rule 15.4.3.2.8 (Maximum threshold for non-residential activities).</p> <p>(Plan Change 5B Council Decision)</p>

15.4.3.1.6 Area-specific prohibited activities

There are no area-specific prohibited activities.

15.4.3.2 Area-specific built form standards - ~~Commercial Core~~ Town Centre Zone (Belfast/ Northwood) Outline Development Plan area

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

15.4.3.2.1 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1 .	12 metres
ii.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1 .	5 metres

b. Any application arising from this rule shall not be publicly notified.

15.4.3.2.2 Building setback and size

a. The minimum building setback and building size 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 zone.
iii.	Any buildings between 150 metres and 200 metres from the southern boundary of the zone shall not exceed a gross floor area of 500m ² .

b. Any application arising from this rule shall not be publicly notified.

15.4.3.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4.3.2.4 Roading, access and parking

- a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 15.15.1 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. The point marked on the outline development plan in Appendix 15.15.1 for a 'future left in / left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.
- c. Any application arising from this rule shall not be publicly notified.

15.4.3.2.5 Maximum total number of vehicles exiting the site

- a. The maximum total number of vehicles exiting the site until the Northern Arterial has been constructed and is open to traffic shall be as follows:
 - i. Thursday Evening Peak Hour – 625 vehicles
 - ii. Saturday Peak Hour – 700 vehicles.
- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Advice note:

1. The traffic volumes emerging from the site shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.
2. For the purpose for estimating trips exiting the site, any traffic going from the ~~Commercial Core~~ **Town Centre** Zone (Belfast/ Northwood) to the ~~Commercial Retail Park~~ **Large Format Retail** Zone on the north side of Radcliffe Road shall be excluded from calculations.

15.4.3.2.6 Maximum thresholds for offices

- a. The maximum thresholds for offices shall be as follows:

	Activity	Standard
i.	Offices up until 1-February 2020	The total amount of floorspace for offices within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 8,000m ² GLFA.

	Activity	Standard
ii.	Offices from 1 February 2020 onwards	The total amount of floorspace for offices within the 'Styx Belfast/Northwood' centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m ² GLFA.

(Plan Change 5B Council Decision)

15.4.3.2.7 Maximum thresholds for retailing activity

- a. The total amount of floorspace for retailing within the 'Styx Belfast/Northwood' centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 20,000m² GLFA.

(Plan Change 5B Council Decision)

15.4.3.2.8 Maximum threshold for non- residential activities

- a. The total amount of floorspace for non-residential activities within the 'Styx Belfast/Northwood' centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 45,000m² GLFA.

(Plan Change 5B Council Decision)

15.4.4 ~~Area specific rules – Commercial Core Zone (Ferrymead) Development Plan area~~

[This section has been moved to 15.5.3]

15.4.54 ~~Area-specific rules - Commercial Core~~ Town Centre Zone (North Halswell) Outline Development Plan area

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.54.

~~15.4.54.1~~ Area-specific activities - Commercial Core Town Centre Zone (North Halswell) Outline Development Plan area

~~15.4.54.1.1~~ Area-specific permitted activities

There are no permitted activities.

~~15.4.54.1.2~~ Area specific controlled activities

There are no controlled activities.

15.4.54.1.3 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 [Rules 15.143.4.3](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity in the Commercial Core Town Centre Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.54.2 .	a. All matters in Rule 15.143.4.3 . b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.3 .
RD2	Any activity that does not meet built form standard Rule 15.4.5.2.1. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	a. Maximum building height – Rule 15.13.3.1

15.4.54.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity that does not meet Rule 15.4.54.2.3 (Maximum retail activity threshold) and/or Rule 15.4.54.2.4 (Maximum office threshold).

15.4.54.1.5 Area-specific non-complying activities

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

	Activity
NC1	Any retail activity that does not meet Rule 15.4.54.2.2 (Intersection upgrades).

15.4.54.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.4.54.2 Area-specific built form standards — ~~Commercial Core~~ Town Centre Zone (North Halswell) Outline Development Plan area

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

15.4.54.2.1 Maximum building height

- a. ~~The maximum height of any building shall be 14 metres.~~
- b. ~~Any application arising from this rule shall not be publicly notified.~~

This rule has been deleted.

15.4.54.2.2 ~~Landscaping—Minimum width of landscaping strip~~ Intersection upgrades

- a. No retail activity within the ~~Commercial Core~~ Town Centre Zone (North Halswell) shall be open to the public until the construction of the upgrade of the intersection of Augustine Drive and Halswell Road to traffic lights has been completed.
- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.54.2.3 Maximum retail activity threshold

- a. The total amount of floorspace for retail activity within the ~~Commercial Core~~ Town Centre Zone (North Halswell) shall not exceed 25,000m² (GFA).

15.4.54.2.4 Maximum office threshold

- a. The total amount of floorspace for offices within the ~~Commercial Core~~ Town Centre Zone (North Halswell) shall not exceed 5,000m² (GFA).

**15.4.5 ~~Area specific rules – Commercial Core Zone (North Halswell)
Outline Development Plan area~~**

[This section has been moved to 15.4.4]

15.4.6 ~~Area specific Rules – Commercial Core Zone (Prestons)~~

[This section has been moved to 15.5.4]

15.4.7 ~~Area specific rules – Commercial Core Zone (Yaldhurst)~~

[This section has been moved to 15.5.5]

15.4.8 ~~Area specific rules – Commercial Core Zone (Other areas)~~

[This section has been moved to 15.5.6]

15.45 Rules – ~~Commercial Core~~ Local Centre Zone

15.45.1 Activity status tables – ~~Commercial Core~~ Local Centre Zone

15.45.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Commercial Core~~ Local Centre Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.45.2](#). Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [15.45.1.2](#), [15.45.1.3](#), [15.45.1.4](#), [15.45.1.5](#) and [15.45.1.6](#).
- c. The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

Activity		Activity specific standards
P1	Any new building or addition to a building , for any permitted activity listed in Rule 15.45.1.1 P2 to P24.	Nil
P2	Department store , supermarket , unless specified below. (refer to Rule 15.45.1.4 D2)	
P3	Retail activity excluding supermarket and department store , unless otherwise specified.	a. The maximum tenancy size shall be 500m ² GLFA. in a Neighbourhood Centre . This clause does not apply to the Key Activity Centre at Spreydon/Barrington and New Brighton . (Plan Change 5B Council Decision)
P4	Trade supplier	
P5	Second-hand goods outlet	
P6	Commercial services	
P7	Entertainment activity located in a Key Activity Centre (Plan Change 5B Council Decision)	
P8	Recreation activity located in a Key Activity Centre , unless otherwise specified. (Plan Change 5B Council Decision)	

Activity		Activity specific standards
P9	Food and beverage outlet	
P10	Gymnasium	
P11	Office	a. The maximum tenancy size shall be 500m ² GLFA in a District Centre or Neighbourhood Centre.
P12	Guest <u>Visitor accommodation</u> (Plan Change 4 Council subject to appeal)	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw+C_{tr}}$
P13	<u>Community facility</u> (unless specified in P7, P8, and P14 – P17) (Plan Change 5B Council Decision)	NIL
P14	<u>Health care facility:</u> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	
P15	<u>Education activity:</u> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to <u>trade and industry training activities.</u> (Plan Change 5B Council Decision)	
P16	<u>Preschool:</u> a. outside the 50 dB Ldn Air Noise Contour.	

Activity	Activity specific standards
P17 Care facility: a. outside the 50 dB Ldn Air Noise Contour.	
P18 Spiritual activity	
P19 Public artwork	
P20 Public transport facility	
P21 Residential activity (including retirement villages).	a. The activity shall be:- <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P18 on the ground floor frontage to the street, excluding: <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; or B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055). b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level. This clause has been deleted. c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking areas, garages and balconies) per unit of: <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m². d. Each residential unit shall be provided with: <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a

Activity	Activity specific standards																
	<p>private or communal area;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres; and</p> <p>iv. <u>Any outdoor living space or outdoor service space shall not be used for car parking or access.</u></p> <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and directly accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="730 1055 1350 1317"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,n}T_w+C_{tr}$.</p> <p>g. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p> <p>h. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</u></p> <p>i. <u>Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <p style="padding-left: 20px;">i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u></p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6 8m ²	1.5 8 metres	ii.	2 or 3 bedroom	10m ²	1.5 8 metres	iii.	More than 3 bedrooms	15m ²	1.5 8 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6 8m ²	1.5 8 metres														
ii.	2 or 3 bedroom	10m ²	1.5 8 metres														
iii.	More than 3 bedrooms	15m ²	1.5 8 metres														

Activity		Activity specific standards
		<p>ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u></p> <p>j. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>(Plan Change 5B Council Decision)</p>
P22	Emergency service facilities	Nil
P23	Parking lot	
P24	High technology industrial activity	

15.45.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in [Rule 15.45.2.1 b](#).

	Activity
C1	<ol style="list-style-type: none"> a. Any activity listed in Rule 15.45.1.1 P1-P24 requiring consent under Rule 15.54.2.1(b). b. Any application arising from this rule shall not be limited or publicly notified.

15.45.1.3 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 Rules [15.143.1](#), [15.143.2](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ol style="list-style-type: none"> a. Any activity listed in Rule 15.45.1.1 P21 that does not meet one or more of the activity specific standards a-e <u>and h-j</u>. 	<ol style="list-style-type: none"> a. Residential activity - Rule 15.143.2.3 b. <u>Activity at ground floor level – Rule 15.143.2.2</u> c. <u>Glazing – Rule 15.14.3.37</u>

	Activity	The Council's discretion shall be limited to the following matters:
	<p>b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (i) and (j), which must not be publicly notified.</p> <p>(Plan Change 5B Council Decision)</p>	<p>d. Outlook spaces – Rule 15.14.3.38</p> <p>(Plan Change 5B Council Decision)</p>
RD2	<p>Any activity listed in Rule 15.45.1.1 P1-P24 and Rule 15.45.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.45.2.1 c. and Rules 15.45.2.2 – 15.45.2.9, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>a. As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> i. Urban design – Rule 15.143.1 ii. Maximum building height – Rule 15.143.3.1 iii. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2 iv. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3 v. Sunlight and outlook at boundary with a residential zone – Rule 15.143.3.4 vi. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.143.3.5 vii. Landscaping and trees – Rule 15.143.3.6 viii. Water supply for fire fighting – Rule 15.143.3.8 ix. Minimum building setback from the railway corridor - Rule 15.143.3.10 x. Refer to Rule 15.143.4 for the matters of discretion for area specific standards.
RD3	<p>a. Yard-based supplier</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Centre vitality and amenity – Rule 15.143.2.4</p>
RD4	<p>a. Service station</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD5	<p>a. Drive-through services</p>	<p>a. Drive-through services – Rule 15.143.3.12</p>

	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.	
RD6	a. Any activity listed in Rule 15.45.1.1 P3 – P11 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.143.2.1 b. Centre vitality and amenity - Rule 15.143.2.4
RD7	a. Parking building b. Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.143.1
RD8	<u>Any activity listed in Rule 14.5.1.1 P1-P24 that does not meeting Rule 14.5.2.10</u>	a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u>

15.45.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066).

15.45.1.5 Non-complying activities

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

	Activity
NC1	Any residential activity or guest visitor accommodation that does not meet Rules 15.45.1.1 P12 activity specific standard a. or P21 activity specific standard f. (Plan Change 4 Decision subject to appeal)
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.

	Activity
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure. ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above,</p> <ul style="list-style-type: none"> i. within 12 metres of the foundation of a 220kV National Grid transmission support structure. ii. within 10 metres of the foundation of an associated support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV electricity distribution line above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001. 4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to National Grid transmission lines shall be served on Transpower New Zealand in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

15.45.1.6 Prohibited activities

There are no prohibited activities.

15.45.2 Built form standards - ~~Commercial Core~~ Local Centre Zone

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

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities **RD1**, RD3- RD7, unless otherwise stated.

(Plan Change 5B Council Decision)

15.45.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.45.1.1 P1 to P24 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District-Town Centre as identified in Policy 15.2.2.1, Table 15.1; or ii. 1,000m² GLFA where located in a Neighbourhood-Local Centre identified in Policy 15.2.2.1, Table 15.1. 	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.45.1.1 P1 to P24 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.143.1 Urban design (a)(i)-(ix).	a. That the new building or addition to a building is built in accordance with the urban design certification.

Activity status	Applicable to	Matters of control or discretion
	Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.143.1 have been met.	
c. Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.45.2.1 a or b.	a. Urban design – Rule 15.143.1
d.	Any application arising from this rule shall not be limited or publicly notified.	

Advice note:

1. Any **building** or an addition to a **building** requiring resource consent under [Rule 15.54.2.1](#) is exempt from meeting [Rule 15.54.2.3](#).
2. The following forms of development are exempt from compliance with this rule:
 - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - b. Refurbishment, reinstatement works.
3. The following activities in [Rule 15.54.1.1](#) are exempt from compliance with this rule:
 - a. P13 **Community facility**; P14 **Health care facility**; P15 **Education activity**; P16 **Preschool**; P17 **Care facility**; P18 **Spiritual activity**; P22 **Emergency service facility**.

15.45.2.2 Maximum building height

- a. The maximum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.	12-14 metres
iv.	Other locations	17 metres
ii.	All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.	14 metres
iii.	All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.	20-22 metres

- ~~b.~~ Any application arising from this rule shall not be publicly notified.

15.45.2.3 Building setback from road boundaries/ street scene

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

	Standard
i.	<p>On the road frontage of a site identified as a Key pedestrian frontage (identified on the planning maps), all buildings shall:</p> <p>A. be built up to the road boundary except for:</p> <ul style="list-style-type: none"> I. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. II. any pedestrian or vehicle access. <p>B. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street.</p> <p>C. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p> <p>D. This rule shall not apply to emergency service facilities (P22).</p> <p>E. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used as a parking area.</p>
ii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps, all buildings shall:</p> <p>A. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and</p> <p>B. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial road or collector road.</p>
iii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <p>A. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary excluding pedestrian and vehicle accesses).</p> <p>(Plan Change 5B Council Decision)</p>

b. Any application arising from this rule shall not be limited or publicly notified.

15.45.2.4 Minimum building setback from the internal boundary with a residential zone

- a. The minimum **building setback** from the internal **boundary** with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.45.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope constructed by recession planes shown in [Appendix 14.16.2 diagram D](#) from points 3m 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. ~~contained by a recession plane measured from any point 2.3-4 metres above the internal **boundary** in accordance with the diagrams in [Appendix 15.15.9](#).~~
- b. For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D](#), in which case there shall be no recession plane requirement for that part of the **building** above 12m in **height**.

- ~~b. Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- ↪ Any application arising from this rule shall not be publicly notified.

15.45.2.6 Outdoor storage areas

- a. Any **outdoor storage areas** shall:
 - i. be screened by 1.8 metre high fencing or **landscaping** from any **adjoining site**; and
 - ii. not be located within the **setback** specified in [Rule 15.45.2.4](#).
- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.2.7 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

	Standard
i.	<p>On sites adjoining with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.</p> <p>(Plan Change 5B Council Decision)</p>
ii.	<p>On all sites,</p> <p>A. one tree shall be planted for every 5 car parking spaces (or part thereof) provided between buildings and the street.</p> <p>B. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>(Plan Change 5B Council Decision)</p>
iii.	<p>All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>

b. Any application arising from clause (a)(ii) shall not be limited or publicly notified.

15.45.2.8 Water supply for fire fighting

a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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.**

~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.45.2.9 Minimum building setback from railway corridor

a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.5.2.10 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
 - i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

15.45.43 Area-specific rules - ~~Commercial Core~~ Local Centre Zone (Ferrymead) Development Plan area

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.45.1](#) and [15.45.2](#) unless specified otherwise in [15.45.43](#).

15.45.43.1 Area-specific activities - ~~Commercial Core~~ Local Centre Zone (Ferrymead) Development Plan area

15.45.43.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities in the ~~Commercial Core~~ Local Centre Zone (Ferrymead) Development Plan area if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.45.43.2](#).

	Activity	Activity specific standards
P1	Any activity or building.	Compliance with: <ul style="list-style-type: none"> a. All the following key structuring elements shown on the Ferrymead Development Plan (see Appendix 15.15.2): <ul style="list-style-type: none"> i. Pedestrian Link ii. Pedestrian Accessway iii. Key Mixed Modal Link iv. Future and Secondary Vehicular and Pedestrian Accessways v. Boundary with Sensitive Environment vi. Pedestrian Interface vii. Key Public Vehicle Access viii. Landscape Setback

	Activity	Activity specific standards
		b. Built form standards in Rule 15.4.4.2 15.5.3.2 , and Rule 15.4.2 15.5.2 unless specified otherwise in Rule 15.4.4.2 15.5.3.2 .
P2	Key structuring elements identified on the development plan in Appendix 15.15.2 .	a. Development is to be in accordance with the key structuring elements on the development plan.

15.45.43.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

15.45.43.1.3 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 [Rules 15.134.4.2](#) and [15.134.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ol style="list-style-type: none"> a. Any retail activity resulting in the total GLFA in the Commercial Core Local Centre Zone (Ferrymead), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m². b. Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m². 	a. Maximum retail/offices thresholds – Rule 15.134.4.2.3
RD2	<p>Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. For RD2, the vehicle trips per day shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version. 	a. Roading and access – Rule 15.134.4.2.2
RD3	Any activity or building that does not comply with one or more of the key structuring elements on the development plan in Appendix 15.15.2 .	a. Matters of discretion in Rule 15.134.4.2
RD4	Any activity or building that does not meet one or more of the built form standards in Rule 15.45.3.2 unless otherwise specified. Advice note:	a. Maximum building height – Rule 15.134.3.1 b. a. Landscaping and trees – Rule 15.134.3.6

	Activity	The Council's discretion shall be limited to the following matters:
	1. Refer to relevant built form standard for provisions regarding notification.	

15.45.43.1.4 Activity-specific discretionary activities

There are no activity-specific discretionary activities.

15.45.43.1.5 Activity-specific non-complying activities

There are no activity-specific non-complying activities.

15.45.43.1.6 Activity-specific prohibited activities.

There are no activity-specific prohibited activities.

15.45.43.2 Activity-specific built form standards - ~~Commercial Core~~ Local Centre Zone (Ferrymead) Development Plan area

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

15.45.43.2.1 ~~Maximum building height~~

~~a. The maximum height of any building shall be as follows:~~

	Standard
i.	20 metres, unless specified below
ii.	12 metres at 2 Waterman Place (Lot 1 DP305947)

~~b. Any application arising from this rule shall not be publicly notified.~~

This rule has been deleted.

15.45.43.2.2 Landscaping - Minimum width of landscaping strip

- a. A landscaped strip with a minimum width of 5 metres shall be provided adjacent to the boundary with Charlesworth Reserve, using native species.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64 Area-specific Rules – ~~Commercial Core~~ Local Centre Zone (Prestons)

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.45.1](#) and [15.45.2](#) unless specified otherwise in [15.45.64](#).

15.45.64.1 Area-specific activities – ~~Commercial Core~~ Local Centre Zone (Prestons)

15.45.64.1.1 Area-specific permitted activities

There are no permitted activities.

15.45.64.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

15.45.64.1.3 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 Rules [15.134.4.4](#) and [15.134.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity or building that does not meet one or more of the built form standards in Rule 15.45.64.2 unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none">a. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3c. Landscaping and trees – Rule 15.143.3.6d. Staging of development to align with intersection upgrades – Rule 15.143.4.4.1.

15.45.64.1.4 Area-specific discretionary activities

There are no discretionary activities.

15.45.64.1.5 Area-specific non-complying activities

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

	Activity
NC1	Any activity that does not meet Rules 15.4.6.2.5 (Staged development) and 15.4.6.2.6 15.5.4.2.6 (Maximum retail activity thresholds). (Plan Change 5B Council Decision)

15.45.64.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.45.64.2 Area-specific built form standards - Commercial Core-Local Centre Zone (Prestons)

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

15.45.64.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64.2.2 Minimum building setback from the zone boundary

- a. The minimum building setback from the southern boundary of the zone, adjoining the Rural Urban Fringe Zone, shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.45.64.2.3 Landscaping

- a. A landscaping strip with a minimum width of 10 metres shall be provided along and adjacent to the boundary with Marshland Road.

b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64.2.4 Staging of development to align with intersection upgrades

a. The staging of development shall align with **intersection** upgrades as follows:

	Standard
i.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.
ii.	No more than 7200m ² of non-residential activities (comprising 4000m ² for a supermarket (where an individual tenancy is greater than 1,000m ² GLFA) and 3200m ² for other non-residential activities) shall occur until such time as: A. Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and B. The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.

b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Advice note:

1. The 7,200m² of non-residential development referred to in this rule is inclusive of existing **commercial activities** contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new **road** extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

15.45.64.2.5 Staged development

~~a. This rule has been deleted. No development shall occur until either:~~

~~i. a comprehensive plan which shows the overall wastewater system for all activities is provided to the Council; or~~

~~ii. it is demonstrated that such a plan has already been provided to Council pursuant to clause (i) above or as part of a subdivision application, and either:~~

~~iii. an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or~~

~~iv. it is demonstrated that such an approved wastewater system has already been established.~~

~~b. Any application arising from this rule shall not be limited or publicly notified.~~

15.45.64.2.6 Maximum retail activity threshold

a. The maximum GLFA for retail activity shall be as follows:

	Standard
i.	The maximum GLFA for retail activities within the Commercial Core <u>Local Centre</u> Zone (Prestons) shall be 12,000m ² . Advice note: 1. This includes all existing lawfully established retail activity as at 27 March 2010.
ii.	The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial Core <u>Local Centre</u> Zone (Prestons) shall be 150m ² .

15.45.75 Area-specific rules - ~~Commercial Core~~ Local Centre Zone (Yaldhurst)

a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.45.1](#) and [15.45.2](#) unless specified otherwise in [15.4.75.5](#).

15.45.75.1 Area-specific activities – ~~Commercial Core~~ Local Centre Zone (Yaldhurst)

15.45.75.1.1 Area-specific permitted activities.

There are no permitted activities.

15.45.75.1.2 Area-specific controlled activities.

There are no controlled activities.

15.45.75.1.3 Area-specific restricted discretionary activities.

There are no restricted discretionary activities.

15.45.75.1.4 Area-specific discretionary activities.

There are no discretionary activities.

15.45.75.1.5 Area specific non-complying activities

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

	Activity
NC1	Any activity or building that does not meet the built form standards specified in Rule 15.4.7.2 15.5.5.2 . Advice note: 1. Refer to relevant built form standard for provisions regarding notification.

15.45.75.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.45.75.2 Built form standards - ~~Commercial Core~~ Local Centre Zone (Yaldhurst)

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

15.45.75.2.1 Minimum building setback for residential activities on sites adjoining Yaldhurst Road

a. The minimum **building setback** for **residential activities** on **sites adjoining** Yaldhurst Road shall be as follows:

	Activity	Standard
i.	Residential activities where no acoustic mitigation is provided (as specified in (ii) and (iii) below).	80 metres
ii.	Residential activities where the following measures are proposed: A. Mounding, or other physical barrier to noise transmission, capable of reducing traffic noise intrusion to all parts of any site by at least 10dB is to be provided within 20 metres of the road boundary across the entire width of the site , provided that such mounding or barrier shall be screened from	40 metres

	Activity	Standard
	<p>the adjoining road by landscaping; and</p> <p>B. The landscaping required under a.ii.A. shall have a minimum depth of 1.5 metres, a minimum height of 1.8 metres (at the time of planting) and should be located between the mounding or fencing and the adjoining road.</p>	
iii.	<p>Residential activities where the following measures are proposed:</p> <p>A. In addition to (a)(ii) above, all external windows and doors of residential units including those installed in the roof should be acoustically treated to achieve an external to internal noise reduction of at least 25dB with windows and doors closed.</p>	20 metres

b. Any application arising from this rule shall not be publicly notified.

15.45.75.2.2 Roading and access

a. Sites having frontage to Yaldhurst Road shall not have any direct vehicular access to Yaldhurst Road, other than in the location marked as “Road access point Fixed location” on the outline development plan in [Appendix 8.10.282](#) - Yaldhurst Outline Development Plan.

b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.45.86 Area specific rules - ~~Commercial Core~~ Local Centre Zone (Other areas)

a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.45.1](#) and [15.45.2](#) unless specified otherwise in ~~15.4.8~~ [15.5.6](#).

15.45.86.1 Area-specific activities - ~~Commercial Core~~ Local Centre Zone (Other areas)

15.45.86.1.1 Area specific permitted activities

a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activity	Activity specific standards
<p>P1 Any activity or building in the Commercial Core <u>Local Centre</u> Zone</p>	<p>a. Development is to comply with the development plan for the land between</p>

	between Huxley Street and King Street (Refer to Appendix 15.15.4)	Huxley Street and King Street (Refer to Appendix 15.15.4).
P2	<p>Any activity or building in the North-West Belfast Commercial Core Zone (Refer to Appendix 15.15.11).</p> <p>(Plan Change 5F Council Decision subject to appeal)</p>	<p>Development is to comply with the outline development plan for the North-West Belfast Commercial Core Zone (Refer to Appendix 15.15.11).</p> <p>Development is to comply with the North West Belfast Outline Development Plan (Refer to Appendix 8.10.23)</p> <p>(Plan Change 5F Council Decision subject to appeal)</p>

15.45.86.1.2 Area-specific controlled activities

There are no controlled activities.

15.45.86.1.3 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 15.134.3](#) and [15.134.4.8](#), as set out in the following table.

(Plan Change 5F Council Decision)

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building not complying with the development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.4).	a. Development Plan for land between Huxley Street and King Street – Rule 15.134.3.11
RD2	a. Vehicle access from Otara Street to the Commercial Core Local Centre Zone (Fendalton)	a. Access off Otara Street at Commercial Core Local Centre Zone (Fendalton) – Rule 15.134.3.14

	b. Any application arising from Rule 15.5.6.1.3 RD2 shall not be limited or publicly notified.	
RD3	Any activity that does not comply with Rule 15.4.8.2.1 15.5.6.2.1. (Plan Change 5B Council Decision)	a. Maximum retail activity threshold – Rule 15.134.4.7.1 (Plan Change 5B Council Decision)
RD4	a. Any activity or building that does not comply with the outline development plan in Appendix 15.15.11. (Plan Change 5F Council Decision subject to appeal)	Matter of discretion in Rule 15.134.4.8 (Plan Change 5F Council Decision subject to appeal)

15.4586.1.4 Area-specific discretionary activities

There are no discretionary activities.

15.4586.1.5 Area-specific non-complying activities

There are no non-complying activities.

15.4586.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.4.8.2 15.5.6.2 Area-specific built form standards – Commercial Core Local Centre Zone (Other Areas)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at

WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.4.8.2.1 15.5.6.2.1 Maximum retail activity threshold – Wigram (The Runway)

- a. The maximum total amount of GLFA for retail activity (P2 and P3 in Rule 15.45.1.1) in the **Commercial Core Local Centre** Zone at Wigram (The Runway) shall be 6,000m².

(Plan Change 5B Council Decision)

15.6 Commercial Banks Peninsula Zone

[This section has been moved to 15.7]

15.56 Rules - Commercial Local Neighbourhood Centre Zone

15.56.1 Activity status tables – Commercial Local Neighbourhood Centre Zone

15.56.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Commercial Local Neighbourhood Centre** Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.56.2. Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.56.1.2, 15.56.1.3, 15.56.1.4, 15.56.1.5 and 15.56.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity		Activity specific standards
P1	Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.56.1.3 RD3 below.	Nil
P2	Supermarket outside the Central City	a. The maximum tenancy size at ground floor level shall be 1,000m ² GLFA. unless specified below.

Activity	Activity specific standards
	<p>b. The maximum size for an individual tenancy in the Commercial Local Zone at Wigram (The Runway) shall be 2,600m² GLFA.</p> <p>(Plan Change 5B Council Decision)</p>
<p>P3 Retail activity excluding supermarket unless otherwise specified.</p>	<p>a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m² GLFA unless specified below.</p> <p>b. The maximum size for an individual tenancy in the Commercial Local Neighbourhood Centre Zone at Halswell West (Caulfield Avenue) shall be 1,000m² GLFA.</p> <p>c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.</p>
<p>P4 Yard-based supplier outside the Central City</p>	<p>a. The maximum tenancy size at ground floor level shall be 250m² GLFA.</p>
<p>P5 Trade supplier outside the Central City</p>	
<p>P6 Second-hand goods outlet</p>	
<p>P7 Commercial services</p>	
<p>P8 Service station outside the Central City</p>	<p>Nil</p>
<p>P9 Food and beverage outlets</p>	<p>a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.</p>
<p>P10 Office</p>	<p>a. Outside the Central City, the maximum tenancy shall be 350m² GLFA, except for offices at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit.</p> <p>b. In the Central City, the maximum individual tenancy size shall be 250m² GLFA.</p>
<p>P11 Guest Visitor accommodation (Plan Change 4 Council subject to appeal)</p>	<p>a. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p>
<p>P12 Community facility (unless specified in P13-P16 below). (Plan Change 5B Council Decision)</p>	<p>a. In the Central City, the maximum individual tenancy size shall be 250m² GLFA unless specified below.</p> <p>b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m² GLFA.</p>
<p>P13 Health care facility:</p>	

Activity	Activity specific standards
<ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care. 	
<p>P14 Education activity:</p> <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities. <p>(Plan Change 5B Council Decision)</p>	
<p>P15 Care facility:</p> <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
<p>P16 Preschool:</p> <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
<p>P17 Spiritual activity</p>	
<p>P18 Public artwork</p>	
<p>P19 Residential activity (including Retirement Villages)</p>	<ul style="list-style-type: none"> a. Outside the Central City, <ul style="list-style-type: none"> i. Any residential activity shall be located: <ul style="list-style-type: none"> A. above ground level; or B. to the rear of any activity listed in Rule 15.56.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity. ii. Any residential activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.

Activity	Activity specific standards
	<p>iii. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking area, garages and balconies) per unit of:</p> <p>A. Studio 35m²</p> <p>B. 1 bedroom 45m²</p> <p>C. 2 bedrooms 60m²</p> <p>D. 3 or more bedrooms 90m²</p> <p>iv. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p> <p>v. Each residential unit shall be provided with:</p> <p>A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>B. a waste management area of 2m² per unit with a minimum dimension of 1.5 metres in either a private or communal area; and</p> <p>C. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres.</p> <p>vi. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>vii. Each residential unit shall be provided with a minimum of 20m² of outdoor living space on site and this can be provided through a mix of private and</p>

Activity	Activity specific standards																
	<p><u>communal areas, at ground level or in balconies, provided that:</u></p> <p><u>A. where located at the ground floor each unit shall have private outdoor living space of at least 16m² in total, and a minimum dimension of 4 metres;</u></p> <p><u>B. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;</u></p> <p><u>C. Outdoor living space provided as a communal space shall be accessible for use by all units have a minimum dimension of 6 metres; and</u></p> <p><u>vii-viii. Each residential unit above ground floor shall be provided with an private outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and directly accessible from an internal living area of the residential unit.</u></p> <table border="1" data-bbox="762 1384 1334 1823"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p><u>ix. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the</u></p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6 8m ²	1. 5 8 metres	ii.	2 or 3 bedroom	10m ²	1. 5 8 metres	iii.	More than 3 bedrooms	15m ²	1. 5 8 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6 8m ²	1. 5 8 metres														
ii.	2 or 3 bedroom	10m ²	1. 5 8 metres														
iii.	More than 3 bedrooms	15m ²	1. 5 8 metres														

Activity	Activity specific standards
	<p><u>development site or a street or public space, with:</u></p> <ul style="list-style-type: none"> i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u> ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u> <p><u>x. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>b. In the Central City,</p> <ul style="list-style-type: none"> i. Any residential activity is to be located more than 10 metres from the road frontage at ground floor level. ii. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking area, garages and balconies) per unit of: <ul style="list-style-type: none"> A. Studio 35m² B. 1 Bedroom 45m² C. 2 Bedrooms 60m² D. 3 or more bedrooms 90m². iii. Each residential unit shall be provided with: <ul style="list-style-type: none"> A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area; B. a waste management area of 2m² per unit, with a minimum dimension of 1.5 metres in either a private or communal area; and C. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres. iv. If a communal outdoor service space, and waste management area with a minimum

Activity	Activity specific standards
	<p>area of 10m² is provided within the site, the outdoor service space, and waste management area may reduce to 3m² for each residential unit.</p> <p>v. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>vi. Each residential unit shall be provided with a minimum of 320 320m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:</p> <p>A. each unit shall have private outdoor living space of at least 16m² in total;</p> <p>B. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.58 1.58 metres when provided by a balcony with a maximum balustrade height of 1.2 metres;</p> <p>C. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;</p> <p>D. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall have be a minimum dimension of 4.6 metres. and capable</p>

Activity	Activity specific standards
	<p>of containing a circle with a diameter of 8 metres; and</p> <p>E. 50% of the outdoor living space required across the entire site shall be provided at ground level.</p> <p>vii. Any outdoor service space or outdoor living space shall not be used as a parking area or access.</p> <p>viii. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</u></p> <p>ix. <u>Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <ol style="list-style-type: none"> i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u> ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u> <p>x. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>(Plan Change 5B Council Decision)</p>
P20	Public transport facility
P21	<p>Activities listed in Rule 15.56.1.1 P1 to P20 in the Commercial Local Neighbourhood Centre Zones at East Belfast (Blakes Road), Upper Styx/ Highsted (Claridges Road), and Redmund Spur. and Wigram (The Runway)</p> <p>a. The maximum amount of GLFA for retail activity in the following local neighbourhood centres shall be as follows:</p> <ol style="list-style-type: none"> i. East Belfast (Blakes Road) 2,000m² ii. Wigram (The Runway) 6,000m² This clause has been deleted. iii. Upper Styx/Highsted (Claridges Road) 2,000m²

Activity		Activity specific standards
	(Plan Change 5B Council Decision)	iv. Redmund Spur 2500 m ² . (Plan Change 5B Council Decision)
P22	Emergency service facilities outside the Central City	Nil
P23	Parking lot	
P24	Drive-through services outside the Central City	
P25	Gymnasium	a. The maximum tenancy size at ground floor level shall be 250m ² gross leaseable floor area.

15.56.1.2 Controlled activities

There are no controlled activities.

15.56.1.3 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 Rules 15.134.1 and 15.134.4.6, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.56.1.1 P1 to P24 and Rule 15.56.1.3 RD2, that do not meet one or more of the built form standards in Rule 15.56.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>Outside the Central City, as relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.134.3.1</p> <p>b. For the Commercial Local Zone (Wigram), Building height in the Commercial Local Zone at Wigram – Rule 15.13.4.6.3 This clause has been deleted. (Plan Change 5B Council Decision)</p> <p>c. Minimum building setback from road boundaries/ street scene – Rule 15.134.3.2</p> <p>d. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3</p> <p>e. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<p>f. Screening of Outdoor storage areas, service areas/ spaces and car parking – Rule 15.134.3.5</p> <p>g. Landscaping and trees – Rule 15.134.3.6</p> <p>h. Water supply for fire fighting – Rule 15.134.3.8</p> <p>i. Minimum building setback from the railway corridor - Rule 15.134.3.10</p> <p>j. For 1027 Colombo Street (Lot 1 DP 17924) – Rule 7.4.4.9 (Plan Change 5F Council Decision)</p> <p>In the Central City;</p> <p>a. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 (a)(iv), (c)</p> <p>b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3 (b)</p> <p>c. Visual amenity and external appearance – Rule 15.134.3.33</p> <p>d. Minimum building setback from the road boundaries/ street scene - Rule 15.134.3.2 (d)</p> <p>e. Fences and screening structures – Rule 15.134.3.34</p> <p>f. Water supply for fire fighting – Rule 15.134.3.8</p>
RD2	<p>a. Outside the Central City, activities listed in:</p> <p>i. Rule 15.56.1.1 P2 - P7, P10 and P21 that do not meet one or more of the activity specific standards; and</p> <p>ii. Rule 15.56.1.1 P19 that do not meet one or more of activity specific standards a(i), a(iii), a(v)-(viii). and b(ii)-b(v).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards P19 (ix) and (x), which must not be publicly notified.</p>	<p>a. For Rule 15.56.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.134.2.1.</p> <p>b. For Rule 15.56.1.1 P19 – Activity at ground floor level – Rule 15.134.2.2</p> <p>c. For Rule 15.56.1.1 P19 – Residential activity – Rule 15.134.2.3</p> <p>d. For Rule 15.56.1.1 P19 in the Commercial Local Zone Neighbourhood Centre Zone at Highfield - Residential activities in the Commercial Local Zone Neighbourhood Centre Zone at Highfield – Rule 15.134.4.6.2.</p> <p>e. For Rule 15.56.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), Wigram and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.134.4.6.1.</p> <p>f. Glazing – Rule 15.14.3.37</p> <p>g. Outlook spaces – Rule 15.14.3.38</p>

	Activity	The Council's discretion shall be limited to the following matters:
	(Plan Change 5B Council Decision)	
RD3	Any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 in the Commercial Local Zone Neighbourhood Centre Zone at Redmund Spur.	a. Urban design – Rule 15.134.1
RD4	<p>a. Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.56.1.1 P19(b).</p> <p>b. Any application arising from activity specific standard (b) of Rule 15.56.1.1 P19 shall not be limited or publicly notified other than for any breach of standards (ix) and (x), which must not be publicly notified.</p>	<p>a. Residential activity - Rule 15.134.2.3 (a)-(e) and g.</p> <p>b. Glazing – Rule 15.14.3.37</p> <p>c. Outlook spaces – Rule 15.14.3.38</p>
RD5	<p>a. The erection of new <u>buildings</u> and alterations or additions to existing buildings in the Central City including all accessory <u>buildings</u>, fences and walls associated with the development, that results in four or more residential units.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Residential Design Principles – 14.12.1
RD6	a. The erection of new <u>buildings</u> and alterations or additions to existing buildings in the Central City including all accessory	a. Urban design in the City Centre and Central City Mixed Use Zones – Rule 15.14.2.6

	Activity	The Council's discretion shall be limited to the following matters:
	<u>buildings, for an activity listed in Rule 15.6.1.1 P1 to P25, of 12 metres or more in height.</u>	
RD7	<u>Any activity listed in Rule 15.6.1.1 that does not meet Rule 15.6.2.11</u>	a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u>

15.56.1.4 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	In the Central City , activities listed in Rule 15.56.1.1 P1 to P24 that do not meet Rule 15.56.2.1 (a)(i)

15.56.1.5 Non-complying activities

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

	Activity
NC1	Outside the Central City , any residential activity or guest visitor accommodation that does not meet Rules 15.56.1.1 P11a. or P19(a)(iv) . (Plan Change 4 Council Decision subject to appeal)
NC2	Sensitive activity within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	a. Sensitive activities <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Buildings on greenfield sites: <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5

	Activity
	<p>metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above:</p> <ul style="list-style-type: none"> i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from Rule NC3(a)-(d) shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.
NC4	In the Central City , activities listed in Rule 15.56.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards.

15.56.1.6 Prohibited activities

There are no prohibited activities.

15.56.2 Built form standards – ~~Commercial Local~~ Neighbourhood Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering

development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a.** The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

15.56.2.1 Maximum building height

- a.** The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites unless specified below	8 12 14 metres
ii.	Commercial Local Zone at Wigram (The Runway). (Plan Change 5B Council Decision)	15 metres; or 2 buildings up to 32 metres with a maximum GFA of 800m ² on any single floor (Plan Change 5B Council Decision)
iii.	2 Carrs Road, Awatea	11 metres
ii.	For sites within the Central City located: a. To the east of Barbadoes Street b. To the west of Barbadoes Street	20m 32m

- b.** Outside the Central City, any application arising from this rule shall not be publicly notified.

15.56.2.2 Building setback from road boundaries

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

	Standard
i.	A. Outside the Central City, on sites with a road frontage, all buildings shall: <ul style="list-style-type: none"> i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres; ii. provide pedestrian access directly from the road boundary; iii. have visually transparent glazing for a minimum of 60% of the ground floor

Standard	
	<p>elevation facing the street; and</p> <p>iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p> <p>B. This rule shall not apply to service stations, drive-through services and emergency service facilities.</p>
ii.	In the Central City , all buildings shall be set back 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.

b. Any application arising from this rule shall not be limited or publicly notified.

15.56.2.3 Minimum building setback from residential zones

a. The minimum **building setback** for all **buildings** within **sites** which share an internal **boundary** with a residential zone shall be 3 metres.

b. In the **Central City**, no **setback** is required where there is a shared wall with a **building** within a residential zone.

c. Outside the **Central City**, any application arising from this rule shall not be publicly notified.

15.56.2.4 Sunlight and outlook at boundary with a residential zone

a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. ~~contained by a 60° recession plane measured from any point 2.3-4m above the **site boundary** in accordance with the diagrams in Appendix 15.15.9.~~

b. For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

b. In the Central City, the level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

c. ~~In the Commercial Local Zone Wigram (The Runway), where a site boundary adjoins a residential zone and~~

~~i. Immediately adjoins an access or part of an access, the recession plane shall be constructed from points 2.3 metres above the far side of the access; and~~

~~ii. where buildings on adjoining sites have a common wall along an internal boundary or a wall is not setback from the internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.~~

~~This clause has been deleted.~~

~~(Plan Change 5B Council Decision)~~

d. ~~Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~

ec. Outside the Central City, any application arising from this rule shall not be publicly notified.

fd. In the Central City, any application arising from this rule shall not be limited or publicly notified.

Advice note.

1. In the Central City, there is no recession plane requirement for sites located in the **Commercial Local Neighbourhood Centre** Zone that adjoin sites also zoned **Commercial Local Neighbourhood Centre** Zone.

15.56.2.5 Outdoor storage areas

	Standard
a.	Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.
b.	In the Central City: <ul style="list-style-type: none"> i. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; ii. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats,

	Standard
	or caravans) shall not be located within the setback specified in Rule 15.56.2.2.
c.	Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

15.56.2.6 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

	Standard
i.	<p>Outside the Central City:</p> <p>A. On sites adjoining with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.</p> <p>B. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p> <p>(Plan Change 5B Council Decision)</p>
ii.	<p>In the Central City:</p> <p>A. Where a site adjoins a residential zone or Avon River Precinct (Te Papa Ōtākaro) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and</p> <p>B. Where the use of any part of a site is not undertaken in a building, that part of the site:</p> <ol style="list-style-type: none"> I. with a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (or part thereof); II. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart; III. one tree shall be planted for every five car parking spaces (or part thereof) provided on the site. Trees shall be planted within or adjacent to the car parking area; and IV. any trees required by this rule shall be of a species capable of reaching a minimum

	Standard
	<p>height at maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>C. Any trees required by this rule shall be located with a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>D. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>E. Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a car parking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree;</p> <p>F. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p> <p>(Plan Change 5B Council Decision)</p>

15.56.2.7 Water supply for fire fighting

- a.** Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **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.**
- ~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.56.2.8 Minimum building setback from railway corridor outside the Central City

- a.** For **sites** adjacent to or abutting the railway line, the minimum **building setback** for **buildings, balconies** and decks from the rail corridor boundary shall be 4 metres.
- b.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.56.2.9 Fencing and screening structures in the Central City

- a. Fencing and other screening structures located between any building and the road boundary or Open Space Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 50% visually transparent on each boundary; and
- b. No screening structure shall exceed a height of 2 metres.
- c. Any application arising from this rule shall not be limited or publicly notified.

Advice notes:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Local.

15.5.2.10 15.6.2.10 Vehicle access

- a. For 1027 Colombo Street (Lot 1 DP 17924), vehicle access shall only be from Canon Street.
(Plan Change 5F Council Decision)

15.6.2.11 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
 - i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

15.56.3 Area specific rules – ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans)

The following rules apply to the areas specified. All activities specified are also subject to Rules 15.56.1 and 15.56.2 unless otherwise specified.

15.56.3.1 Activity-specific activities – ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans)

15.56.3.1.1 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 15.56.3.2](#).

	Activity	Activity specific standards
P1	Any activity or building.	<p>Compliance with:</p> <p>a. All the following key structuring elements on the Commercial Local <u>Neighbourhood Centre Zone (St Albans)</u> Development Plan (see Appendix 15.15.5), being:</p> <p>i. Public access and circulation within Commercial Local <u>Neighbourhood Centre Zone</u> to enable permeability through the site; and</p> <p>ii. Semi-public access and circulation with Residential Zone.</p>

15.56.3.1.2 Controlled activities

There are no controlled activities.

15.56.3.1.3 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 in [Rule 15.14.4.5](#) ~~15.5.3.3~~, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the key structuring elements on the Commercial Local <u>Neighbourhood Centre Zone (St Albans)</u> Development Plan (see Appendix 15.15.5)	a. Development Plan – Rule 15.134.4.5.1
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.56.3.2.1 . Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	a. Maximum retail activity threshold – Rule 15.134.4.5.2

15.56.3.1.4 Discretionary activities

There are no discretionary activities.

15.56.3.1.5 Non-complying activities

There are no non-complying activities.

15.56.3.1.6 Prohibited activities

There are no prohibited activities.

15.56.3.2 Area-specific built form standards – ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans)

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

15.56.3.2.1 Maximum non-residential floor space limits in the ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans)

- a.** The maximum GLFA for non-residential activity in the ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans) shall be as follows:

	Standard
i.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local <u>Neighbourhood Centre Zone (St Albans) Development Plan</u> (see Appendix 15.15.5); and <ol style="list-style-type: none">i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; andii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

- b.** Any application arising from this rule shall not be limited or publicly notified.

15.7 Rules – Commercial Retail Park Zone

[This section has been moved to 15.8]

15.67 Rules – Commercial Banks Peninsula Zone

15.67.1 Activity status tables – Commercial Banks Peninsula Zone

15.67.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.67.2](#). Note the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [15.67.1.2](#), [15.67.1.3](#), [15.67.1.4](#), [15.67.1.5](#) and [15.67.1.6](#).
- c. The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

	Activity	Activity specific standards
P1	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P22. (Plan Change 5B Council Decision)	Nil. This rule has been deleted. (Plan Change 5B Council Decision)
P2	The erection of a building , relocatable building or relocation of a building , external additions, alterations, and repairs for activities listed in Rule 15.67.1.1 P3-P22 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office	
P8	Entertainment activity	

	Activity	Activity specific standards
P9	Recreation activity	
P10	Gymnasium	
P11	Community facility	
P12	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>ii. Any bedroom or area occupied by beds for overnight care shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.</p>
P13	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.</p>
P14	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	
P15	Preschool outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.</p>
P16	Public artwork	Nil
P17	Residential activity outside the Lyttelton Port Influences Overlay Area	<p>a. The activity shall:</p> <p>i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and</p> <p>ii. have a minimum net floor area (including toilets and bathrooms but excluding lobby</p>

	Activity	Activity specific standards																
		<p>and/or reception area, car parking area, garages and balconies) per unit of:</p> <ul style="list-style-type: none"> A. Studio 35 m² B. 1 bedroom 45 m² C. 2 bedrooms 60 m² D. 3 or more bedrooms 90 m²; and <p>b. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres. <p>c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="780 1435 1315 1727"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>d. In Lyttelton:</p> <ul style="list-style-type: none"> i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$. ii. Any habitable space shall be designed and 		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															

	Activity	Activity specific standards
		<p>constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw+C_{tr}}$.</p> <p>iii. Any outdoor living space or outdoor service space shall not be used for car parking or access.</p> <p>(Plan Change 5B Council Decision)</p>
P18	<p>Guest Visitor accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. In Akaroa:</p> <p>i. Guest Visitor accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In Lyttelton:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw+C_{tr}}$.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw+C_{tr}}$.</p>
P19	Public transport facility	Nil
P20	Emergency service facilities	
P21	Parking building	
P22	Parking lot	
P23	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.	a. Unless otherwise permitted by Rule 15.67.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.

15.67.1.2 Controlled activities

There are no controlled activities.

15.67.1.3 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 listed in [Rule 15.143](#), as set out in the table below:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.67.1.1 P3-P22 and Rule 15.67.1.3 RD2 that do not meet one or more of the built form standards in Rule 15.67.2, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification and written approval. 	<p>As relevant to the standard that is not met:</p> <ol style="list-style-type: none"> a. Maximum building height – Rule 15.1314.3.1 b. Site coverage – Rule 15.1314.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.1314.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.56.2.3) – Rule 15.1314.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4 f. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.1314.3.5 g. Water supply for fire fighting – Rule 15.1314.3.8 h. Minimum building setback from the railway corridor - Rule 15.1314.3.10
RD2	<ol style="list-style-type: none"> a. Activities listed in Rule 15.67.1.1 P12-P15, P17 and P18 that do not meet one or more of the activity specific standards in Rule 15.67.1.1, unless otherwise specified. b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. For Rule 15.67.1.1 P17 Residential activity – <ol style="list-style-type: none"> i. Residential activity - Rule 15.1314.2.3 ii. Activity at ground floor level – Rule 15.1314.2.2 b. For Rules 15.67.1.1 P12 - P15 and P18 - Rule 15.1314.2.3 (f)
RD3	<ol style="list-style-type: none"> a. Activities listed in Rule 15.67.1.1 P3 to P22 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.67.1.1 and built form standards in Rule 15.67.2. 	<ol style="list-style-type: none"> a. Urban design – Rule 15.1314.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.7). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3. d. The extent to which development provides lane ways and linkages in the locations

	Activity	The Council's discretion shall be limited to the following matters:
	<p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>c. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p>	<p>identified on the Lyttelton Master Plan Overlay (Appendix 15.15.8) as “Indicative pedestrian lane way and linkages” and an active frontage onto these lane ways.</p>

15.67.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	<p>a. Activities listed in Rule 15.67.1.1 P3 to P22 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which do not meet one or more of the built form standards in Rule 15.67.2 or activity specific standards in Rule 15.67.1.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>
D2	<p>a. Industrial activity</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D3	<p>a. Service station</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D4	<p>a. Trade supplier</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D5	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying activity or prohibited activity
D6	Port Activities within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, after 1 January 2026.

15.67.1.5 Non-complying activities

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

NC1	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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15.67.1.6 Prohibited activities

There are no prohibited activities.

15.67.2 Built form standards – Commercial Banks Peninsula Zone

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

- a.** The following built form standards shall be met by all permitted activities and for restricted discretionary activity RD2 unless otherwise stated.

15.67.2.1 Maximum building height

- a.** The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in Lyttelton unless specified below.	12 metres
ii.	All other parts of the Commercial Banks Peninsula Zone including Akaroa.	8 metres

- b.** Any application arising from this rule shall not be publicly notified.

15.67.2.2 Maximum site coverage

- a.** The maximum site coverage for sites in all areas shall be 65% of the net site area.
- b.** Any application arising from this rule shall not be limited or publicly notified.
- c.** Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

15.67.2.3 Building setback from road boundaries/ street scene

- a.** All buildings shall:

- i. be built up to the **road frontage** with **buildings** occupying the full length of the **road frontage** of the **site**, except where necessary to provide pedestrian or **vehicle access** to the rear of the **site**;
 - ii. provide pedestrian **access** directly from the **road boundary**;
 - iii. provide a veranda or other means of weather protection along the full width of the **building** fronting a **road**;
 - iv. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and
 - v. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.
- b.** This rule shall not apply in Akaroa or to **emergency service facilities**.
- c.** Any application arising from this rule shall not be limited or publicly notified.

15.67.2.4 Minimum building setback from the boundary with the a Residential Banks Peninsula Zone

- a.** The minimum **building setback** from the **boundary** with the Residential Banks Peninsula Zone **and Medium Density Residential Zone in Lyttelton** shall be 3 metres.
- b.** Any application arising from this rule shall not be publicly notified.

15.67.2.5 Sunlight and outlook at boundary with a residential zone or any public space

- a.** Where a **site boundary** adjoins a residential zone, or public space (other than a **road**) in the block between London Street, Norwich Quay, Oxford Street and Canterbury Street, no part of any **building** shall project beyond a **building** envelope contained by a 45 degree recession plane measured at any point 2 metres above the **site boundary**, unless specified below.
- b.** **Outside Lyttelton, ~~where~~** where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.
- c.** Any application arising from this rule shall not be publicly notified.

15.67.2.6 Outdoor storage areas

- a.** Any **outdoor storage area** shall be screened by 1.8 metre high fencing or **landscaping** from any **adjoining site**.
- b.** This rule shall not apply to activities permitted in accordance with **Rule 15.67.1.1 P23**.
- c.** Any application arising from this rule shall not be limited or publicly notified.

15.67.2.7 Water supply for fire fighting

- a.** Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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.
- b.c.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.67.2.8 Minimum building setback from railway corridor

- a.** For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.8 Rules – Commercial Office Zone

[This sub-section has been moved to 15.9]

15.78 Rules – Commercial Retail Park Large Format Retail Zone

15.78.1 Activity status tables – Commercial Retail Park Large Format Retail Zone

15.78.1.1 Permitted activities

- a.** The activities listed below are permitted activities in the Commercial Retail Park Large Format Retail Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.78.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- b.** Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 15.78.1.2](#), [15.78.1.3](#), [15.78.1.4](#), [15.78.1.5](#) and [15.78.1.6](#).
- c.** The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.78.1.1 P2 to P17 and P19-P20 below.	Nil
P2	Retail activity, unless specified below	<p>a. The minimum tenancy size of any single retail activity shall be 450m² GLFA.</p> <p>Prior to 4 October 2031, there shall be no more than one department store in the Homebase Centre. A department store shall not be considered as a department store for the purpose of this rule where the GLFA of any combination of the following comprises no more than 5% of the total GLFA of that department store:</p> <ul style="list-style-type: none">clothingfootwearcosmeticsjewellery <p>Prior to 4 October 2031, the total amount of floorspace provided for the sale of footwear and/or clothing shall not exceed 10% of the total GLFA within the Homebase Centre; except that GLFA used for the sale of footwear and/or</p>

	Activity	Activity specific standards
		<p>clothing in the following circumstances shall be exempt from this 10% limit:</p> <ul style="list-style-type: none"> Department store that includes the sale of footwear and/or clothing; and Any retail tenancy where the sale of footwear and/or clothing comprises no more than 5% of the total GLFA of that tenancy. <p>(Plan Change 6 Council Decision subject to appeal)</p>
P3	Supermarket	<p>Prior to 4 October 2031 in the Homebase Centre, there shall be no supermarket that has a GLFA that exceeds 1000m², except that one supermarket that has a GLFA that exceeds 1000m² may be established provided that:</p> <ul style="list-style-type: none"> resource consent RMA/2016/3708 existing as at 19 December 2022 has been amended so that the resource consent no longer authorises the establishment of a supermarket at the Homebase Centre; and the supermarket shall not exceed 4300m² GLFA. <p>(Plan Change 6 Council Decision subject to appeal)</p>
P4	Trade supplier	Nil
P5	Yard-based supplier	
P6	Second-hand goods outlet	
P7	Service station	
P8	Food and beverage outlet	
P9	Ancillary offices on the same site as a permitted activity	a. The activity shall occupy no more than 500m ² or 30% of the GFA of all buildings on the same site, whichever is the lesser.
P10	Public transport facility	Nil
P11	Emergency service facilities	
P12	Health care facility	
P13	Preschool	
P14	Gymnasium	
P15	Drive-through services	
P16	Parking lot	
P17	Parking building	
P18	Any activity within the Commercial Retail Park Zone located north of Langdons Road.	a. All activities within the zone shall not result in more than 950 trips per hour being generated

	Activity	Activity specific standards
	(Plan Change 5B Council Decision)	<p>during the Thursday PM peak period of 16:00 to 18:00.</p> <p>b. Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 16:00 to 18:00 over a consecutive three week period. The peak hour within each surveyed two hour period is to be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.</p> <p>This rule has been deleted</p> <p>(Plan Change 5B Council Decision)</p>
P19	Offices within the Commercial Retail Park Large Format Retail Zone located north of Langdons Road.	<p>a. The activity shall be limited to a total of 10,000m² GFA in the Commercial Retail Park Large Format Retail Zone north of Langdons Road.</p> <p>b. The activity shall have a maximum tenancy size of 500m² GLFA.</p>
P20	Commercial services within the Commercial Retail Park Large Format Retail Zone located at Tower Junction.	<p>a. The maximum tenancy size shall be 250m² GLFA.</p> <p>b. The maximum GLFA of commercial services within the Commercial Retail Park Large Format Retail Zone at Tower Junction shall be 10% of the total GLFA.</p>
P21	Any permitted activity within the Commercial Retail Park Large Format Retail Zone at 121 Briggs Road (Lot 2 DP16288).	<p>a. Use of this site shall be limited to access and its associated landscaping.</p>

15.78.1.2 Controlled activities

There are no controlled activities.

15.78.1.3 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 15.134.1, 15.134.2 and 15.134.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Activities listed in Rule 15.78.1.1 P2 to P21, and Rule 15.78.1.3 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.78.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.134.3.1</p> <p>b. Minimum building setback from road boundaries/ street scene – Rule 15.134.3.2</p> <p>c. Minimum separation from the internal boundary with a residential zone – Rule 15.134.3.3</p> <p>d. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4</p> <p>e. <u>Screening of Outdoor Storage Areas, service areas/spaces and car parking</u> – Rule 15.134.3.5</p> <p>f. Landscaping and trees - Rule 15.134.3.6</p> <p>g. Water supply for fire fighting – Rule 15.134.3.8.</p> <p>h. Minimum building setback from the railway corridor - Rule 15.134.3.10.</p>
RD2	<p>a. Activity listed in Rule 15.78.1.1 P9 that does not meet the activity specific standard.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. For P9 – (Ancillary offices) - Rule 15.134.2.5</p>
RD3	<p>Activity listed in Rule 15.7.1.1 P18 that does not meet the activity specific standard.</p>	<p>a. Transport effects at Commercial Retail Park Large Retail Park Zone (Langdons Road) – Rule 15.13.3.13</p>
RD3	<p><u>Any activity listed in Rule 15.7.1.1 that does not meet Rule 15.8.2.13</u></p>	<p>a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u></p>

15.78.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, restricted discretionary, or non-complying activity.
D2	Activities listed in Rule 15.78.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

15.78.1.5 Non-complying activities

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

	Activity
NC1	Any retail activity listed in Rule 15.78.1.1 P2 that does not meet one or more of the activity specific standard. (Plan Change 6 Decision by Consent Order)
NC2	Any activity or building not meeting the activity specific standard for Rule 15.78.1.1 P21.
NC3	Any supermarket listed in Rule 15.78.1.1 P3 that does not meet the activity specific standard. (Plan Change 6 Decision by Consent Order)
NC4	Any activity or building within the Northern Homebase Centre that does not meet one or more of the built form standards in Rules 15.78.2.9, 15.78.2.10 or 15.78.2.11. (Plan Change 6 Decision by Consent Order)

15.78.1.6 Prohibited activities

There are no prohibited activities.

15.78.2 Built form standards – ~~Commercial Retail Park~~ Large Format Retail Zone

- a. The following built form standards shall be met by all permitted activities, and for restricted discretionary activity RD2 and RD3, unless otherwise stated.

15.78.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres, except for the Northern Homebase Centre.
- b. For the Northern Homebase Centre, the maximum height of any building shall be 12 metres.
- c. Any application arising from this rule shall not be publicly notified.

(Plan Change 6 Decision by Consent Order)

15.78.2.2 Minimum building setback from road boundaries

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

	Activity	Standard
i.	Any activity unless specified in ii – v below <u>(Plan Change 6 Decision by Consent Order)</u>	3 metres
ii.	Ancillary offices	1.5 metres
iii.	For sites with frontage to two intersecting roads in the Commercial Retail Park <u>Large Format Retail Zone</u> , <u>except for the Northern Homebase Centre</u> <u>(Plan Change 6 Decision by Consent Order)</u>	1.5 metres on one road boundary and 3 metres on the other road boundary
iv.	<u>For sites within the Northern Homebase Centre with frontage to QEII Drive</u> <u>(Plan Change 6 Decision by Consent Order)</u>	<u>12 metres</u> <u>(Plan Change 6 Decision by Consent Order)</u>
v.	<u>For sites within the Northern Homebase Centre with frontage to Marshland Road</u>	<u>6 metres</u>

	Activity	Standard
	(Plan Change 6 Decision by Consent Order)	(Plan Change 6 Decision by Consent Order)

b. Any application arising from this rule shall not be limited or publicly notified.

15.78.2.3 Minimum building setback from residential or open space zones

a. Where a site shares a boundary with a residential or open space zone, the minimum building setback from boundaries shall be 3 metres, except for the Northern Homebase Centre.

b. For the Northern Homebase Centre, where a site shares a boundary with a residential zone, the minimum building setback from boundaries shall be 11 metres.

c. Any application arising from this rule shall not be publicly notified.

(Plan Change 6 Decision by Consent Order)

15.78.2.4 Sunlight and outlook at boundary with a residential zone

a. Except for the Northern Homebase Centre, where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. ~~contained by a 60° recession plane measured from any point 2.3 4 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.~~

b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

b.c. For the Northern Homebase Centre, where an internal site boundary adjoins 30 Palm Drive, 20, 22, 24, 26, 28, 30, 32 or 34 Sanctuary Gardens or 30 and 33 Havana Gardens, no part of any

building shall project beyond a building envelope contained by a 32.4 degree recession plane measured from any point 2.3 metres above the internal boundary.

- c. ~~Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- d. Any application arising from this rule shall not be publicly notified.

(Plan Change 6 Decision by Consent Order)

15.78.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.78.2.6 Landscaping and trees

- a. Landscaping and trees shall be provided as follows:

Standard
<ul style="list-style-type: none">i. Except as specified in iii. below for the Northern Homebase Centre, the area adjoining the road boundary frontage of all sites shall contain landscaping in accordance with the following standards:<ul style="list-style-type: none">A. Minimum width - 1.5 metresB. Minimum density of tree planting - 1 tree for every 10 metres of road boundary frontage or part thereof, evenly spaced.ii. On sites adjoining with an internal boundary with a residential zone, trees shall be planted adjacent to the shared internal 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.iii. On sites adjoining QEII Drive within the Northern Homebase Centre, trees shall be planted adjacent to the road boundary with QEII Drive at a ratio of at least 1 tree for every 6 metres of the road boundary or part thereof, with the trees planted in singles and groupings, spaced between 6-10m apart. These trees are to be large tree species that are capable of growing to a height of 15m at maturity, maturity and must be a minimum height of 2.5m at the time of planting. These trees may be a combination of evergreen and deciduous species but must comprise at least 20% evergreen.iv. 1 tree shall be planted for every 5 car (or part thereof) parking spaces within any car parking area and along any pedestrian routes.v. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

Standard
<p>(Plan Change 5B Council Decision)</p> <p>(Plan Change 6 Decision by Consent Order)</p>

- b.** Any application arising from clauses a.i, a.iii and a.iv of this rule shall not be publicly or limited notified.

(Plan Change 6 Decision by Consent Order)

Advice notes:

1. Any landscaping required by Rule 15.78.2.6 may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

15.78.2.7 Water supply for fire fighting

- a.** Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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.
- b.c.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.78.2.8 Minimum building setback from railway corridor

- a.** For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.7.2.9 15.8.2.9 Scale of development – Northern Homebase Centre

- a. Within the Northern Homebase Centre, the total amount of floorspace for all activities shall not exceed 20,000m² GLFA

(Plan Change 6 Council Decision subject to appeal)

15.7.2.10 15.8.2.10 Vehicle access – Northern Homebase Centre

- a. Within the Northern Homebase Centre, there shall be no vehicle access for any activity over the western boundary to Havana Gardens or Sanctuary Gardens.

(Plan Change 6 Decision by Consent Order)

15.7.2.11 15.8.2.11 Pedestrian and cycle access – Northern Homebase Centre

- a. Prior to the occupation of any building within the Northern Homebase Centre, a pedestrian and cycle path shall be provided through the site from either Sanctuary Gardens or Havana Gardens to Marshland Road.

(Plan Change 6 Decision by Consent Order)

15.7.2.12 15.8.2.12 Maximum trip generation – Langdons Road

- a. All activities within the zone shall not result in more than 950 trips per hour being generated during Thursday PM peak period of 16:00 to 18:00.
- b. Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 16:00 to 18:00 over a consecutive three week period. The peak hour within each surveyed two hour period is to be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.

(Plan Change 5B Council Decision)

15.8.2.13 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. **For all properties fronting the City Spine Transport Corridor:**
- i. **Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and**
 - ii. **Any fencing provided along the road boundary shall not exceed 1m in height maximum**
 - iii. **Any outdoor living space must not be located within 1.5m of the road boundary.**

~~15.9~~ ~~Rules – Commercial Mixed Use Zone~~

[This section has been moved to 15.10]

15.89 Rules – Commercial Office Zone

15.89.1 Activity status tables - Commercial Office Zone

15.89.1.1 Permitted activities

- a.** The activities listed below are permitted activities in the Commercial Office Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.89.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- b.** Activities that are not listed in this table will be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in [Rules 15.89.1.2](#), [15.89.1.3](#), [15.89.1.4](#), [15.89.1.5](#) and [15.89.1.6](#).
- c.** The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.89.1.1 P2 to P12 below.	Nil
P2	Office	
P3	Food and beverage outlet	
P4	Commercial services	
P5	Trade and industry training activity	
P6	Public transport facility	
P7	Gymnasium	
P8	Parking lot	
P9	Parking building	
P10	Preschool: a. outside the 50 dB Ldn Air Noise Contour.	
P11	Community facility	
P12	Emergency service facilities	

15.89.1.2 Controlled activities

There are no controlled activities.

15.89.1.3 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 15.1314.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Activities listed in Rule 15.89.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.89.2.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.1314.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.1314.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.1314.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4 e. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.1314.3.5 f. Landscaping and trees - Rule 15.1314.3.6 g. Water supply for fire fighting – Rule 15.1314.3.8 h. Access to the Commercial Office Zone (Wrights Road) – Rule 15.1314.3.9. i. Minimum building setback from the railway corridor - Rule 15.1314.3.10

15.89.1.4 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.

15.89.1.5 Non-complying activities

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

	Activity
NC1	Heavy industrial activity.
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.

15.89.1.6 Prohibited activities

There are no prohibited activities.

15.89.2 Built form standards – Commercial Office Zone

a. The following built form standards shall be met by all permitted activities unless otherwise stated.

15.89.2.1 Maximum building height for buildings and fences or screening structures

a. The maximum height of buildings shall be 15 metres.

b. Any application arising from this rule shall not be publicly notified.

(Plan Change 5B Council Decision)

15.89.2.2 Minimum building setback from road boundaries

a. The minimum building setback from road boundaries shall be 3 metres.

b. Any application arising from this rule shall not be publicly or limited notified.

15.89.2.3 Minimum building setback from the boundary with a residential zone

a. The minimum building setback from the boundary with a residential zone shall be 3 metres.

b. Any application arising from this rule shall not be publicly notified.

15.89.2.4 Sunlight and outlook at boundary with a residential zone

- a.** Where an internal **site boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. contained by a 60° recession plane measured from any point 2.3 4 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.**
- a.** For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the **building** above 12m in **height**.

- b.** ~~Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- b.c.** Any application arising from this rule shall not be publicly notified.

15.89.2.5 Outdoor storage of materials

- a.** Any **outdoor storage area** shall be screened by 1.8 metre high fencing or **landscaping** from any **adjoining road** or **adjoining site**; and
- b.** **Outdoor storage areas** shall not be located within the **setback** specified in [Rule 15.89.2.2](#).
- c.** Any application arising from this rule shall not be publicly notified.

15.89.2.6 Landscaped areas

- a.** **Landscaping** shall be provided as follows:

	Standard
i.	<p>A. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (iv) below).</p> <p>B. This clause shall not apply to emergency service facilities.</p>

	Standard
ii.	<p>A. The area adjoining the road frontage of all sites shall have a landscaping strip in accordance with the following standards:</p> <p>I. Minimum width - 1.5 metres</p> <p>II. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree.</p> <p>B. This clause shall not apply to emergency service facilities.</p>
iii.	<p>On sites adjoining with an internal boundary with a residential zone, trees shall be planted adjacent to the shared internal 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.</p> <p>(Plan Change 5B Council Decision)</p>
iv.	<p>In addition to clauses (a)(i), (ii) and (iii) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area.</p> <p>(Plan Change 5B Council Decision)</p>
v.	<p>All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>

- b. Any application arising from clauses (a)(i) and (a)(ii) of this rule shall not be publicly or limited notified.

Advice note:

- 1.** Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater.
- 2.** The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ mana whenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

15.89.2.7 Water supply for fire fighting

- a.** Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.89.2.8 Access to Commercial Office Zone (Wrights Road)

- a.** Access to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
i.	<p>Road connections to the Commercial Office Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to:</p> <ul style="list-style-type: none"> A. no more than two points of road access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of Jack Hinton Drive and Wrights Road; and B. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.
ii.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

- b.** Any application arising from this rule shall not be limited or publicly notified.

15.89.2.9 Minimum building setback from railway corridor

- a.** For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

~~15.10~~ ~~Rules – Commercial Central City Business Zone~~

[This section has been moved to 15.11]

15.910 Rules – ~~Commercial~~ Mixed Use Zone

15.910.1 Activity status tables – ~~Commercial~~ Mixed Use Zone

15.910.1.1 Permitted activities

- a.** The activities listed below are permitted activities in the ~~Commercial~~ Mixed Use Zone if they meet the activity specific standards set out in this table and the built form standards in ~~Rule 15.9.2~~ [15.10.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- b.** Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 15.910.1.2](#), [15.910.1.3](#), [15.910.1.4](#), [15.910.1.5](#) and [15.910.1.6](#).
- c.** The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.910.1.1 P3 to P8 and P11 to below.	Nil
P2	a. Existing retail activity in an existing building, or b. Existing consented retail activity and associated building; at 15 January 2016	Nil
P3	Ancillary retail activity	a. The activity shall: i. occupy no more than 250m ² or 25% of the GFA of all buildings on the same site , whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the

	Activity	Activity specific standards
		<p>street; and</p> <p>iii. be limited to the display and sale of goods produced, processed or stored on the site.</p> <p>(Plan Change 5B Council Decision)</p>
P4	Food and beverage outlet	Nil
P5	Trade supplier	
P6	Yard-based supplier	
P7	Second-hand goods outlet	
P8	Service station	
P9	<p>a. Existing commercial services in an existing building, or</p> <p>b. Existing consented commercial services and associated building;</p> <p>as at 15 January 2016.</p>	
P10	<p>a. Existing office in an existing building, or</p> <p>b. Existing consented office and associated building;</p> <p>as at 15 January 2016.</p>	
P11	Ancillary offices	<p>a. The activity shall:</p> <p>i. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser; and</p> <p>ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office fronts the street.</p> <p>(Plan Change 5B Council Decision)</p>
P12	<p>Industrial activity in the Commercial Mixed Use Zones on Blenheim Road and Main South Road <u>and at Sydenham, and</u></p>	<p>Nil</p> <p><u>a. For sites in the Sydenham, and Waltham Mixed Use zones, industrial activity shall exclude:</u></p>

	Activity	Activity specific standards
	<p>Waltham, and Phillipstown (as shown in Appendix 15.15.10)</p> <p>(Plan Change 5B Council Decision)</p>	<p>i. <u>Metal product manufacturing and storage;</u></p> <p>ii. <u>Demolition and salvage yards.</u></p>
P13	Warehousing and distribution activities	Nil
P14	Service industry	
P15	High technology industrial activity	
P16	Trade and industry training activity	
P17	Emergency service facilities	
P18	Public transport facility	
P19	Health care facility	
P20	Preschool	
P21	Gymnasium	
P22	Drive-through services	
P23	Parking lot	
P24	Parking building	
P25	Tertiary education and research activities	
P26	<p>Guest Visitor accommodation including ancillary meeting and conference facilities, and the provision of goods and services primarily for the convenience of guests</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	
P27	<p>Residential activity (including retirement villages).</p> <p>a. <u>outside the Blenheim Road and Main South Road Mixed Use Area) In the Commercial-Mixed Use Zone at Addington, Mandeville Street and New</u></p>	<p>a. The activity shall be:</p> <p>i. located above ground floor level; or</p> <p>ii. located to the rear of activities listed in Rule 15.10.1.1 P2 – P12, P14– P23 on the ground floor frontage to the street, excluding</p> <p>A. any pedestrian entrance including lobby</p>

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	<u>Brighton</u> (as shown in Appendix	
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Activity	Activity specific standards												
<p><u>15.15.10); Refer to Rule 15.10.1.4 D1 for Residential activity in these areas) and</u> <u>b. outside the ‘Comprehensive Housing Precinct’ (as shown on the planning maps) (Refer to Rule 15.10.1.3 RD3 and RD4);</u> <u>(Plan Change 5B Council Decision)</u></p>	<p>and/or reception area associated with residential activity and:</p> <p>b. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking area, garages and balconies) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedroom 90m² <p>c. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre. iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. <p>d. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="762 1608 1369 1951"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> </tbody> </table>		Type	Area	Dimension	i.	Studio, 1 bedroom	68 m ²	1.58 metres	ii.	2 or 3 bedroom	10m ²	1.58 metres
	Type	Area	Dimension										
i.	Studio, 1 bedroom	68 m ²	1.58 metres										
ii.	2 or 3 bedroom	10m ²	1.58 metres										
Activity	Activity specific standards												

		<table border="1"> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </table> <p>e. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw} + C_{tr}$.</p> <p>f. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <p>i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</p> <p>ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</p> <p>g. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>h. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</u></p> <p>i. <u>Any outdoor living space or outdoor service space shall not be used for car parking or access.</u></p> <p>(Plan Change 5B Council Decision)</p>	iii.	More than 3 bedrooms	15m ²	1.58 metres
iii.	More than 3 bedrooms	15m ²	1.58 metres			
P28	Spiritual activity at 113 Seaview Road (PT Lot 16 DP 100)	Nil				
P29	Commercial film or video production	Nil				

15.910.1.2 Controlled activities

a. There are no controlled activities.

15.910.1.3 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 set out in [Rule 15.1314](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
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<p>RD1</p>	<p>a. Activities listed in Rule 15.910.1.1 P1 – P28, and Rules 15.910.1.3 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.910.2, unless otherwise specified</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provision regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.1314.3.1</p> <p>b. Minimum building setback from road boundaries/ street scene – Rule 15.1314.3.2</p> <p>c. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.1314.3.3</p> <p>d. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4</p> <p>e. <u>Screening of Outdoor storage areas, service areas/spaces and car parking</u> – Rule 15.1314.3.5</p> <p>f. Landscaping and trees- Rule 15.1314.3.6</p> <p>g. Water supply for fire fighting – Rule 15.1314.3.8</p> <p>h. Minimum building setback from the railway corridor - Rule 15.1314.3.10</p>
<p>RD2</p>	<p>a. Activities listed in Rule 15.910.1.1 P3, P11 and P27 (a) – (d) and (f-i) that do not meet one or more of the activity specific standards in Rule 15.910.1.1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified, <u>other than for any breach of rule P27 (f) – (g), which must not be publicly notified.</u></p>	<p>a. For Rule 15.910.1.1 P3 and P11 (Ancillary retail activity and ancillary offices):</p> <p>i. Ancillary office and retail activity Rule 15.1314.2.5</p> <p>b. For Rule 15.910.1.1 P27 (Residential activity):</p> <p>i. Residential activity Rule 15.1314.2.3 (a)-(e); and</p> <p>ii. <u>Glazing – Rule 15.14.3.37;</u></p> <p>iii. <u>Outlook spaces - Rule 15.14.3.38; and</u></p> <p>iv. <u>iv.</u> Activity at ground floor level - Rule 15.1314.2.2.</p>
<p>RD3</p>	<p>a. <u>Comprehensive Residential Development within the Comprehensive Housing Precinct (as shown on the planning maps) where all built form standards in Rule 15.10.2, are met.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential design principles - 14.15.1.</u></p> <p>b. <u>Comprehensive residential activity in the Mixed Use zone – 15.14.3.40 (a)(ii)(iv) and (iii)-(v)</u></p>
	<p>Activity</p>	<p>The Council's discretion shall be limited to the following matters:</p>

RD4	<p>a. <u>Comprehensive Residential Development within the Comprehensive Housing Precinct (as shown on the planning maps) that does not meet one or more of the built form standards at Rule 15.10.2, unless otherwise specified.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>As relevant to the standard/s not met:</u></p> <p>i. <u>Maximum building height – Rule 15.14.3.1</u></p> <p>ii. <u>Minimum building setback from road boundaries – Rule 15.14.3.2</u></p> <p>iii. <u>Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.14.3.5</u></p> <p>iv. <u>Landscaping and trees- Rule 15.14.3.6</u></p> <p>v. <u>Water supply for fire fighting – Rule 15.14.3.8</u></p> <p>vi. <u>Minimum building setback from the railway corridor - Rule 15.14.3.10</u></p> <p>vii. <u>Comprehensive residential development in the Mixed Use Zone - 15.14.3.40</u></p> <p>b. <u>Residential design principles – 14.12.1.</u></p>
RD5	<p><u>Any activity listed in Rule 15.10.1.1 P1-P29 that does not meet Rule 15.10.2.10</u></p>	<p>a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u></p>

Advice Note: [Rule 9.3.4.1.3 RD8 \(Restricted Discretionary activities\)](#) applies to any new **building** (except **buildings** of less than 5 m in height) on a site in the Mixed Use zone which is located outside a Residential Heritage Area but shares a **boundary** with a **site** or **sites** in a Residential Heritage Area.

15.910.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.910.1.5 Non-complying activities

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

NC1	Any residential activity not meeting Rule 15.910.1.1 P27 (e).
NC2	<p>a. Sensitive activities within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings within 10 metres of the foundation of a 66 kV electricity distribution line support structure.</p> <p>c. Fences within 5 metres of a 66 kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The 66 kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.
NC3	<p><u>Comprehensive Residential Development within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 allocated for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided</u></p>

15.910.1.6 Prohibited activities

There are no prohibited activities.

15.910.2 Built form standards – Commercial Mixed Use Zone

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

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2 and RD3 unless otherwise stated.

15.910.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres, unless specified below.
- b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be 21-22 metres, for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.
- c. ~~b.~~ Any application arising from this rule shall not be publicly notified.

15.910.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres, as follows:

	Activity	Standard
i.	Any activity unless specified below	3 metres
ii.	For sites with frontage to two intersecting roads in the Commercial Mixed Use Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

- b. Any application arising from this rule shall not be limited or publicly notified.

15.910.2.3 Minimum building setback from residential zones and internal boundaries

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.
- c. This rule does not apply to Rule 15.10.1.3 (RD3) – Comprehensive residential development.

15.910.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. contained by a recession plane measured from any point ~~2.3~~ metres above the internal ~~boundary~~. in accordance with the diagrams in Appendix 15.15.9.

- b. For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the **building** above 12m in **height**.

- ~~b. Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- e. Any application arising from this rule shall not be publicly notified.
- ~~d. This rule does not apply to Rule 15.10.1.3 (RD3) – **Comprehensive residential development**.~~

15.910.2.5 Screening of ~~O~~ outdoor storage areas, service areas / spaces and car parking

- a. Any **outdoor storage area**, **service areas/spaces** or **car parking** shall be screened as follows:
- i. For **Rule 15.10.1.3 (RD3)**, and **Rule 15.10.1.1 (P27)**, located to the rear of the **principal building on the site**;
 - ii. For all other activities screened by 1.8 metre high fencing or **landscaping** from any **adjoining road** or **adjoining site**.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.910.2.6 Landscaping and trees

- a. **Landscaping** shall be provided as follows:

Standard
<ul style="list-style-type: none">i. The area adjoining the road frontage and rear of all sites shall be landscaped in accordance with the following standards:<ul style="list-style-type: none">A. Minimum width - 1.5 3 metresB. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part

Standard

thereof, evenly spaced.

- ~~ii.~~ ~~On sites adjoining with an internal boundary with a residential zone, 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.~~
- ii. Any building setback required under Rule 15.10.2.3 shall contain landscaping for its full width and length (excluding any part required for pedestrian access) and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of site boundary length;
- iii. A minimum of 1 tree shall be provided for every 100sqm of communal outdoor living space.
- iv. 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area and along any pedestrian routes;
- v. Trees shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension; and
- ~~iv.~~ v. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
- ~~v.~~ vi. Clause (a)(i) shall not apply to emergency service facilities.

(Plan Change 5B Council Decision)

- ~~b.~~ Any application arising from clauses (a)(i), ~~and (a)(iii), (v), and (vi)~~ of this rule, shall not be publicly or limited notified.

Advice note:

1. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

15.910.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system 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.
- ~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.910.2.8 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.10.2.9 Minimum standards for Comprehensive Residential Development

The following built form standards also apply to comprehensive residential development, refer to [Appendix 15.15.13 for the bulk and location diagram representing these standards:](#)

[Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards.](#)

Streetscene and perimeter block development

- a. A site shall be no less than 2,000m² and have a minimum road boundary width of 24 metres.
- b. Buildings shall be located across the full extent of the site frontage adjacent to the street, except if/where needed to provide for access.
- c. The minimum building setback from an internal boundary shall be:
 - i. no setback for the first 24 metres measured from the road boundary, and up to a maximum total length of 60% of the site depth; and
 - ii. 4 metres in depth for the remainder of the internal boundaries.
- d. All shared pedestrian access ways within and through a site shall have a minimum width of:
 - i. 3 metres including landscaping (excluding trees) on a straight accessway.
 - ii. 6.2 metres on a curved or cornered accessway.
 - iii. 4.5m space to perform operational tasks.
 - iv. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary.
- e. Buildings fronting a street shall include at least 20% glazing on each floor of the building.
- f. A minimum distance of 12 metres shall separate any buildings on the site, except for accessory buildings less than 2.5m in height, which must be located at least 1 metre from any other building.
- g. At least 50% of the ground floor of the built development shall be living area.

Housing diversity and low emissions development

- h. Apartments adjacent to the street shall be provided, including:
 - i. to a minimum of 4 storeys in height; or

- ii. to a minimum of 3 storeys for sites located on the south side of a street.
- i. Apartments shall comprise of at least 50% of the building footprint.
- j. Enclosed and lockable cycle storage shall be provided at a minimum rate of 1 space per bedroom and located adjacent to the communal open space.
- k. A minimum of 10% accessible residential units shall be provided in all apartment buildings.
- l. The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances:
 - i. A maximum of two car parking spaces for a residential car share scheme across the Comprehensive Residential Development
 - ii. A maximum of one space per accessible residential unit

Outdoor living space (communal and private) and sunlight access

- m. At least 10% of the site must be communal outdoor living space and include:
 - i. A minimum dimension of 7 metres
 - ii. A ratio of 1:3 in terms of length and width e.g. the length cannot exceed 1m where the width is 3m
 - iii. Trees capable of maturing to 8 metres at a rate of 1 per 100sqm of open space.
- n. Any buildings shall be designed to maintain three consecutive hours of sunshine across 30% of the communal outdoor living space at the Equinox.
- o. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.

	Residential unit type	Area	Minimum Dimension
i.	<u>Any residential unit with a habitable room located at ground floor level</u>	<u>16m²</u>	<u>4 metres</u>
ii.	<u>Any residential unit without a habitable room located at ground floor level</u>	<u>8m²</u>	<u>1.8 metres</u>

- p. Any ground floor outdoor living space shall not be located adjacent to the street.

Residential amenity

- q. Where an internal boundary adjoins a Medium Density Residential zone, no part of any building shall project beyond a 50° building envelope along the southern boundary, 55° building envelope along the east and western boundaries and 60° building envelope along the northern boundary, measured from any point 3 metres above the internal boundary:
- r. The activity shall have a minimum net floor area excluding lobby and/or reception area per unit of:
- i. Studio 35m²
 - ii. 1 bedroom 45m²
 - iii. 2 bedrooms 60m²
 - iv. 3 or more bedroom 90m²
- s. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:
- i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area.
 - ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.
- t. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw} + C_{tr}$.

Outdoor service and storage space

- u. Each residential unit shall be provided with:
- i. a dedicated washing line area that is screened from public view, and
 - ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre.
- v. A communal waste management area, shall be provided. These areas shall not be located between the road boundary and any building, or adjacent to outdoor living spaces

15.10.2.10 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

~~15.11~~ ~~Rules – Commercial Central City Mixed Use Zone~~

[This section has been moved to 15.12]

~~15.1011~~ Rules — ~~Commercial Central City Business~~ City Centre Zone

~~15.1011.1~~ Activity status tables — ~~Commercial Central City Business~~ City Centre Zone

~~15.1011.1.1~~ Permitted activities

- ~~a.~~ The activities listed below are permitted activities in the ~~Commercial Central City Business~~ City Centre Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.101.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- ~~b.~~ Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in [Rules 15.101.1.2](#), [15.101.1.3](#), [15.101.1.4](#), [15.101.1.5](#) and [15.101.1.6](#).
- ~~c.~~ ~~At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.~~
- ~~c.~~ The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	Nil
P2	Commercial services	Nil
P3	Entertainment activity	Nil
P4	Recreation activity	a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level. b. Activity specific standard a. shall not apply to any spiritual facility at 100 Cathedral Square.
P5	Gymnasium	
P6	Community facility	
P7	Education activity	
P8	Day care facility	
P9	Preschool	
P10	Health care facility	
P11	Spiritual activity	
P12	Office	

	Activity	Activity specific standards
P13	Residential activity	<p>a. For sites shown on the planning maps as being within active frontage areas, the activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p> <p>b. Activity specific standard a. shall not apply to the former Christchurch Teachers College building at 25 Peterborough Street.</p> <p>c. Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. <p>d. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking area, garages, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>e. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 5.8m² of the area, with each dimension being a minimum of 1.58 metres, shall be provided as a private balcony located immediately outside, and accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents. <p>Advice note:</p>

	Activity	Activity specific standards
		<p>1. Balconies can be recessed, cantilevered or semi-recessed.</p> <p>f. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit, <u>with a minimum dimension of 4m.</u></p> <p>g. Any outdoor service space or outdoor living space shall not be used as a car parking area or access.</p> <p><u>h. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <p><u>i. a minimum dimension 4m in depth and 4m in width for a living room</u></p> <p><u>ii. a minimum dimension 3m in depth and 3m in width for a bedroom.</u></p> <p><u>i. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p>
P14	<p>Guest-Visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. The activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p> <p>b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street.</p>
P15	Art studios and workshops	Nil
P16	<p>Retirement village outside the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).</p>	Nil
<u>P17</u>	<p><u>The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street:</u></p>	<p>a. <u>The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site.</u></p>

	Activity	Activity specific standards
	<ul style="list-style-type: none"> i. Retail activity ii. Commercial services iii. Entertainment activity iv. Gymnasium v. Education activity vi. Health care facility vii. Office viii. Art studios and workshops ix. Preschool 	<ul style="list-style-type: none"> b. Entertainment activity shall be limited to performances and exhibitions.
P18	Small buildings for an activity listed in Rule 15.11.1.1 P1 to P17	<ul style="list-style-type: none"> a. All small buildings shall be built up to the road boundary for the full width of the site; b. The maximum height shall be 21 metres, unless otherwise specified in Rule 15.11.2.1(a)(ii); c. There shall be no vehicle access to the site; d. There shall be no onsite vehicle parking; e. Where residential activities are included, a separate residential access to the building must be provided from the street or public laneway; and f. Glazing of the street fronting façade shall be as follows: <ul style="list-style-type: none"> i. ground floor between 0.5m and 3m in height – 75% minimum; ii. first floor level and above – 30% minimum per floor.

15.1011.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.
- c. Activity C1 shall also comply with the built form standards set out in Rule 15.101.2.

	Activity	The matters over which Council reserves its control:
C1	<ul style="list-style-type: none"> a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is: <ul style="list-style-type: none"> i. within the Central City Core area 28m or less in 	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

	<p><u>height; and</u></p> <p>ii. visible from a publicly owned and accessible space; and</p> <p>iii. <u>meets the following built form standards:</u></p> <p><u>A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or</u></p> <p><u>B. Rule 15.11.2.12 Maximum road wall height; and</u></p> <p>iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.134.2.6 <u>Commercial Central City Business City Centre</u> Zone Urban Design.</p> <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.2.6 have been met.</p> <p>c. This rule does not apply to any activity requiring consent under C2 below.</p> <p>d. Any application arising from this rule shall not be publicly or limited notified.</p>	
C2	<p>a. Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <p>i. located at 100 Cathedral Square; and</p> <p>ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.134.5.1 - Buildings at 100 Cathedral Square.</p> <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.5.1 have been met.</p> <p>c. The built form standards in Rule 15.101.2 shall not apply to this activity.</p>	<p>a. That the activity is undertaken in accordance with the urban design certification.</p>

d. Rules C1 and C2 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any **building** ~~within the Core~~ which is a listed **heritage item** in which case the applicable rules in **Chapter 9** Natural and Cultural Heritage shall apply; and
- iii. any **signage**.

Advice note:

~~1. The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map”~~

15.1011.1.3 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 15.143](#), as set out in the following table.

	Activity	Council’s discretion shall be limited to the following matters:
RD1	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which:</p> <ul style="list-style-type: none">i. is within the Central City Core area; andii. i. is visible from a publicly owned and accessible space;-andiii. ii. is not a controlled activity under Rule 15.101.1.2 C1. <p>b. This rule does not apply to activities requiring consent under Rule 15.101.1.2 C2, or Rule 15.101.1.3 RD9, or RD10.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Commercial Central City Business City Centre Zone urban design – Rule 15.143.2.6</p>
RD2	<p>a. The erection of any new buildings within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).</p>	<ul style="list-style-type: none">a. Commercial Central City Business City Centre Zone urban design – Rule 15.143.2.6b. Commercial Central City Business Zone – City Centre Zone Retail Precinct – Rule 15.143.2.7

	Activity	Council's discretion shall be limited to the following matters:
	<p>b. This rule does not apply to buildings permitted by Rule 15.11.1.1 P18.</p> <p>b. c. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD3	<p>a. Any activity listed in Rule 15.101.1.1 P1 to P17 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Commercial Central City Business City Centre Zone - Activity at ground floor level – Rule 15.134.2.8</p>
RD4	<p>a. Any residential activity listed in Rule 15.101.1.1 P13 that does not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9</p> <p>b. <u>Glazing - 15.14.3.37</u></p> <p>c. <u>Outlook spaces - 15.14.3.38.</u></p>
RD5	<p>Any activity listed in Rule 15.101.1.1 P1 to P17 P18 and Rules 15.101.1.3 RD1 to RD4, RD6 and RD8 that does not meet one or more of the built form standards in Rule 15.101.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Commercial Central City Business City Centre Zone - Building setbacks and continuity – Rule 15.134.3.15</p> <p>b. Commercial Central City Business City Centre Zone and Central City (South Frame) Mixed Use Zones (South Frame) - Verandas – Rule 15.134.3.16</p> <p>c. Commercial Central City Business City Centre Zone - Sunlight and outlook for the street – Rule 15.134.3.17</p> <p>d. Commercial Central City Business City Centre Zone and Central City (South Frame) Mixed Use Zone (South Frame) - Minimum number of floors – Rule 15.134.3.18</p> <p>e. Commercial Central City Business City Centre Zone - Minimum floor to floor heights on ground floor <u>Flexibility in building design for future uses</u> – Rule 15.134.3.19</p>

	Activity	Council's discretion shall be limited to the following matters:
		<p>f. Commercial-Central-City-Business City Centre Zone - Location of on-site car parking – Rule 15.134.3.20</p> <p>g. Fencing and screening structures in the Commercial-Central-City-Business City Centre and Mixed Use Zones – Rule 15.134.3.21</p> <p>h. Screening of outdoor storage and service area / spaces – Rule 15.134.3.22</p> <p>i. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.23</p> <p>j. Minimum separation from the boundary with a residential zone – Rule 15.134.3.24</p> <p>k. Water supply and access for fire fighting – Rule 15.134.3.8</p> <p>l. Maximum building Hheight – Rule 15.14.3.1</p> <p>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</p> <p>n. Wind – Rule 15.14.3.39</p>
RD6	<p>Construction or alteration of or addition to any building or other structure for a retirement etirement village in the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).</p>	<p>a. Retirement villages - Rule 15.143.2.14</p> <p>b. Commercial-Central-City-Business City Centre Zone urban design – Rule 15.14.2.6</p>

RD7	<p>Construction or alteration of or addition to any building or other structure for a retirement village that does not meet any one or more of the built form standards in Rule 15.110.2 unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.143.3.25 b. Commercial Central City Mixed Use Zone – Maximum building height - Rule 15.143.3.26 <u>15.14.3.1(a) (xiv) and (b)(vi).</u> c. Commercial Central City Business Zone <u>City Centre</u> - Flexibility in building design for future uses – Rule 15.134.3.27 d. Fences and screening structures in the Commercial Central City Business <u>City Centre</u> and Mixed Use Zones – Rule 15.134.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.134.3.22
	Activity	<p>Council’s discretion shall be limited to the following matters:</p>
		<ul style="list-style-type: none"> f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.134.3.23 g. Minimum setback from the boundary with a residential zone, or from an internal boundary – Rule 15.134.3.24 h. Water supply and access for fire fighting – Rule 15.134.3.8
RD8	Parking lot/ Parking building	<ul style="list-style-type: none"> a. Commercial Central City Business <u>City Centre</u> Zone urban design – Rule 15.134.2.6 <p>Advice notes:</p> <ul style="list-style-type: none"> 1. Refer to Rule 7.4.3.1(b) for parking in the Central City, Rule 7.4.2.3 RD1 for non-compliance with this rule, and activity Rule 7.4.2.5 NC3 for non-compliance with this rule in the Core of the Commercial Central City Business <u>City Centre</u> Zone. 2. Also refer to Rule 7.4.2 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.

RD9	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.110.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is located at 100 Cathedral Square; and ii. is not a controlled activity under Rule 15.110.1.2 C2. <p>b. The built form standards in Rule 15.110.2 shall not apply on this site to the activity listed in Rule 15.110.1.1 P11.</p>	<p>a. Buildings at 100 Cathedral Square – Rule 15.134.5.1</p>
	Activity	Council's discretion shall be limited to the following matters:
RD10	<p>a. <u>Any activity listed in Rule 15.11.1.1 P18 that does not meet one or more of the activity specific standards.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>City Centre Zone urban design – Rule 15.14.2.6</u></p>
RD11	<p><u>Any building that does not meet Rule 15.11.2.11(a)(ii), (iii), and (vi) in respect to all new buildings on New Regent Street, the Arts Centre and in the Central City Heritage Qualifying Matter and Precinct.</u></p>	<ul style="list-style-type: none"> a. <u>The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.</u> b. <u>Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.</u> c. <u>The Matters of Discretion for maximum building height – Rule 15.14.3.1</u>

c. Rules RD1, ~~and~~ RD9 and RD10 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code ~~upgrades~~ **works**; and
- ii. any **building** within the Core which is a listed **heritage item** in which case the applicable rules in [Chapter 9](#) Natural and Cultural Heritage shall apply; and
- iii. any **signage**.

Advice note:

1. The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map”.

15.1011.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Any activity that does not meet one or more of <u>the following</u> built form standards <ul style="list-style-type: none">• <u>Rule 15.11.2.11 Building Height (a)(i)(A) (Buildings over 90 metres);</u>• In Rules <u>15.11.2.11 Building Height (a)(i)(B) (Building Base);</u>
Activity	
	<ul style="list-style-type: none">• <u>Rule 15.11.2.11 Building Height (a)(ii) (Heritage setting – New Regent Street);</u>• <u>Rule 15.11.2.11 Building Height(a)(iii) (Arts Centre); and</u>• <u>Rule 15.11.2.11 Building Height (a)(iv)(B) (Cathedral Square Height Precinct); (Related to (Building Height))</u> and/or• <u>Rule 15.11.2.12</u> (Maximum Road Wall Height) unless otherwise specified.
D2	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.1011.1.5 Non-complying activities

There are no non-complying activities.

15.1011.1.6 Prohibited activities.

There are no prohibited activities.

15.1011.2 Built form standards - ~~Commercial Central City Business City Centre~~ Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering

development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a.** The following built form standards shall be met by all permitted, controlled and restricted discretionary activities unless otherwise stated.

15.1011.2.1 Building setback and continuity

	Standard
a.	On sites in the area identified as the Core on the Planning Map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map', buildings (excluding fences for the purposes of this standard) shall be built:
	Standard
	<p>Precincts planning map', buildings (excluding fences for the purposes of this standard) shall be built:</p> <ul style="list-style-type: none"> i. up to road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all boundaries of the allotment; and ii. across 100% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.
b.	On sites outside the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map', buildings (excluding fences for the purposes of this standard) shall be built:
	<ul style="list-style-type: none"> i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).
c.	Any application arising from this rule shall not be limited or publicly notified.
d.	<u>This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.</u>

Advice note:

1. This rule applies to the ground and first floor of buildings only.

15.1011.2.2 Verandas

- a.** In the areas shown on the 'Central City Active Frontages and Verandas and Building Setback planning map' as Central City Active Frontage and Veranda, every building shall provide a

veranda or other means of weather protection with continuous cover for pedestrians.

b. Any application arising from this rule shall not be limited or publicly notified.

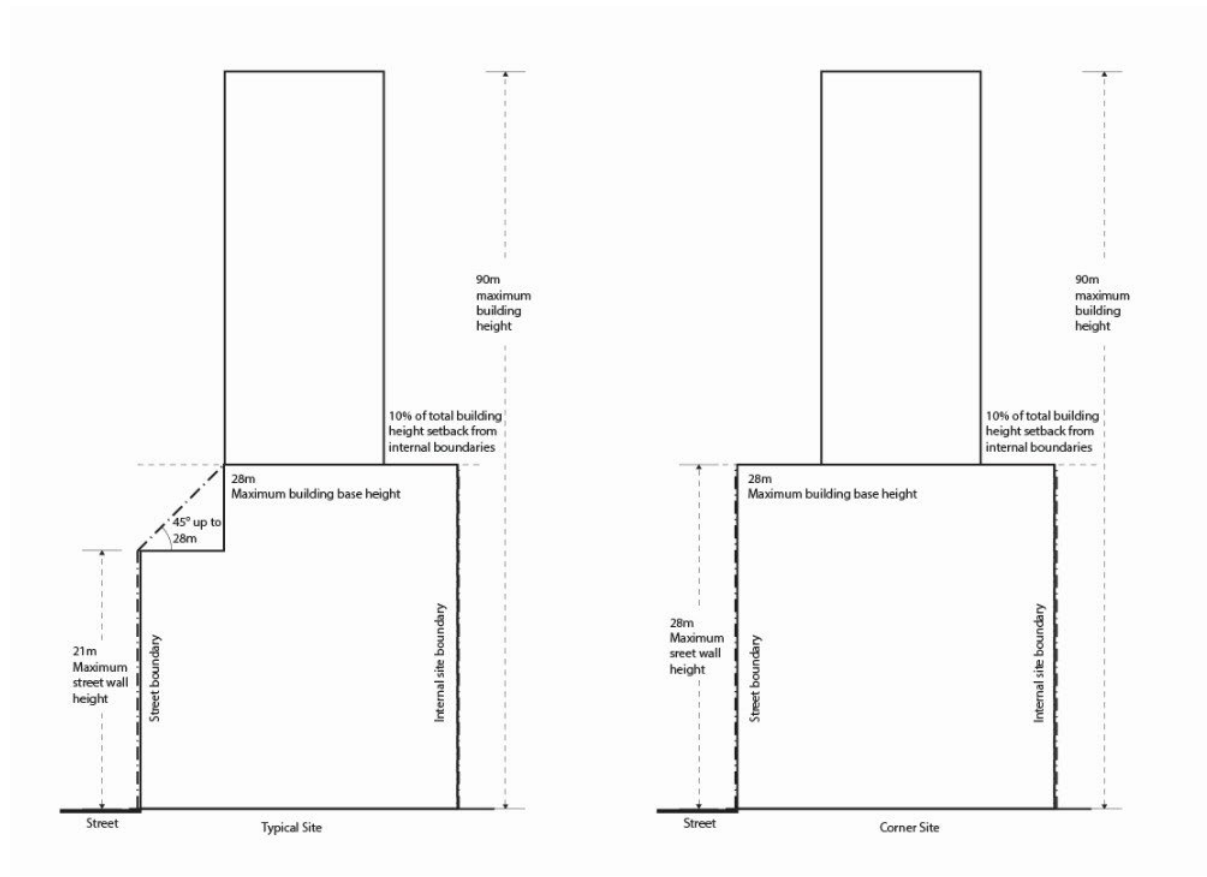
15.1011.2.3 Sunlight and outlook for the street

a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site:

i Up to a maximum height of 28m; or

ii. For sites located on a street intersection, this rule shall not apply within 30m of the street corner

iii Except that this rule shall not apply to access ways, service lanes, or to New Regent Street.



- b.** This rule applies only until the upper floors of the building tower are set back 6m from the road wall.
- c.** Any application arising from this rule shall not be limited or publicly notified.
- c.** This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

15.1011.2.4 Minimum numbers of floors

- a.** The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map' shall be two.
- b.** Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.5 Flexibility in building design for future uses

- a.** The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.
- b.** This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
- c.** Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.6 Location of onsite parking areas

- a.** Parking areas within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.
- b.** Any application arising from this rule shall not be limited or publicly notified.
- c.** This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

15.1011.2.7 Fences and screening structures

- a.** The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be:
 - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.
- b.** This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and ~~Commercial Central City Business~~ City Centre Zone.
- c.** Any application arising from this rule shall not be limited or publicly notified.
- d.** This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

Advice note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1011.2.8 Screening of outdoor storage and service areas or spaces

- a.** Any outdoor storage area or outdoor service spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.
- b.** Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.9 Sunlight and outlook at boundary with a residential zone

- a.** Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. contained by a recession plane measured from any point 2.3 4 metres above the internal boundary, as indicated in Appendix 15.15.9 as though the site were zoned the same residential zone.

b. For any part of a **building** above 12m in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12m in **height** is set back from the relevant **boundary** 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the **building** above 12m in **height**.

c. The level of **site boundaries** shall be measured from filled ground level, except where the site on the other side of the internal **boundary** is at a lower level, then that lower level shall be adopted.

d. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. There is no recession plane requirement for **sites** located in the ~~Commercial Central City Business City Centre~~ Zone that adjoin **sites** also zoned ~~Commercial Central City Business City Centre Zone~~.

15.1011.2.10 Minimum setback from the boundary with a residential zone or from an internal boundary

a. The minimum **setback** from the **boundary** with a residential zone, or in the case of **residential activities** from an internal **boundary**, shall be as follows:

	Standard
i.	Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required.
ii.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space , then the balcony or window shall not be located within 3 metres of any internal boundary .
iii.	Any required building setback under a. shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.

	Standard
iv.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

b. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.11 Building height

a. The maximum and minimum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	All buildings , except as provided for in ii, and iii and iv below.	<p>A. <u>The maximum height shall be 90 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p> <p>in accordance with the Central City Maximum Building Height planning map</p>
ii.	All buildings in the heritage setting of New Regent Street as identified in Appendix 9.3.7.2.	The minimum and maximum height shall be 8 metres.
iii.	All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.	The maximum height shall be 16 metres.
iv	All <u>buildings within the Cathedral Square Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres:</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>
v.	All <u>buildings within the Victoria Street Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>
vi.	<p>All <u>buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></p> <p>A. <u>Land on the east side of Montreal Street between Worcester Boulevard and Hereford Street</u></p> <p>B. <u>145 Gloucester Street and 156 Armagh Street to the west of New Regent Street</u></p> <p>C. <u>all sites in the block bounded by Armagh Street, Manchester Street, Gloucester Street and New Regent Street (but excluding New Regent Street)</u></p>	<u>The maximum height shall be 28 metres.</u>

Applicable to	Standard
<p>D. <u>sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street, and</u></p> <p>E. <u>sites with road boundaries on the south side of Gloucester Street at 158, 160, and 162 Gloucester Street, 113C Worcester Street, and the units at 166 Gloucester Street</u></p>	

b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

15.11.2.12 Maximum road wall height

- a.** The maximum height of the road wall of any building shall be:
- i. 21 metres ~~in the area subject to a 28 metre height limit on the 'Central City Maximum Building Height planning map'~~ unless specified below.
 - ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street;
 - iii. For sites located on a street intersection, a maximum height of 28m for a maximum distance of this rule shall not apply within 30m from the street corner.
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.**

15.11.2.13 Water supply for fire fighting

- 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 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.**
- b.c.** Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the [New Zealand Fire Service Commission Fire and Emergency New Zealand](#) (absent its written approval).

15.11.2.14 Building tower setbacks

- a. All parts of the building tower shall be set back at least 6m from the street boundary, and from side / rear boundaries by a at least 6m or the any distance equal to 10% of the total height of the building, whichever is the lesser.**

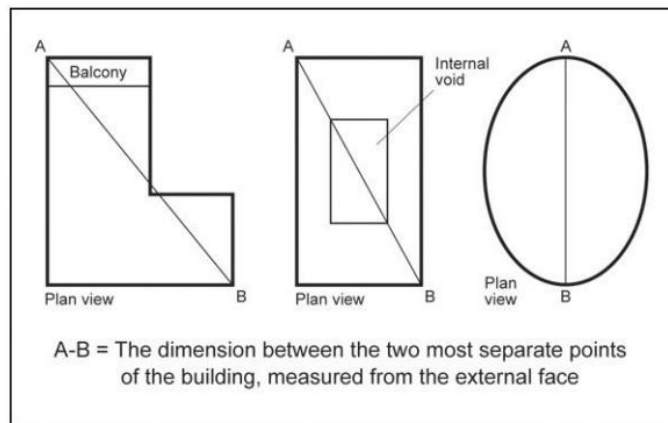
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

15.11.2.15 Maximum building tower dimension and building tower coverage

- a. The maximum plan horizontal dimension of any part of the building tower shall be 40m.

(The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building – see diagram below)

- b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.



15.11.2.16 Minimum building tower separation

- a. All parts of the building tower shall be separated from any other building tower by at least 12 metres. This rule applies to buildings on the same site, and to separate parts of the same building that may project above 28m in height.
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.

15.11.2.17 Wind

- ~~a. New buildings, structures or additions above 30 metres in height shall not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:~~
- ~~i. 4 m/s at the boundary of the site street frontage for the width of the footpath;~~
 - ~~ii. 6 m/s within any carriageway adjacent to the site;~~
 - ~~iii. 4 m/s at the following listed public open spaces:~~
 - ~~A. The Avon River Precinct Zone;~~
 - ~~B. Cathedral Square;~~
 - ~~C. Victoria Square;~~
 - ~~D. Any public open space zoned Open Space Community Park Zone;~~
 - ~~E. The Margaret Mahy Family Playground.~~

- ~~b. New buildings, structures or additions greater than 30 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.~~
- ~~c. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.~~

~~15.12~~ ~~Rules – Commercial Central City (South Frame) Mixed Use Zone~~

[This section has been moved to 15.13]

~~15.112~~ Rules — ~~Commercial~~ Central City Mixed Use Zone

~~15.112.1~~ Activity status tables — ~~Commercial~~ Central City Mixed Use Zone

~~15.112.1.1~~ Permitted activities

- a.** The activities listed below are permitted activities in the ~~Commercial~~ Central City Mixed Use Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.112.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- b.** Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in [Rules 15.112.1.2](#), [15.112.1.3](#), [15.112.1.4](#), [15.112.1.5](#) and [15.112.1.6](#).
- c.** The activities listed below include any associated **landscaping**, **access**, **parking areas**, **loading**, **waste management areas** and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	<p>a. Retail activities within the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products; ii. second-hand goods outlet; iii. food and beverage outlet; iv. general convenience stores where grocery items are offered for sale; and v. any other retail activity provided that the minimum GLFA for any individual retail activity tenancy is 450m². <p>b. Retail activity outside the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map) shall only consist of one or more of the following except where specified in c. below:</p>

	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m² retail floor space, whichever is the lesser; ii. second-hand goods outlet; iii. food and beverage outlet; iv. small scale general convenience store where grocery items are offered for sale with a maximum GLFA of 250m²; and v. one supermarket with a maximum GLFA of 2500m² located within the Commercial Central City Mixed Use Zone block bounded by Manchester, Salisbury and Madras Streets. <p>c. Retail activity fronting Colombo Street between Kilmore Street and Peterborough Street shall be limited to</p> <ul style="list-style-type: none"> i. a maximum tenancy size of 150m²; ii. the ground floor of any building; and iii. have a frontage adjoining Colombo Street.
P2	Yard-based suppliers	Nil
P3	Trade suppliers	
P4	Service stations	
P5	Commercial services	
P6	Office	<ul style="list-style-type: none"> a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or: b. Where non-ancillary offices or commercial services are proposed on a site: <ul style="list-style-type: none"> i. individual tenancies shall not exceed 450m² GLFA; and ii. the total area used for office activities and/or commercial services shall not exceed 450m² GLFA per site, or 450m² GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of GLFA of the overall development.
P7	Entertainment activity	Nil
P8	Recreation facility	

	Activity	Activity specific standards
P9	Gymnasium	
P10	Community facility	
P11	Education activity	
P12	Day Care facility	
P13	Preschool	
P14	Health care facility	
P15	Spiritual activity	
P16	Residential activity	<p>a. Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ol style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service area <u>outdoor service space</u>; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. iii. <u>the outdoor service space shall not be located between the front façade of the building and the street boundary or other publicly accessible space.</u> <p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garages, or balconies allocated to each unit) shall be:</p> <ol style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit without a habitable space on the ground floor shall have 20m² of outdoor living space provided that:</p> <ol style="list-style-type: none"> i. a minimum of 810 <u>810</u>m² of the area, with each dimension being a minimum of 1.58 <u>1.58</u>m, shall be provided as a private balcony, located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 20m² not provided by private balconies can shall be provided in as as a communal area <u>outdoor living space</u>, with each dimension being a minimum of 4 6 <u>4 6</u>

	Activity	Activity specific standards
		<p>metres that is available for the use of all site residents.</p> <p>iii. <u>the area of the communal outdoor living space shall be in addition to the 10% requirement for landscaping on the site (refer to Rule 15.12.2.1).</u></p> <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>d. Each residential unit with a habitable space on the ground floor shall have 20m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit, <u>with a minimum dimension of 4 metres. The ground floor outdoor living space shall not be located between the front façade of the building and the street boundary.</u></p> <p>e. Any outdoor service space or outdoor living space shall not be used for parking area or access.</p> <p>f. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street and public space-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>g. <u>Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <p>i. <u>a minimum dimension of 4 metres in depth and 4 metres in width, for a living area.</u></p> <p>ii. <u>a minimum dimension of 3 metres in depth and 3 metres in width, for a bedroom.</u></p> <p>h. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>i. <u>Where residential activity is located on the ground floor at the boundary with a street or public space, the building shall be set back a minimum of 3 metres from that boundary.</u></p> <p>j. <u>Where more than 50% of the GFA of the site is used for a residential activity,</u></p> <p style="padding-left: 40px;"><u>a. the site coverage shall not exceed 50% except where (b) applies;</u></p> <p style="padding-left: 40px;"><u>b. Where no car parking is provided on site, the site coverage shall not exceed 55%.</u></p>
P17	Guest Visitor accommodation	Nil

	Activity	Activity specific standards
	(Plan Change 4 Council Decision subject to appeal)	
P18	Industrial activity	
P19	Motor-servicing facility	
P20	Drive-through service	
P21	Retirement village	
P22	Commercial film or video production	

15.1112.1.2 Controlled activities

a. The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
C1	a. Any building on the site at 136 Barbadoes Street b. The built form standards in Rule 15.1112.2 for the Commercial Central City Mixed Use Zone shall not apply.	a. Buildings at 136 Barbadoes Street – Rule 15.143.54.2

15.1112.1.3 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 Rules 15.143.2 and 15.143.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	a. Residential activity that does not meet one or more of the activity specific listed in Rule 15.1112.1.1 P16 unless otherwise specified. b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of	As relevant to the standard that is not met: a. Residential activity in the Commercial Central City Business City Centre Zone and Central City Mixed Use Zone – Rule 15.143.2.9. b. <u>Glazing - 15.14.3.37</u> c. <u>Outlook spaces - 15.14.2.38.</u>

	Activity	The Council's discretion shall be limited to the following matters:
	<u>standards (g) and (h), which must not be publicly notified.</u>	
RD2	<p>a. Any activity listed in Rule 15.112.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.112.2, except 15.12.2.2(b), unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.143.3.25</p> <p>b. Commercial Central City Mixed Use Zone – Maximum building height (below 32m) - Rule 15.13.3.26 – 15.14.3.1 a and b;</p> <p>c. Central City Centre - Flexibility in building design for future uses – Rule 15.143.3.27</p> <p>d. Fences and screening structures in the Commercial Central City Business City Centre and Mixed Use Zones – Rule 15.143.3.21</p> <p>e. Screening of outdoor storage and service areas / spaces - Rule 15.143.3.22</p> <p>f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone – Rule 15.143.3.23</p> <p>g. Minimum separation from the boundary with a residential zone or from an internal boundary – Rule 15.143.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.143.3.8</p> <p>i. Building height in the Central City Mixed-Use Zone - 15.14.3.36</p> <p>j. City Centre and Central City Mixed Use Zones (South Frame) - Minimum number of floors - 15.14.3.18</p> <p>k. Upper floor setbacks, tower dimension and site coverage in the central city - 15.14.3.35</p> <p>l. Glazing - 15.14.3.37</p>
RD3	<p>The construction or alteration of or addition to any building or other structure for retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Commercial Central City Mixed Use Zone Landscaping and trees – Rule 15.143.3.25</p> <p>b. Commercial Central City Mixed Use Zone - Maximum Building height – (for Rule 15.12.2.2(a)) Rule 15.143.3.26 15.14.3.1(b)(vi) and (a)(xiv)</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<p>c. Central City Centre - Flexibility in building design for future uses – Rule 15.143.3.27</p> <p>d. Fences and screening structures in the Commercial Central City Business City Centre and Mixed Use Zones – Rule 15.143.3.21</p> <p>e. Screening of outdoor storage and service areas / spaces - Rule 15.143.3.22</p> <p>f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.143.3.23</p> <p>g. Minimum setback from the boundary with a residential zone, or from an internal boundary – Rule 15.143.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.143.3.8</p> <p>i. <u>Glazing</u> - 15.14.3.37</p>
RD4	<p>a. <u>The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that results in four or more residential units.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential Design Principles – 14.15.1</u></p> <p>b. <u>Outdoor living space for residential activity of 4 units or more – 15.14.2.15.</u></p> <p>c. <u>Glazing - 15.14.3.37</u></p>
RD5	<p>a. <u>Any new building for an activity listed in Rule 15.12.1.1 P1 to P22, of 17 metres or more in height and/or any external alteration to an existing building that results in a building height of 17m or more.</u></p>	<p>a. Urban design in the City Centre and Central City Mixed Use Zones – Rule 15.14.2.6</p> <p>a. <u>Upper floor setbacks, tower dimension and site coverage in the central city – Rule 15.14.3.35</u></p> <p>b. <u>Building Height in the Central City Mixed Use Zones – Rule 15.14.3.36</u></p>

	Activity	The Council's discretion shall be limited to the following matters:
	b. <u>Any application arising from this rule shall not be limited or publicly notified.</u>	
RD6	<u>Any activity listed in Rule 15.12.1.4 that does not meet Rule 15.12.2.13</u>	<u>a. City Spine Transport Corridor – Rule 15.14.5.3</u>

Advice Note: [Rule 9.3.4.1.3](#) RD8 (Restricted Discretionary activities) applies to any new **building (except **buildings** of less than 5 m in **height**) on a site in the Central City Mixed Use zone which is located outside a Residential Heritage Area but shares a **boundary** with a **site** or **sites** in a Residential Heritage Area.**

15.1112.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Parking lot / parking building.
D2	<u>Any building for any activity listed in Rule 15.12.1.1 P1 to P22 that does not meet Rule 15.12.2.2(b).</u>
D3	Any activity not provided for as permitted, restricted discretionary or non-complying.

15.1112.1.5 Non-complying activities

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

Activity	
NC1	Any retail activity that does not meet one or more of the activity specific standards specified in Rule 15.1112.1.1 P1.
NC2	Any commercial service or office that does not meet one or more of the activity specific standards specified in Rule 15.1112.1.1 P5 or P6.

15.1112.1.6 Prohibited activities

There are no prohibited activities.

15.1112.2 Built form standards — ~~Commercial~~ Central City Mixed Use Zone

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

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.1112.2.1 Streetscene, ~~Landscaping~~ and trees

- a. Landscaping and trees shall be provided as follows:

	Standard
i.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2 3 metres shall be provided along the full frontage of the site. This area shall be planted in a combination of shrubs, trees and grasses, except that a landscaping strip is not required for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets;
ii.	Landscaping required under clause (i) shall comprise a density of one tree for every 10 metres of boundary;
iii.	Trees A. shall be capable of reaching a minimum height at maturity of 8 metres; and B. shall not be less than 1.5 metres high at the time of planting, and C. shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and D. shall be provided with a minimum area for canopy growth of 4m x 4m dimension, extending above the area identified.
iv.	A minimum of 10 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscaping strip required under a.(i) above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
v.	Trees shall be planted with a minimum density of 1 tree for every 250m² of site area and be trees which grow to a minimum of 8 metres in height;
vi.	Any building setback required under Rule 15.12.2.7 (a)(i) and (ii) shall contain landscaping for its full width and length (except for any pedestrian access) and this area planted in a

	Standard
	<u>combination of shrubs, trees and grasses at a density of one tree for every 10 metres of boundary length; and</u>
v.vii.	All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced. <u>All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</u>

b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.2 Maximum building height

- a. ~~The maximum height of any building shall be in accordance with the height specified Unless identified~~ on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.
- b. The maximum height of any building base shall be 17 metres.
- c. ~~b.~~ Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above. This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
 - ii. a minimum depth of 10 metres for a ground floor that fronts the street.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.4 Fencing and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone shall be:
- i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned ~~Residential Central City High Density Residential Zone~~ and ~~Commercial~~ Central City Mixed Use.
- c. Where a residential activity is proposed at ground floor level, any fence or screening structure provided shall meet the following standards:

- i. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with a collector or local road, shall be 1.5 metres for up to 50% of the road boundary length (excluding access), and the balance shall be no greater than 1 metre in height, except as specified in (iii) below;
- ii. The maximum height of any fence or screening structure for all side and rear (internal) boundaries shall be 2 metres; and
- iii. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with an arterial road, shall be 1.8 metres for up to 50% of the arterial road boundary length (excluding access) and the balance shall be no greater than 1 metre in height.

~~e. d.~~ Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1112.2.5 Screening of outdoor storage, ~~and~~ service areas / spaces and car parking

- a. Any outdoor storage, ~~or~~ service areas/spaces or car parking shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.6 Sunlight and outlook at boundary with a residential zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Where a site shares an internal boundary with a residential zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. ~~constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries as though the site were zoned the same residential zone; and~~
- b. Where a site adjoins a site in any Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m 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. by recession planes as indicated in ~~Appendix 15.15.9~~ from points 4 metres above internal boundaries adjoining those zones.

c. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary 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 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

d. The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

e. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

- 1. There is no recession plane requirement for sites located in the ~~Commercial~~ Central City Mixed-Use Zone that adjoin sites also zoned ~~Commercial~~ Central City Mixed-Use.

15.1112.2.7 Minimum setback from the boundary with a residential zone or from an internal boundary

a. The minimum separation from the boundary with a residential zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
i.	Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required;

	Standard
ii.	<p>For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary;</p> <p><u>For residential activities, for buildings up to 17 metres in height, the minimum building setback from an internal boundary shall be 4 metres in depth, except that:</u></p> <p>A. <u>there is no internal boundary setback requirement for buildings within the first 21 metres or 60% of the site depth (whichever is the lesser), measured from the road boundary.</u></p>
iii.	<p><u>Any required building setback under (a)(i) shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting; and</u></p> <p>For residential activities where buildings are above 17 metres in height, the minimum building setback from an internal boundary is 6 metres.</p>
iv.	<p>All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.</p>

Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.8 Water supply for fire fighting

- 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 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.
- ~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to [New Zealand Fire Service Commission Fire and Emergency New Zealand](#) (absent its written approval).

15.12.2.9 Minimum number of floors

- a. The minimum number of floors for any building above ground level shall be two.

15.12.2.10 Building setbacks

- a. The minimum building setback from a road boundary where residential activity is located on the ground floor facing the street shall be 3 metres.
- b. The minimum building setback of any building tower from the internal boundary shall be 6 metres; and Buildings shall not project beyond a 45 degree recession plane measured from the maximum building base height of 17m and angling into the site.
- c. Any part of the building tower above 17 metres in height shall be set back 2 m from the front façade of the building base.

15.12.2.11 Building tower coverage

- a. The maximum building tower coverage shall not exceed 50% of the net site area, except for residential or visitor accommodation towers which shall have a 40-metre diagonal dimension.

15.12.2.12 Glazing

- a. All building facades that face a street or public space shall have a minimum of 20% of each floor provided with clear glazing.

15.12.2.13 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

~~15.13 Rules — Matters of control and discretion~~

[This section has been moved to 15.14]

~~15.12.13~~ 15.12.13 Rules — ~~Commercial-Central City (South Frame)~~ Mixed Use

Zone (South Frame)

15.1213.1 Activity status tables – ~~Commercial-Central City (South Frame)~~ Mixed Use Zone (South Frame)

15.1213.1.1 Permitted activities

- a.** The activities listed below are permitted activities in the ~~Commercial~~ Central City ~~(South Frame)~~ Mixed Use Zone (South Frame) if they meet the activity specific standards set out in this table and the built Form standards in [15.1213.2](#). Note that the built form standards do not apply to an activity that does not involve any development.
- b.** Activities may also be controlled, restricted discretionary, discretionary, non-complying and prohibited as specified in [Rules 15.1213.1.2](#), [15.1213.1.3](#), [15.1213.1.4](#), [15.1213.1.5](#) and [15.1213.1.6](#).
- c.** The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

Activity		Activity specific standards
P1	Retail activity	<p>a. Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser; ii. food and beverage outlets; iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m²; and iv. retailing that is ancillary to the dispensing of medicine on Part Lot 1 Deposited Plan 11323. <p>b. For sites with frontage to Colombo Street and High Street:</p> <ul style="list-style-type: none"> i. the maximum GLFA for each retail activity tenancy shall be 150m²; and ii. retail activities fronting Colombo Street and High Street shall only occupy the ground floor of any building. <p>c. Retail activity, within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:</p>

Activity		Activity specific standards
		<ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser; ii. food and beverage outlets; and iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m².
P2	Commercial services	<p>a. Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and ii. The total area used for office activities and/or commercial services shall not exceed 450500m² of GLFA per site, or 450500m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development. <p>b. Within the Innovation Precinct:</p> <ul style="list-style-type: none"> i. Any single commercial service or office tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of GLFA. ii. For the purposes of clause b(i). of this rule, GFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal: <ul style="list-style-type: none"> A. reception areas; B. meeting rooms; C. kitchens and staff lunch rooms; D. copy and file rooms; E. computer server rooms; and F. workshops and testing facilities where the use of such rooms is shared between more than one tenancy.
P3	Office	
P4	Entertainment activity	Nil
P5	Recreation activity	

Activity	Activity specific standards
P6	Gymnasium
P7	Community facility
P8	Education activity
P9	Day Care facility
P10	Preschool
P11	Health facility
P12	Spiritual activity
P13	<p data-bbox="256 649 515 2002">Residential activity</p> <p data-bbox="515 649 1385 2002"> a. Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins. The required outdoor or indoor service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room. <u>Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</u> <ol data-bbox="558 1097 1385 1456" style="list-style-type: none"> <li data-bbox="558 1097 1385 1187">i. <u>an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service area; or</u> <li data-bbox="558 1187 1385 1321">ii. <u>if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit.</u> <li data-bbox="558 1321 1385 1456">iii. <u>the outdoor service space shall not be located between the front façade of the building and the street boundary or other public space.</u> </p> <p data-bbox="515 1456 1385 1814"> b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garages and balconies) for any residential unit shall be: <ol data-bbox="558 1590 1385 1814" style="list-style-type: none"> <li data-bbox="558 1590 1385 1635">i. studio 35m²; <li data-bbox="558 1635 1385 1680">ii. 1 bedroom 45m²; <li data-bbox="558 1680 1385 1724">iii. 2 bedrooms 60m²; and <li data-bbox="558 1724 1385 1814">iv. 3 or more bedrooms 90m². </p> <p data-bbox="515 1814 1385 2002"> c. Each residential unit with a habitable space on the ground floor shall have 10201020m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit <u>with a minimum dimension of 4 metres. The</u> </p>

Activity	Activity specific standards
	<p><u>ground floor outdoor living space shall not be located between the front façade of the building and the street boundary.</u></p> <p>d. Each residential unit without a habitable space on the ground floor shall have 120¹²⁰m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 58⁵⁸m² of the area, with each dimension being a minimum of 1.58^{1.58}m metres, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 120¹²⁰m² that is not provided by private balconies can shall be provided in a communal area, with each dimension being a minimum of 4⁴ 6⁶ metres that is available for the use of all site residents. iii. <u>the area of the communal outdoor living space shall be in addition to the 10% requirement for landscaping on the site (refer to Rule 15.13.2.4(h)).</u> <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>f. There shall be no minimum building setback from internal boundaries, except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.</p> <p><u>Where residential activity is located on the ground floor at the boundary with a street or public space, the building shall be set back a minimum of 3 metres from that boundary.</u></p> <p>g. <u>For residential activities the minimum building setback from an internal boundary shall be 4 metres in depth up to a building height of 17m, and 6 metres in depth thereafter, with the following exception:</u></p> <ul style="list-style-type: none"> i. <u>This standard does not apply to any part of the building along the first 20 metres of a side boundary from the road boundary, or 60% of the site depth, whichever is the lesser, to a maximum height of 17 metres measured from ground level.</u> <p>h. <u>Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <ul style="list-style-type: none"> i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area; and</u> ii. <u>a minimum dimension 3 metres in depth and 3 metres in</u>

Activity		Activity specific standards
		<p><u>width, for a bedroom.</u></p> <p>iii. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>i. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street and public space-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>j. <u>Where more than 50% of the GFA of the site is used for residential activity, the site coverage shall not exceed 50%.</u></p>
P14	<p>Guest-Visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	Nil
P15	Tertiary education and research facilities	
P16	<p><u>Small buildings for an activity listed in Rule 15.13.1.1 P1 to P15</u></p>	<p>a. <u>All small buildings shall be built up to the road boundary for the full width of the site;</u></p> <p>b. <u>The maximum height shall be 21 metres;</u></p> <p>c. <u>There shall be no vehicle access to the site;</u></p> <p>d. <u>There shall be no onsite vehicle parking;</u></p> <p>e. <u>Where residential activities are included, a separate residential access to the building must be provided from the street or public laneway; and</u></p> <p>f. <u>Glazing of the street fronting façade shall be provided as follows:</u></p> <p>i. <u>ground floor between 0.5m and 3m in height – 75% minimum;</u></p> <p>ii. <u>first floor level and above – 30% minimum per floor.</u></p>

15.1213.1.2 Controlled activities

a. The activities listed below are controlled activities.

Activity		The Council's control shall be limited to the following matters:
C1	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.1213.1.1 P1 to P15, which is:</p> <p>i. visible from a publicly owned and accessible space; and</p>	<p>a. That the new building or addition to a building is built in accordance with the urban design certification.</p>

Activity	The Council's control shall be limited to the following matters:
<ul style="list-style-type: none"> ii. 17 metres or less in height; and iii. it is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.143.2.11 Urban design in the Commercial Central City (South Frame) Mixed Use Zone (South Frame). <ul style="list-style-type: none"> b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.2.11 have been met. c. Any application arising from this rule shall not be limited or publicly notified. 	

- b.** [Rule 15.13.1.2](#) C1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

15.1213.1.3 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 [Rules 15.134.2](#) and [15.134.3](#), as set out in the following table.

Activity	Matters of Discretion
<p>RD1</p> <ul style="list-style-type: none"> a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.134.1.1 P1 to P15, which is: <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is not a controlled activity under Rule 15.123.1.2 C1. b. This rule does not apply to activities requiring consent under Rule 15.13.1.3 RD7. 	<ul style="list-style-type: none"> a. Urban design in the Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.134.2.11

Activity	Matters of Discretion
<p>b. c. Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>RD2</p> <p>a. Any retail activity that does not meet activity specific standard c. in Rule 15.123.1.1 P1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.134.2.12</p>
<p>RD3</p> <p>a. Any commercial services or offices that does not meet activity specific standard b.i. in Rule 15.123.1.1 P2 or P3.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Offices and commercial services in the Innovation Precinct – Rule 15.134.2.13</p>
<p>RD4</p> <p>a. Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.123.1.1 P13 other than for any breach of standard (h), which must not be publicly notified.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activities in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.2.10</p> <p>b. <u>Glazing - 15.14.3.37</u></p> <p>c. <u>Outlook spaces - 15.14.2.38.</u></p>
<p>RD5</p> <p>a. Any activity listed in Rule 15.123.1.1 P1 to P156 and Rule 15.143.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.123.2, except 15.13.2.1(a)(i)(b), unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.123.2.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Building height in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.28</p> <p>b. Central City Centre - Flexibility in building design for future uses – Rule 15.143.3.27</p> <p>c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.29</p> <p>d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.30</p> <p>e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.31</p>

Activity		Matters of Discretion
		<p>f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.14.3.32</p> <p>g. Commercial Central City Business City Centre and Central City Zone and (South Frame) Mixed Use Zones (South Frame) - Verandas – Rule 15.14.3.16</p> <p>h. Commercial Central City Business City Centre and Central City Zone and (South Frame) Mixed Use Zones (South Frame) - Minimum number of floors Rule 15.14.3.18</p> <p>i. Water supply and access for fire fighting – Rule 15.14.3.8</p> <p>j. <u>Maximum building height (below 32m) – Rule 15.14.3.1(a) and (b)</u></p> <p>k. <u>Minimum number of floors – Rule 15.14.3.18</u></p> <p>l. <u>Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</u></p> <p>m. <u>Glazing – Rule 15.14.3.37</u></p>
RD6	Retirement village	<p>a. Retirement villages – Rule 15.14.2.14</p> <p>b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.14.2.11</p>
RD7	<p>a. <u>Any activity listed in Rule 15.13.1.1 P16 that does not meet one or more of the activity specific standards.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. City Centre Zone urban design – Rule 15.14.2.6</p> <p>a. <u>Urban Design in the Central City Mixed Use Zone (South Frame) – Rule 15.14.2.11</u></p> <p>b. <u>Building Height in the Central City Mixed Use Zones – Rule 15.14.3.36</u></p>

c. Rule RD1 and RD7 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades works.

15.1213.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Permanent car <u>parking buildings</u> or lots upon which car parking is the primary activity.

Activity	
D2	Any building for any activity listed in Rule 15.13.1.1 P1 to P15 that does not meet 15.13.2.1(a)(i)(b) .
D23	Any other activity that is not listed as permitted, restricted discretionary or non-complying.

- b. Any application arising from activity [Rule 15.13.1.4](#) D1 within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be limited or publicly notified.

~~15.12~~13.1.5 Non-complying activities

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

Activity	
NC1	Any retail activity that does not meet one or more of activity specific standards a. or b. in Rule 15.132.1.1 . P1
NC2	Any commercial services or offices that do not meet one or more of activity specific standards a. or b. in Rule 15.132.1.1 P2 and P3.
NC3	Motor-servicing facility
NC4	Industrial activity
NC5	Service stations
NC6	Trade suppliers
NC7	Wholesalers and wholesaling
NC8	Yard-based suppliers

~~15.12~~13.1.6 Prohibited activities

There are no prohibited activities.

~~15.12~~13.2 Built form standards — ~~Commercial-Central City (South Frame)~~ Mixed Use Zone (South Frame)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering

development should, at an early stage, seek information on infrastructure capacity from [Council's Three Waters Unit](#). Please contact the [Council's Three Waters Unit](#) at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.1213.2.1 Building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings	<ul style="list-style-type: none"> a. The maximum height of all buildings shall be 21.32m unless identified otherwise on the in accordance with Central City Maximum Building Height planning map; and b. <u>The maximum height of the building base shall be 17 metres;</u>
ii.	All sites where the maximum permitted height is more than 21 metres	The maximum road wall height shall be 21 metres, except that for Part Lot 1 Deposited Plan 11323, the 21 metres road wall height shall only apply to the Tuam Street road boundary;
iii.	All buildings	No building shall project beyond a recession plane of 45 degrees applying from the maximum road wall height and angling into the site.
b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.		

15.1213.2.2 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
 - i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3.0 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.
 - ii. a minimum depth of 10 metres for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.
- b. Rule (a)(i) shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.1213.2.3 Sunlight and outlook

- a. Where a **site** adjoins the northern **boundary** of the South Frame Pedestrian Precinct or the northern **boundary** of an Open Space Community Parks Zone, **buildings** in relation to that **boundary** shall not project beyond a recession plane of 33 degrees applying from a **height** of 8 metres above that **boundary** and angling into the **site**, except that there shall be no recession plane requirement for the **boundary** of **sites** opposite Hagley Park.
- b. The level of **site boundaries** shall be measured from filled **ground level**, except where the **site** on the other side of the internal **boundary** is at a lower level, then that lower level shall be adopted.
- c. **This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.**

Advice note:

- 1. ~~There~~ is no recession plane requirement for the internal **boundaries** of **sites** located in the ~~Commercial~~ Central City ~~(South Frame)~~-Mixed Use Zone **(South Frame)** where the **adjoining site** is also ~~Commercial~~ Central City ~~(South Frame)~~-Mixed Use Zone **(South Frame)**.

15.1213.2.4 Street scene, landscaping and open space

	Standard
a.	On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries , across the entire width of the Colombo or High Street boundary ;
b.	With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4 metres, except: <ul style="list-style-type: none"> i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor road, the garage shall be setback a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be setback a minimum of 5.5 metres; ii. Where a garage has a vehicle door facing a shared access way, the garage door shall be setback a minimum of 7 metres, measured from the garage floor to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be setback a minimum of 8 metres.
c.	Where buildings do not extend to the road boundary of a site , a minimum 2 3 metre wide landscaping strip shall be provided along the full frontage of the site that is not built up to. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas required for access , or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes , a landscaping strip is not required;
d.	Where landscaping is required in accordance with c. above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of that frontage . Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting; and shall be provided with a minimum area for

	Standard
	<u>root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension, extending above the area identified.</u>
e.	On sites adjoining a new road boundary , Open Space Community Parks Zone, the South Frame Pedestrian Precinct or any road formed within the South Frame Pedestrian Precinct, where buildings do not extend to the boundary of these Zones, a landscaping strip with a minimum width of 2.3 metres shall be provided along these boundaries . The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscaped area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
f.	Where landscaping is required in accordance with e. above, sites shall be planted with a minimum of one tree for the first 5 metres, plus one tree for every additional 5 metres, of that frontage . Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting; <u>and shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension extending above the area identified;</u>
g.	In addition to b. – f. above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site . Trees shall be planted within or adjacent to the car parking area ;
h.	In addition to any landscaping provided under c., a minimum of 10% of the total site area shall be set aside as one or more landscaped area or open space area, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct or sites within Part Lot 1 Deposited Plan 11323, or sites built to the full extent of boundaries of the site ; and
i.	In addition to c., on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped area or open space area, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

15.1213.2.5 Outdoor storage, fencing and screening structures

	Standard
a.	Fences and other screening structures located within 4.5 metres of a road boundary , the South Frame Pedestrian Precinct or an Open Space Community Park Zone shall not exceed 1.2 metres in height , unless the whole of that structure is at least 80% visibly transparent on each boundary , in which case the total height shall not exceed 2 metres; and
b.	Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping , fence(s), wall(s), building(s) or a combination of these to not less than 1.2 metres high.

	Standard
C.	<p><u>Where a residential activity is proposed at ground floor level, any fence or screening structure provided shall meet the following standards:</u></p> <p>i. <u>The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with a collector or local road, shall be 1.5 metres for up to 50% of the road boundary length (excluding access), and the balance shall be no greater than 1 metre in height, except as specified in (ii) below;</u></p> <p>ii. <u>The maximum height of any fence or screening structure for all side and rear (internal) boundaries shall be 2 metres;</u></p> <p>iii. <u>The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with an arterial road, shall be 1.8 metres for up to 50% of the arterial road boundary length (excluding access) and the balance shall be no greater than 1 metre in height.</u></p>

Advice note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1213.2.6 Active frontages on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the 'Central City Active Frontages and Verandas and Building Setback planning map', the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10 metres of the boundary of a road (excluding access ways and service lanes) shall be limited to retail activity, commercial services, gymnasium, entertainment activity, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

15.1213.2.7 Verandas on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the Central City Active Frontages and Verandas and Building Setback planning map, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

15.1213.2.8 Minimum number of floors on Colombo Street and High Street

- a. The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two.

15.1213.2.9 Water supply for fire fighting

- 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 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.

~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to **New Zealand Fire Service Commission-Fire and Emergency New Zealand** (absent its written approval).

15.13.2.10 Building tower setbacks

a. The minimum setback of any part of a building tower from an internal boundary, shall be 4 metres.

b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

15.13.2.11 Building tower site coverage

a. The maximum building tower coverage above 17 metres in height shall be 50% of the net site area.

b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

15.13.2.12 Glazing

a. All building facades that face a street or publicly accessible space shall have a minimum of 20% of each floor provided with clear glazing.

b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

~~15.14~~ ~~Rules – Other methods~~

[This section has been moved to 15.16]

~~15.13~~14 Rules - Matters of control and discretion

- a.** When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the relevant rule, and as set out for that matter below.
- b.** When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below. For the Commercial Banks Peninsula Zone, where specified, the Council shall also have regard to Design Guidelines for Lyttelton ([Appendix 15.15.6](#)) and Akaroa ([Appendix 15.15.7](#)).

~~15.13~~14.1 Urban design

- a.** The extent to which the development:
 - i. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets;
 - ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;
 - iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
 - iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;
 - v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
 - vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
 - vii. Provides safe, legible, and efficient access for all transport users;
 - viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.
 - ix. Where within a Site of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#), the matters set out in [Rule 9.5.5](#) as relevant to the site classification:
 - A. [Rule 9.5.5.1](#) – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - B. [Rule 9.5.5.2](#) – Ngā Tūranga Tūpuna; and

- C. [Rule 9.5.5.3](#) – Ngā Wai.

~~15.13~~14.2 Matters of discretion for activity specific standards

~~15.13~~14.2.1 Maximum tenancy size

- a.** The extent to which the scale of the activity:
- i. affects recovery of the [Central City-City Centre](#) and its function as the principal Centre;
 - ii. supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to [15.2.2.1 Policy](#) – Role of centres);

~~15.13~~14.2.2 Activity at ground floor level

- a.** The operational and functional requirements of the activity and the existing nature of activities and built form on and around the [site](#).
- b.** ~~The visual impact of any activity upon the street façade of a building and streetscene. The extent to which residential activity addresses the Residential Design Principles set out in [14.15.1](#).~~
- c.** Any potential for residential activity to restrict the ability of existing ~~or future~~ commercial activities to operate ~~or establish~~ without undue constraint (~~reverse sensitivity effects~~).
- d.** Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e.** ~~In Banks Peninsula, the positive contribution to the areas' special historic character.~~
- f.** ~~In the Commercial Core Zone at North Halswell, the effect of residential activity at ground floor on the ability to accommodate commercial activities over the long term while achieving a compact and mixed use centre. The extent to which the activity satisfies one of the criteria in [Policy 15.2.2.6\(a\)\(i\)-\(iii\)](#), and the criterion in [Policy 15.2.2.6\(b\)](#).~~

~~(Plan Change 5B Council Decision)~~

~~15.13~~14.2.3 Residential activity

- a.** In relation to minimum unit size, whether:
- i. The floorspace available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants;
 - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. The balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;

- iv. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b.** In relation to the amount of storage and waste management spaces, whether:
- i. The amount of space to store rubbish and recycling, whether communal, outdoors or indoors is adequate;
 - ii. The volume of space provided for personal storage is adequate.
 - iii. **The provision of space for bicycle storage, servicing, washing lines and heat-pump units is adequate.**
- c.** In relation to the configuration of storage and waste management space, whether:
- i. The location of rubbish and recycling space for residents is convenient;
 - ii. The lack of screening of any **outdoor service space** will impact on the visual amenity within the **site** and of any **adjoining site**, activity, or the street scene;
 - iii. The size and flexibility of the **residential unit** layout provides other indoor storage options where an indoor storage space is not provided for each unit;
 - iv. The alternative storage areas provided on the **site** are adequate, **accessible** and convenient, where indoor storage space is not provided for each **residential unit**.
- d.** In relation to the amount of **outdoor living space**, whether:
- i. There is any alternative provision of publicly available space on, or in close proximity to the **site** to meet the needs of occupants now and in the future;
 - ii. The reduction in **outdoor living space** is proportional to the size of the **residential unit** and the demands of the likely number of occupants now and in the future;
 - iii. The reduction in **outdoor living space** or the lack of its access to sunlight is compensated for by alternative space within **buildings** with access to ample sunlight and fresh air.
- e.** In relation to the location and configuration of **outdoor living space**:
- i. Whether the ~~allocation between~~ private and communal **outdoor living spaces** within the site is adequate and appropriately located **and sized** to meet the current and future needs of occupants of the **site**;
 - ii. Where the communal outdoor/indoor spaces are not contiguous on a large **site**, the ability of the spaces to meet the needs of occupants and provide a high level of residential amenity;
 - iii. Whether the reduction in **outdoor living space** will result in additional loss of mature on-site vegetation **or the opportunity to establish large-scale trees** and/or spaciousness of the area.
- f.** For **sensitive activities** in Lyttelton:
- i. The potential for **reverse sensitivity** effects on **port activities** located at Lyttelton Port;

- ii. Whether any methods to reduce the potential for **reverse sensitivity** effects on the port operator, other than acoustic insulation, have been incorporated into the design of the proposal;
 - iii. Whether any resultant outdoor living could create an increased potential for a complaint against port noise thus causing a potential **reverse sensitivity** effect on **port activities**.
- g.** In relation to **residential activity** in the first 10 metres depth of ground floor that fronts the street in the **Central City**:
- i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any **residential activity** upon the street façade of a **building** and street scene.

15.1314.2.4 Centre vitality and amenity

- a.** The extent to which the scale, character, form and location of the activity:
- i. Contributes to the vitality of the centre, particularly along **key pedestrian frontages**;
 - ii. Supports the intended role of the centre the development is proposed in, while not eroding the role of the **Central City City Centre** and **District-Town Centres** in the centres hierarchy (Refer to **15.2.2.1 Policy – Role of centres**);
 - iii. Impacts upon the diversity of activities within the centre;
 - iv. Promotes the efficient use of land within the centre to achieve a compact urban form;
 - v. Reflects the functional requirements of the activity.

15.1314.2.5 Ancillary office and retail activity

- a.** The extent to which the activity and its scale is consistent with the function of the zone.
- b.** The effect of the development on the capacity to accommodate future demand for **large format retail activities** in the ~~**Commercial Retail Park Zone**~~ **Large Format Centre Zone**.
- c.** The extent to which the activity is **ancillary** to the primary use of a **site**.
- d.** The extent to which the **site** that the activity is proposed on relates to another **site** that the activity is **ancillary** to.
- e.** The extent to which the activity contributes to the agglomeration of other non-industrial activities that may discourage or displace **large format retail activities** in the ~~**Commercial Retail Park Zone**~~ **Large Format Centre Zone**.
- f.** The extent to which further **retail activity** and **offices** support the function of the ~~**Central City, City Centre, District-Town Centres**~~ and **Neighbourhood Local Centres** as the focus for these uses and the community.

- g.** The visual effect of the extent of areas of glazing facing the street particularly at ground level.

15.1314.2.6 ~~Commercial Central City Business~~ City Centre and Central City Mixed Use Zones urban design

- a.** The extent to which the **building** or use:
- i. recognises and reinforces the context of a **site**, having regard to the identified urban form for the ~~Commercial Central City Business~~ **City Centre** Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and **public open spaces**;
 - ii. in having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to **landscaping**, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context;
 - iii. in respect of that part of the **building** or use visible from a publicly owned and **accessible** space, promotes active engagement with the street, community safety, **human scale** and visual interest;
 - iv. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
 - v. is designed to emphasise the street corner (if on a **corner site**);
 - vi. is designed to incorporate **Crime Prevention Through Environmental Design** (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and **boundary** demarcation; and
 - vii. incorporates **landscaping** or other means to provide for increased amenity, shade and weather protection.
 - viii. For **buildings** or parts of buildings over 30m in height, considers the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at **street** level and in **public spaces** including Cathedral Square, Victoria Square, the Otākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, **Central City Heritage Triangles** and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.
 - ix. For **buildings** or parts of **buildings** over 28m in height, the proposal will need to demonstrate (in addition to the above matters):
 - a. A clear design approach to the proposed **building** form, including a coherent relationship between the **building base** and **building tower** elements to ensure graceful design solutions and avoiding overly bulky and dominant building forms. The proposed building shall demonstrate how the height and massing is visually mitigated through the overall design of the building. Massing is the combined effect of the height, bulk and silhouette of a building. In general, bulky, dominant massing of new tall buildings should be avoided. The building form/massing should be influenced by the site's location, the use of the building and its status,

and its contribution within the wider urban context, for example as a landmark focus or as a response to other established taller buildings.

- b. An elegant design approach for the top of the building including the accommodation of rooftop plant and service apparatus and telecommunication masts that contributes positively to the enhancement of the city skyline, particularly from strategic viewpoints and areas where there are high levels of pedestrian activity.
- c. High architectural quality through the composition of design elements, articulation and modulation of the building facades, colours & materials, glazing and other architectural detailing. Note that large blank walls / facades should be avoided in the tower element of the building. External materials will need to be durable, require low maintenance and perform well from an environmental sustainability perspective.
- d. An integrated and coherent design approach for the building's signage, lighting and night-time appearance, noting that lighting is a key design consideration and can greatly impact on the building's appearance on long and near views. Also note that large scale advertisements at high levels are not supported.
- e. How the building mitigates the individual or cumulative effects of shading, visual bulk and dominance, glare and reflections and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square, Latimer Square and Cathedral Square.

Advice Note:

- For the purpose of this assessment, safety and comfort will be demonstrated where the building does not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:
 - i. 4 m/s at the boundary of the site street frontage for the width of the footpath;
 - ii. 6 m/s within any carriageway adjacent to the site;
 - iii. 4 m/s at the following listed public open spaces:
 - A. The Avon River Precinct Zone;
 - B. Cathedral Square;
 - C. Victoria Square;
 - D. Any public open space zoned Open Space Community Park Zone;
 - E. The Margaret Mahy Family Playground.
- New buildings, structures or additions greater than 30 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.

15.1314.2.7 ~~Commercial Central City Business Zone~~ City Centre Zone - Retail Precinct

- a. The extent to which the proposal achieves the following matters:

- i. the comprehensive development of a contiguous area of not less than 7,500m², except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to which the proposal achieves the comprehensive development of the entire triangular block;
- ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and **accessible** connectivity through blocks;
- iii. car parking, **access** and servicing arrangements integrated to achieve shared **access** point(s) to avoid unnecessary crossings in an otherwise continuous **building** façade and minimise pedestrian conflict;
- iv. publicly **accessible** open space provided within the area of the proposal;
- v. natural light and ventilation within internal spaces and to **public open space**; and
- vi. the interrelationship with any existing approved Development Plan for the same and/or **adjoining** land.

15.1314.2.8 ~~Commercial Central City Business~~ City Centre Zone - Activity at ground floor level

- a.** The effect of not providing for an active **frontage** on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the **frontage** for pedestrians, including shoppers.
- b.** The visual impact of any activity upon the street façade of a **building** and street scene.
- c.** The extent to which the principle of **building** to the street **frontage** and ensuring **buildings** contribute to a high quality public environment is reinforced.
- d.** The extent to which main entrances, openings and display **windows** face the street, and visual and physical connections are maintained between **building** interiors and public spaces contributing to the vitality and safety of the public space.
- e.** Any effect on maintaining sunlight **access** and outlook for interior spaces, and those of neighbouring **buildings**.

15.1314.2.9 Residential activity in the ~~Commercial Central City Business~~ City Centre and Central City Mixed Use Zones

- a.** In relation to minimum unit size, whether:
 - i. the floor space available and the internal layout represents a viable **residential unit** that would support the amenity of current and future occupants and the surrounding neighbourhood;
 - ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; **and**

- iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
 - iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and
 - v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.
- b.** In relation to **outdoor service space**, whether:
- i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and
 - ii. there are effects on amenity within the **site**, and of **adjoining sites** including public spaces.
- c.** In relation to **outdoor living space**, ~~whether:~~
- i. the extent to which the reduction in **outdoor living space** and/or its location will adversely affect the ability of the **site** to provide for the outdoor living needs of likely future residents of the **site**.
- d.** In relation to **residential activity** in the first 10m depth of ground floor that fronts the street:
- i. the effect on the pattern of adjacent activities and the continuity of the shopping **frontage**;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any **residential activity** upon the street façade of a **building** and street scene.

15.1314.2.10 Residential activities in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

Outdoor service space

- a.** The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the **building** occupiers;
- b.** The extent to which passive surveillance of, and engagement with the street is adversely affected by the location of the **outdoor service space**; and
- c.** The extent to which the **amenity values** of surrounding properties may be adversely affected by the location of the **outdoor service space**.

Minimum unit size

- a.** The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- b.** The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;

- c. The nature and duration of activities proposed on **site** which may warrant a reduced unit size to operate e.g. very short term duration; and
- d. Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

Outdoor living space

- a. The extent to which the reduction in **outdoor living space** and/or its location will adversely affect the ability of the **site** to provide for the outdoor living needs of likely future residents of the **site**.

Separation from neighbours

- a. Any effect on the amenity or privacy of the **balcony** or **habitable space** as a consequence of a reduced **setback** distance from the **boundary**.

15.1314.2.11 Urban Design in the ~~Commercial Central City (South Frame)~~ Mixed Use Zone (South Frame)

- a. If **adjoining** a **road**, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and **accessible** space, provides active engagement with these areas, provides for **human scale** and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- b. The extent to which the **building** or **site** use takes account of nearby **buildings** including with respect to the architectural form and scale;
- c. The extent to which the **building** or **site** use is designed to incorporate **CPTED** principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and **boundary** demarcation; ~~and~~
- d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the **building** or **site** use achieves one permanent north-south pedestrian connection through the block to provide safe and direct **access** between the Metro Sports Facility and the Bus Super Stop; ~~and~~
- e. In having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to **landscaping**, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

15.1314.2.12 Retail activities in the Innovation Precinct

- a. The extent to which the **retail activity** will have an adverse effect on the consolidation of **retailing** within the ~~Commercial Central City Business City Centre~~ Zone;
- b. Whether the **retail activity** is the sale of products or services related to technology based industry and research activities located within the **building**; and

- c. The extent to which the **retail activity** will assist in delivering an active **building frontage** at ground level and an attractive public realm amenity.

15.1314.2.13 Offices and commercial services in the Innovation Precinct

- a. The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- b. The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- c. The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct; and
- d. The extent to which securing a larger tenancy will assist with the protection and **restoration** of historic **buildings**, façades, places or objects.

15.1314.2.14 Retirement villages

- a. The following matters shall apply to **retirement villages**. Where a Built form standard addresses the same matter (e.g. sunlight by recession plane controls) listed below there shall be no discretion to consider this matter where development complies with the relevant standard.
 - i. Whether the development, while bringing change to existing environments, is appropriate to its context taking into account:
 - A. engagement with, and contribution to adjacent streets and **public open spaces**, with regard to:
 - I. fencing and **boundary** treatments;
 - II. sightlines;
 - III. **building** orientation and **setback**;
 - IV. configuration of pedestrian entrances;
 - V. **windows** and internal **living areas** within **buildings**; and
 - VI. if on a **corner site** is designed to emphasise the corner;
 - B. integration of **access**, car **parking areas** and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - C. retention or response to existing character **buildings** or established landscape features on the site, particularly mature trees, which contribute to the **amenity values** of the area;
 - D. appropriate response to context with respect to **subdivision** patterns, visible scale of **buildings**, degree of openness, **building** materials and design styles;
 - E. incorporation of Crime Prevention Through Environmental Design (**CPTED**) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of **boundaries** and legible entranceways;

- F. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through **site** design, **building**, **outdoor living areas** and **outdoor storage space** location and orientation, internal layouts, **landscaping** and use of screening; **and**
- G. creation of visual quality and interest through the separation of **buildings**, variety in **building** form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

15.14.2.15 Outdoor living space for residential activity of 4 units or more

- a. **Whether the quality, amenity and extent of internal space within the residential unit adequately compensates for any reduced dimension or area of outdoor living space.**
- b. **Whether the private outdoor living spaces connect directly to the living spaces within the residential units.**
- c. **The extent to which all communal outdoor living spaces provided:**
 - i. **have attractive, high quality pedestrian access from each residential unit or shared lobby, and is located in an accessible part of the site;**
 - ii. **are well overlooked by habitable space, with the exception of rooftop communal outdoor living space; and**
 - iii. **have dimensions that provide for functional use for a range of outdoor domestic activities, excluding access, any storage, service or parking area;**
 - iv. **have appropriate amenities such as seating, access to water and shelter; and**
 - v. **have good sunlight access and tree planting provided.**

15.14.3 Matters of discretion for built form standards

15.14.3.1 Maximum building height

- a. The extent to which an increase in **height** of the **building development**:
 - i. Is visually mitigated through the design and appearance of the **building**, and the quality and scale of any **landscaping** and tree planting proposed;
 - ii. **May allow better more efficient use of the sites with limited street frontage or small sites which are an irregular shape and the efficient use of land in the centre;**
 - iii. Enables the long term protection of **sites of Ngāi Tahu cultural significance** identified in **Schedule 9.5.6.1**, significant trees listed in **Appendix 9.4.7.1**, or natural features on the balance of the **site** through more intensive development;

- iv. Improves the legibility of a centre **within** the **wider** context of the **anticipated urban form for the city-wider area**;
- v. Contributes to variety in the scale of **buildings** in a centre, and creates landmarks on **corner sites**;
- vi. Reflects functional requirements of the activity;
- vii. Results in adverse effects on **adjoining** residential zones or on the character, quality and use of **public open space**;
- viii. ~~Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.~~ **Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form**;
- ix. If in New Brighton, provides for **residential activity** above ground floor, promoting a mix of uses and greater levels of activity in the centre.
- x. **Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and**
- xi. **Would cause adverse effects on the function and recovery of the Central City City Centre or the role and function of District Town and Neighbourhood Local Centres as a result of enabling any additional gross leasable floor area;**
- xii. **Is demonstrated to support the financial feasibility of the development;**
- xiii. **Detracts from the anticipated urban form of the centre and city;**
- xiv. **Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls.**

(Plan Change 5B Council Decision)

- b. In addition to the above, in the City Centre, and Central City Mixed Use Zones, the effects on/of:**
 - i. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall;**
 - ii. The extent to which the building provides for visual interest and engagement with:**
 - A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and**
 - B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades.**
 - iii. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form;**
 - iv. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling;**

- v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;
- vi. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and
- vii. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.

15.1314.3.2 Minimum building setback from road boundaries/ street scene

- a. The extent to which the setback of the building from the street and the design of the building facades:
 - i. Provides for continuity of facades along the street frontage;
 - ii. Provides visual interest appropriate to the context and character of the site and surrounds;
 - iii. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;
 - iv. Provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;
 - v. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity;
- b. The extent to which a setback of the building from the street results in the visual dominance of vehicles through the use of space for car parking, vehicle manoeuvring or loading.
- c. The extent to which functional requirements and/or the existing form, scale and design of buildings on the site necessitates a non-compliance.
- d. In the Central City:
 - i. The visual relationship of the building to adjoining buildings, and others in the vicinity;
 - ii. Any adverse effects on traffic movements, both vehicle and pedestrian; and
 - iii. The visual impact on the street scene and/or adjacent residential zones of any building without display windows.

15.1314.3.3 Minimum separation from the internal boundary with a residential or open space zone

- a. The extent to which building intrusion into the setback:

- i. Allows for better utilisation and outcomes for the **site**, for example, the protection of significant trees or significant environmental features on the **site**;
- ii. Impacts on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected (**including bulk and dominance**);
- iii. Impacts on the privacy or solar access for an **adjoining site**;
- iv. Is mitigated by the extent and quality of any **landscaping** proposed.

b. In the **Central City**:

- i. The use of any intervening space between the residential property and **buildings** in the ~~Commercial Central City Business City Centre~~ **City Centre** Zone and its likely effects on properties in the residential zone;
- ii. Any adverse effects on any public space or recreation areas;
- iii. The visual impact of proposed **buildings** as seen from any residential property; and
- iv. The relative size of the **building** which encroaches into the **setback** area required.

15.1314.3.4 Sunlight and outlook at boundary with a residential zone

a. The extent to which **building** intrusion into a recession plane:

- i. Allows for better utilisation and outcomes for the **site**, for example, the protection of significant trees or significant environmental features on the **site**;
- ii. Overshadows and impacts on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected, while having regard to the time of year that over shadowing is expected to occur;
- iii. Impacts on the privacy of an **adjoining site**;
- iv. Is mitigated by the extent and quality of any **landscaping** proposed; **and**
- v. is necessary in order to avoid, remedy or mitigate adverse effects on the **building** resulting from a natural hazard including inundation or flooding;

b. The extent to which shading by **buildings** impacts on the use and **amenity values** of London Street in Lyttelton or other public space.

c. In the **Central City**,

- i. the visual impacts on **adjoining** residential zones.
- ii. The extent of overshadowing and impact on the **outdoor living spaces** or main **living areas** of residential **buildings**;
- iii. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed **building** or alteration to a **building**;
- iv. The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

15.1314.3.5 Screening of Outdoor storage areas, service areas / spaces and car parking

- a.** The extent to which:
 - i. the quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage, **service areas/spaces and car parking** as viewed from the street or an adjoining property;
 - ii. the materials or goods stored within the setback have an adverse visual effect.

15.1314.3.6 Landscaping and trees

- a.** The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. continues to recognise Ngāi Tahu/mana whenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors;
- b.** The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used;
- c.** The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

15.1314.3.7 Site coverage

- a.** The extent to which a greater site coverage:
 - i. provides adequate area for site access, manoeuvring, stormwater management and other activities;
 - ii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development;
 - iii. is mitigated through the provision of landscaping/screening;
 - iv. impacts on the ability to manage stormwater on the site where connection to a catchment based stormwater treatment system is not available.

15.1314.3.8 Water supply for fire fighting

- a.** Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

15.1314.3.9 Access to the Commercial Office Zone (Wrights Road)

- a.** Whether any conflict may be created by vehicles queuing across the **vehicle crossing**.
- b.** Whether there may be potential confusion between vehicles turning at the crossing or the **intersection**.
- c.** The effect on safety for all **road** users of the proposed **road** access points to the Commercial Office Zone (Wrights Road).
- d.** Whether the speed and volume of vehicles on the **road** will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e.** Whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **access**.
- f.** The present traffic controls along the **road** corridor where vehicular **access** is proposed.
- g.** Any cumulative effects when considered in the context of existing **access** points serving other activities in the vicinity.
- h.** The proposed traffic mitigation measures such as medians, no right turn or left turn **signs**, or traffic calming measures.

15.1314.3.10 Minimum building setback from the railway corridor

- 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.

15.1314.3.11 Development plan for land between Huxley Street and King Street

- a.** Whether there may be potential confusion between vehicles turning at the crossing or the **intersection**.
- b.** The effect on safety for all **road** users of the proposed **road access** points.
- c.** Whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **access**.
- d.** The present traffic controls along the **road** corridor where vehicular **access** is proposed.
- e.** Any cumulative effects when considered in the context of existing **access** points serving other activities in the vicinity.
- f.** The proposed traffic mitigation measures such as medians, no right turn or left turn **signs**, or traffic calming measures.
- g.** Whether residential amenity is maintained on the **frontage** with King Street through the provision of **landscaping** and **setback** of **buildings**.
- h.** The provision made for trees and planting to mitigate any effects.

15.1314.3.12 Drive-through services

- a.** The extent to which the activity and development is consistent with the following criteria:
- i. Whether the development:
 - A. considers the local context to identify the grain, scale and character of the surrounding development and determined the appropriateness of either consistency or divergence from that character.
 - B. retains and incorporates on-site protected heritage assets and, where relevant, existing character **buildings** and structures, the landscape qualities of the **site** and surrounds, sites of cultural significance to Ngāi Tahu/ mana whenua, **springs** and waterways, and existing trees and mature vegetation.
 - ii. Whether the functional requirements of the activity necessitates a different design outcome while contributing to a high quality urban environment.
 - iii. Whether the development relates to the street, by:
 - A. Orientating the principal façade of the **building** and its main pedestrian **access** to the street;
 - B. Providing a high level of glazing across the principal facade and orientating active areas of **buildings**, towards the street and other **publicly accessible spaces**.
 - C. Providing the opportunity for open space to connect with the street.
 - D. Avoiding the visual dominance of car parking when viewed from the street by means including but not limited to car park position and orientation, and landscape design.
 - E. Orientating corner **buildings** to each street **frontage** and enabling additional **building height** to give prominence to the corner while having regard to the functional requirements of the activity, the street type, adjacent land uses and level of pedestrian activity.
 - iv. Whether the development ensures the safety, security and comfort of people using the **site** and centre by providing connectivity, where beneficial, for safe movement and passive surveillance.
 - v. Whether the development provides for safe, legible, efficient **access** for all transport users and **site** servicing, by:
 - A. Locating and designing the provision of storage, servicing and vehicle **parking areas** to minimise visual impacts on the street, public areas or neighbouring residential uses, having regard to the functional requirements of the activity, the street type, and adjacent development and land uses.
 - B. Providing for legible **vehicle movement** to the **site** and links to key connections external to the **site**.
 - C. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.

- D. Siting **buildings**, and locating pedestrian **access** points and through routes to integrate with pedestrian and cycling networks and desire lines, including **access** to and from public **transport infrastructure**.
- vi. The extent to which the character, form and location of the activity will contribute to the vitality of the centre where located within a **key pedestrian frontage**.
- vii. Where **adjoining** a residential zone, whether the scale, character and intensity of an activity is compatible with the **amenity values** of the centre and **adjoining** residential properties in terms of noise, traffic generation, odour, and lighting.

15.1314.3.13 ~~Transport effects at Commercial Retail Park~~ Large Format Retail Zone (Langdons Road)

- a.** The extent to which the location of vehicular **access** points, the design of the transport network (including **road** alignment, **intersection** design and connections with the wider network) and the associated **vehicle movements** (including the type and volume of vehicles) may individually or cumulatively impact on the amenity of the **adjoining** residential area and the safety and efficiency of the transport network.

15.1314.3.14 ~~Access off Otara Street at Commercial Core~~ Local Centre Zone (Fendalton)

- a.** The extent to which the use of sympathetic design and **landscaping** treatment integrate the proposed **vehicle access** into the surrounding environment.
- b.** The extent to which the location of the proposed vehicular **access** and the associated **vehicle movements** (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the immediately adjacent transport network.

15.1314.3.15 ~~Commercial Central City Business~~ City Centre Zone - Building setback and continuity

- a.** The extent to which **buildings** are of sufficient **height** to enclose the street **or public space** ~~taking into account the scale of surrounding buildings.~~
- b.** The extent to which **buildings** are already aligned with the street **frontage** in the vicinity of the **site**, **contribute to the quality and activation of adjacent public space and the coherence of the street interface**, and the likelihood of future **buildings** on **sites** in the vicinity being aligned with the street **frontage** if they currently do not contain **buildings**.
- c.** Whether a **setback** is needed to enable high amenity private open space, and whether this will be integrated with **public open space**.
- d.** The effect on adjacent activities and **sites**, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of **building frontage**.

- e. The principles of CPTED.

15.1314.3.16 ~~Commercial Central City Business Zone~~ City Centre and Central City (South Frame)-Mixed Use Zones (South Frame) - Verandas

- a. In the ~~Central City Business Zone~~ City Centre Zone, the present and anticipated volume of pedestrian movement in the vicinity of the **building** concerned and any adverse effect on pedestrians.
- b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the **building** and of **adjoining buildings**, the continuity of the veranda provision along the street, and the continuity of the street façade.

15.1314.3.17 ~~Commercial Central City Business Zone~~ City Centre Zone - Sunlight and outlook for the street

- a. Any effect on the sense of openness and/or the admission of sunlight to the street.
- b. The dominance of **buildings** on the street environment and the incidence of **adverse effects from** wind **funnelling effects** at street level.

15.1314.3.18 ~~Commercial Central City Business Zone~~ City Centre and Central City (South Frame)-Mixed Use Zones (South Frame) - Minimum number of floors

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding **buildings** or anticipated future **buildings** on surrounding **sites**.
- b. Maintaining continuity of built form, including in relation to **adjoining** properties.

15.1314.3.19 ~~Commercial Central City Business Zone~~ City Centre Zone - Flexibility in building design for future uses

- a. The extent to which a reduced **height** will preclude future alternative uses on the ground floor.
- b. The effect of the reduced **height** on the continuity of built form with adjacent properties.

15.1314.3.20 ~~Commercial Central City Business Zone~~ City Centre Zone - Location of onsite car parking

- a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.
- b. The extent to which any car **parking area** and associated driveways disrupt active **frontages**, and pedestrian circulation and safety.

- c. Any effect of the placement of car parking area on the ability to accommodate activity at ground floor level contributing to an active building frontage.

15.1314.3.21 Fencing and screening structures in the ~~Commercial Central City Business Zone~~ City Centre and Mixed Use Zones

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the ~~Commercial~~ Central City Mixed Use Zone).
- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the adjoining public space and any CPTED principles adopted in the design of fencing and/or screening to mitigate effects.

15.1314.3.22 Screening of outdoor storage and service areas/ spaces

- a. The extent to which the lack of screening of any outdoor storage area or outdoor service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

15.1314.3.23 Sunlight and outlook at boundary with a residential zone, and in the ~~Commercial~~ Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining residential zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on sites within any building in adjoining residential zone and the sensitivity of those activities to effects on their amenity.

15.1314.3.24 Minimum setback from the boundary with a residential zone or from an internal boundary

- a.** Any adverse effect on the enjoyment of residential amenity within sites and in adjoining residential zones, particularly on outdoor living spaces or main living areas of residential units;
- b.** The extent of **any loss of daylight and** increased shadowing and any adverse visual effects within sites and on neighbouring residential properties;
- c.** Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- d.** The presence of any non-residential activity on sites or within any buildings in adjoining residential zones and the sensitivity of those activities to effects on their amenity;
- e.** Any effects on the amenity of ~~the outdoor living space balcony~~ or habitable space as a consequence of a reduced setback distance from the boundary; and
- f.** The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on the site and adjoining residential sites.

15.1314.3.25 Commercial Central City Mixed Use Zone - Landscaping and trees

- a.** The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- b.** The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- c.** The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking areas or vehicle storage and loading areas; and
- d.** Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.

15.1314.3.26 Commercial Central City Mixed Use Zone – Maximum building height

- ~~**a.** The impact on ensuring an increase in building height closer to the core of the Central City and generally a graduation down in height out to the edges of the Central City;~~
- ~~**b.** The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions; and~~
- ~~**c.** The effect of increased building height and associated floor space on the distribution of development across the Central City Business City Centre and Mixed Use Zones.~~

This rule has been deleted.

15.1314.3.27 ~~Central City Centre~~ - Flexibility in building design for future uses

- a. The extent to which **building** design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and **buildings**; and
- b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and
- c. In the ~~Commercial~~ Central City (~~South Frame~~)-Mixed Use Zone (South Frame), the effect of the reduced floor height on the continuity of built form with adjacent **buildings**.

15.1314.3.28 Building height in the ~~Commercial~~ Central City (~~South Frame~~) Mixed Use Zone (South Frame)

- a. The effect of increased **building height** on sunlight and amenity of **adjoining sites, roads** and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The effect of increased **building height** and associated floor space on the distribution of activities across the ~~Central City Business City Centre~~ and ~~Commercial~~ Central City Mixed Use Zones; and
- c. The extent to which the increased **height** facilitates the reuse of heritage **buildings** or façades.

15.1314.3.29 Sunlight and outlook for neighbours in the ~~Commercial~~ Central City (~~South Frame~~) Mixed Use Zone (South Frame)

- a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The extent to which any increased shadowing is offset by:
 - i. increased activation;
 - ii. improved architectural form and scale;
 - iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or
 - iv. increased opportunities for **residential activity**.

15.1314.3.30 ~~15.1314.3.30~~ Street scene, landscaping and open space in the ~~Commercial~~ Central City (~~South Frame~~)-Mixed Use Zone (South Frame)

- a.** The effect of any reduced **landscaping** on the amenity of an adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;
- b.** The effect of any reduced **landscaping** in relation to the scale and appearance of any **building** on the **site**;
- c.** The effect of any reduced **landscaping**, with respect to the visual appearance of any open spaces, car **parking areas** or vehicle storage and **loading areas** on the **site**;
- d.** Any adverse effect on providing an open view between **buildings** and the street, maintaining safety and security and achieving **CPTED** principles;
- e.** The extent to which the **building** promotes active engagement with Colombo Street or High Street; and
- f.** The extent to which the **building** provides for other forms of **landscaping**, such as vertical gardens, green roofs or internal **landscaping** that is visible from outside of the **site** in a manner which contributes to the outcome of a high amenity environment while mitigating effects of built form.
- g.** The extent of any adverse effects on traffic, pedestrian and cyclist safety.

15.1314.3.31 ~~15.1314.3.31~~ Outdoor storage, fencing and screening structures in the ~~Commercial~~ Central City (~~South Frame~~)-Mixed Use Zone (South Frame)

- a.** The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the **site** or area, or is appropriate to provide privacy or security;
- b.** The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates **landscaping** and avoids adverse effects on public safety or amenity;
- c.** The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the **road**, South Frame Pedestrian Precinct, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any **adjoining site**; and
- d.** Any adverse effect of siting **outdoor storage areas** or **outdoor service space** elsewhere within the **site** that is not visible from any **adjoining site**, public **road**, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South Frame Pedestrian Precinct.

15.1314.3.32 Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame)-Mixed Use Zone (South Frame)

- a.** The effect of not providing for an active **frontage** on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the **frontage** for pedestrians;
- b.** The visual amenity provided by any activities not considered to form an active **frontage**; and
- c.** The extent to which main entrances, openings and display **windows** face the street, and visual and physical connections are maintained between **building** interiors and public spaces.

15.1314.3.33 Visual amenity and external appearance

- a.** The extent and quality of any screening proposed for **outdoor storage areas** and to provide screening for sensitive **adjoining** activities;
- b.** The type and volume of materials or goods that are stored in any **outdoor storage area**; and
- c.** The extent to which any **site** or part of any **site** that does not contain a **building** is designed and landscaped to soften the visual appearance of such areas from any public space.

15.1314.3.34 Fences and screening structures

- a.** The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the **site** or area, or is appropriate to provide privacy or security; and
- b.** The extent to which the screening structure is varied in terms of incorporating steps, changes in **height**, variety in materials, or incorporates **landscaping** and avoids presenting a blank, solid facade to the street or open space zone.

15.14.3.35 Upper floor setbacks, tower dimension and site coverage in the central city

- a.** The extent to which there is visual separation between **building towers** on a **site** and with current and anticipated **buildings** on adjacent **sites**, that provides a balance between **building to void** to lessen the visual impacts of **building** dominance when viewed from within the **central city**;
- b.** The extent to which the **building base** and/or **building tower** is visually dominant in relation to the uses of current and anticipated adjacent **buildings**, in particular if the adjacent **buildings** contain predominantly residential use, more sensitive to the effects of tall **buildings**;
- c.** Whether the depth of the floorplan provides sufficient natural light and outlook for **building** occupants, taking into account the intended use of the **building**;

- d. The extent of any impacts for occupants of adjacent sites and current and anticipated buildings and for the public realm from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;
- e. The extent to which visible blank walls, particularly flank walls, are minimised;
- f. The extent to which the proposal ensures the street wall is the dominant visual element of the streetscape; and
- g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk when viewed from within the streetscape and other public space.

15.14.3.36 Building height in the Central City Mixed Use Zones

- a. Whether the combination of building height and building setbacks provides adequate access to daylight for occupants of adjacent sites and buildings, and in respect to public streets and spaces, existing and planned;
- b. The extent of any visual impacts of the proposal on the visual coherence and interest of the street wall, and the quality of the streetscape;
- c. Whether the development gives rise to any demonstrable economic or other impacts on the primacy of the City Centre Zone;
- d. The extent of any impacts on public space and for occupants of adjacent sites and buildings from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;
- e. The extent to which visible blank walls, particularly flank walls, are minimised;
- f. The extent to which the proposal ensures that the street wall is the prominent visual element of the streetscape; and
- g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk of the building when viewed from within the streetscape and other public space, existing or planned.

15.14.3.37 Glazing

- a. The extent to which clear street-facing or public space -facing glazing, that is visible from the street, is provided for ground floor habitable rooms;
- b. Whether the majority of street-facing or public space-facing glazing is from habitable rooms within the unit;
- c. The extent to which passive unimpeded surveillance is provided from the residential unit to the street, for example transparent glazing and absence of fencing and vegetation; and
- d. Any other architectural features such as porticos or gables that are incorporated to add visual interest to facades facing the street and other public spaces.

15.14.3.38 Outlook Spaces

- a. The extent to which the outlook space shall remain unobstructed, is open to the sky and provides access to daylight for windows of habitable rooms;
- b. The nature of occupation within the outlook space and the effects on the use of the habitable room;
- c. Any effects on amenity of future occupants from a reduced outlook;
- d. The extent and quality of internal space of the residential unit in reducing the need for outlook space; and
- e. Any privacy benefits resulting from a reduced outlook.

15.14.3.39 Wind

- a. ~~The impacts of wind caused by tall buildings, on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling.~~

15.14.3.40 Comprehensive residential development in the Mixed Use Zone

- a. In respect to the Comprehensive Residential Development on sites within the Comprehensive Housing Precinct (shown on the planning maps):
 - i. Whether the development achieves a high density, high quality living environment that contributes to a perimeter block urban form; including through:

Streetscene and perimeter block development

- A. Providing sufficient street frontage width and building activation to contribute positively to the activity and amenity of the street.
- B. Providing well-oriented and high quality outdoor living spaces, including private balconies, rooftop gardens, and large, centralised communal open spaces;
- C. Providing landscaped areas in addition to communal open space, that can accommodate medium to large specimen trees planted across the site;
- D. Exclude external breezeways, long lengths of corridors along the street façade;
- E. Obscure the visibility of heat pumps and fixed washing lines from the street edge;
- F. Minimising adverse visual or physical impacts of car parking on the streetscene and /or on communal outdoor open space.

Residential amenity and outdoor living space

- G. Providing communal open space in a location that is convenient and accessible for all residents onsite to use;
- H. Providing a high amenity, landscaped and pervious communal open space that is designed to function for the maximum possible occupancy of the development;

- I. Whether private open spaces are oriented to maximise winter solar sunlight access;
- J. Whether apartments are designed to maximise cross ventilation;
- K. In relation to minimum residential unit sizes, whether the residential activity achieves the matters in Rule 15.14.2.3(a).
- L. In relation to outdoor storage space and outdoor service space, whether the residential activity achieves the matters in Rule 15.14.2.3(b) and (c).
- M. In relation to outlook spaces, whether the residential activity achieves the matters in Rule 15.14.3.38; and
- N. In relation to outdoor living space, whether the residential activity achieves the matters in 15.14.2.15.

Housing diversity and low emissions development

- O. The extent to which alternative forms of housing and / or a range of housing types and sizes, are provided, particularly mid to high rise apartments, that meet a diversity of future occupants' needs at the densities anticipated for the zone.
- P. The extent to which accessible residential units including apartments are provided, as well as universal access circulation in and around the development.
- Q. Whether the development prioritises active and low carbon modes of transport i.e. by linking with existing and planned cycle routes, providing plentiful secure bicycle and micro-mobility storage and charging, and any shared parking areas.

Outdoor service and storage space

- R. In relation to outdoor communal storage space and outdoor service space, whether the residential activities achieves the matters in rule 15.14.2.3(b) and (c).
- S. Providing physically secure and user-friendly storage for bicycles of all sizes, cargo bikes, pushchairs, scooters, and convenient charging points for e-bikes and scooters.
- T. Providing sufficient space and facilities for bike maintenance.

- ii. The extent of any potential reverse sensitivity impacts on activities in the immediately surrounding area and whether these can be mitigated, including through consideration of:
 - a. The use of side boundary setbacks;
 - b. Boundary planting;
 - c. Minimising glazing to elevations adjoining incompatible activities;
 - d. Locating habitable space and outdoor living space away from potential conflict areas; and
 - e. Design and construction of the building to achieve external to internal noise reduction.
- iii. Whether energy efficient, environmentally sustainable and low impact urban design initiatives are applied and used in the development.

15.1314.4 Matters of discretion for Area-specific standards

15.1314.4.1 Matters of Discretion - ~~Commercial Core~~ Town Centre Zone (Belfast/ Northwood) Outline Development Area

15.1314.4.1.1 Outline development plan

a. Community facilities

- i. Ensures that **community facilities** are publicly **accessible** and can be easily accessed from Main North Road and Radcliffe Road; and
- ii. Ensures that sufficient floor space is provided for **community facilities** across the zone, being a minimum **gross floor area** of 1,600m².

b. Open space

- i. Ensures that external **public open space** is provided in convenient, publicly **accessible** locations within the zone; and
- ii. Ensures that sufficient open space is provided across the zone, being 1200m² of **public open space** with at least one space making up 1200m² and capable of containing a circle with a minimum diameter of 1.8 metres.

c. Connectivity

- i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the **site** and which provides a high quality pedestrian environment; and
- ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public **accessibility** along the river.

d. Public transport interchange

- i. Ensures provision is made for the future development of an area for a **public transport interchange** in the location shown on the outline development plan that is at least 4,000m²; and
- ii. The degree to which interim uses of land identified for a **public transport interchange** affect the ability to develop a **public transport interchange** at a future date.

15.1314.4.1.2 Design and amenity

- a. Whether any proposed **signage**, **building** colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and

- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

15.1314.4.1.3 Landscaping

- a.** The extent of native and other planting within the Styx River riparian **setback** to enhance the ecological values associated with the Styx River and to screen **buildings** adjacent to the Styx River; and
- b.** The extent to which the value of the area as mahinga kai and the historic use of the area for **market gardening** and, horticultural activities is recognised through **landscaping** or other features.

15.1314.4.1.4 Roding, access and parking

- a.** The extent to which the transport network creates safe and efficient movement within the **site** and ensures connectivity and convenience for pedestrians and cyclists.
- b.** The extent to which any underground or basement car parking structure is integrated into the development to avoid adverse visual effects.
- c.** Any adverse effects of vehicle access points on the safe and efficient operation of the transport network.
- d.** Any adverse effects of **parking areas**/access points on **adjoining** zones and whether mitigation minimises these effects.
- e.** The extent to which the location and design of **parking areas**, access and **manoeuvring areas** supports pedestrian safety.

15.1314.4.1.5 Maximum retail/office thresholds

- a. The extent to which the additional **gross leasable floor area**:
- i. avoids adverse effects on the function and recovery of the **Central City** and **District-Town centres** within **Christchurch District** and Kaiapoi and Rangiora in Waimakariri District; and
 - ii. limits adverse effects on people and communities who rely on the **Central City** and **District-Town centres** for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

(Plan Change 5B Council Decision)

15.1314.4.1.6 Maximum total number of vehicles exiting the site

- a. Prior to the opening of the Northern Arterial motorway, the extent to which any significant adverse effects arise on the safety and efficiency of the transport network as a result of the proposed activity.

15.1314.4.2 Area-specific rules - Matters of Discretion - ~~Commercial Core~~ Local Centre Zone (Ferrymead) Development Plan area

15.1314.4.2.1 Pedestrian and cycle movement to and from adjoining area

- a. The degree to which safe, landscaped pedestrian and cycle access is provided through the site, to connect with the wider movement network (particularly with the key **cycle way** along Humphreys Drive and to public transport stops on Ferry Road) and with open spaces (i.e. the Ihutai/Estuary edge, Charlesworth Reserve, the Ōpāwaho/Heathcote River Towpath) while avoiding adverse effects on ecological areas.

15.1314.4.2.2 Rooding and access

- a. The effect of any additional access points on the safety and efficiency of the **adjoining road** network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including **intersection** design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and
- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

15.1314.4.2.3 Maximum retail/office thresholds

- a. The extent of adverse effects created by increased vehicular traffic from the development on the **adjoining road** network, including both **access** and the wider network; and
- b. The extent to which **retail activity** above ground floor level creates the potential for over-intensification of the **site**, decreases the ability to achieve a variety of activities on-site or compromise development of the zone as shown in the development plan.

15.1314.4.3 Area-specific rules - Matters of Discretion – ~~Commercial Core~~ Town Centre Zone (North Halswell) Outline Development Plan Area

15.1314.4.3.1 General

- a. The extent to which development:
- i. supports the role of the North Halswell **Key Activity Centre** as a high intensity area of **commercial activity** and **community activity**; and

- ii. enables people to orientate themselves and find their way with strong visual and physical connections with the surrounding neighbourhoods and wider area.

15.1314.4.3.2 Commercial layout

- a. The extent to which development:
 - i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of **large format retail activity** and concentration of finer grain **commercial activities**;
 - ii. supports a retail mix (large format and finer grain **retailing**) which ensures the centre meets its role as a **District Town Centre** and **Key Activity Centre** and meets the needs of the catchment population; and
 - iii. functions operationally and visually as an integrated commercial entity.

15.1314.4.3.3 Design and amenity

- a. The extent to which development:
 - i. provides a strong visual relationship and high quality urban interface with State Highway 75;
 - ii. provides primary active ground floor **frontages** on all **sites** intended for commercial and community focussed activity where they face an **accessible public open space**;
 - iii. enables a continuous **frontage** of **retailing** on the main street in order to ensure a high intensity of **commercial activity**;
 - iv. orientates **buildings**, streets, and open space to take advantage of solar **access** and views, and to mitigate other climatic effects such as wind;
 - v. provides high quality **public open space**, including streets, squares and lanes;
 - vi. provides for a multi-value approach to stormwater management that supports objectives of stormwater retention, water quality treatment, biodiversity enhancement, and landscape amenity, and that recognises Ngāi Tahu/mana whenua values;
 - vii. provides for the protection of **springs** and associated Ngāi Tahu/mana whenua values through the use of **landscaping** and setbacks;
 - viii. recognises and enables existing land use activities to continue while managing effects on those activities; and
 - ix. At the intersection of Augustine Drive/Halswell Road provides a high quality gateway to the North Halswell **Key Activity Centre** and a high quality interface with the proposed Spreydon Lodge Heritage Park.

15.1314.4.3.4 Transport

- a. The extent to which development:

- i. provides for an easily accessible, readily visible public transport interchange located centrally within the commercial core of the Key Activity Centre;
- ii. provides car parking areas as shared spaces, available for shared use, which does not visually or physically dominate the area;
- iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment;
- iv. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area including the need for and effects of the third access point;
- v. identifies safe crossing facilities on Halswell and Sparks Road between the North Halswell outline development plan area and adjacent areas/communities and within the development;
- vi. supports a high level of permeability within the Key Activity Centre;
- vii. supports the strategic importance of the Dunbars Road extension as the primary link through the outline development plan area;
- viii. provides opportunities for walking, cycling and public transport use; and
- ix. supports the construction and operation of the movement network as shown on the outline development plan.

15.1314.4.3.5 Civic Square

- a. The extent to which development:
 - i. connects the civic square and the Main Street, both visually and physically;
 - ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and
 - iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

15.1314.4.4 Area specific rules - Matters of Discretion – ~~Commercial Core~~ Local Centre Zone (Prestons)

15.1314.4.4.1 Staging of development to align with intersection upgrades

- a. The nature and extent of any adverse effect arising on the transport network from a proposal that:
 - i. deviates from the design of specific intersection upgrades approved by Council; and/or
 - ii. exceeds the quantum of non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

15.1314.4.5 Area-specific rules - Matters of discretion – ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans)

15.1314.4.5.1 Development plan

- a.** The extent to which comprehensive, mixed-use development would continue to be achieved;
- b.** The nature and degree of any adverse effects caused by proposals not in accordance with the development plan;
- c.** The relationship and integration of proposals with any other existing development within the block;
- d.** Whether the scale and nature of development is consistent with that anticipated for a ~~Local~~ **Neighbourhood centre**;
- e.** The degree to which vehicle, cycle and pedestrian access has provided for internal pedestrian and cycle circulation, including the connections with that part of the ~~blocked~~ zoned Residential ~~Medium Density Zone~~;
- f.** The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development; and
- g.** The extent to which stormwater treatment areas are integrated with open space.

15.1314.4.5.2 Maximum retail activity threshold

- a.** The effects of any larger floor space for non-residential activity on ~~the Central City, District centres~~ **Town Centres** and **Neighbourhood Local centres**.
- b.** Any effects in terms of traffic generation and access.
- c.** The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the residential zone.
- d.** Form, amenity and function of the ~~Commercial Local~~ **Neighbourhood Centre** Zoned area as a ~~Local~~ **Neighbourhood centre** would be maintained.
- e.** Any potential for the role of other **Commercial centres** to be eroded by development or urban form effects, and any wider transport network effects from any associated transport generation.

(Plan Change 5B Council Decision)

15.1314.4.6 Area-specific rules - Matters of discretion for ~~Commercial Local~~ Neighbourhood Centre Zone in greenfield areas

15.1314.4.6.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue), ~~Wigram (the Runway)~~ and Upper Styx/Highsted (Claridges Road)

- a.** The extent to which the ~~Local~~ Neighbourhood centre will remain dominated by finer grain retailing;
- b.** The potential for strategic effects on the function and amenity values of the Central City, District Town centres and Neighbourhood Local centres and their role in providing for the future needs of their communities;
- c.** Any adverse effects, created by increased vehicular traffic from the development, on the adjoining road network;
- d.** Any adverse effects on the amenity values of neighbouring residential properties; and
- e.** ~~In Wigram, the extent to which convenient access to retailing and community uses may be positively or adversely affected by the proposed quantum of retail activity.~~

~~(Plan Change 5B Council Decision)~~

15.1314.4.6.2 Residential activities in the ~~Commercial Local~~ Neighbourhood Centre Zone at Highfield

- a.** The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint;
- b.** The effects of establishing any residential accommodation on the amenity values, safety and convenience of on-site residents, having regard to existing or future potential business activities;
- c.** The effect of any residential buildings or units on the development scope of the site or adjoining sites;
- d.** The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity;
- e.** Any beneficial effects of residential units as a buffer for adjoining zones while still permitting commercial activities on the site or adjoining sites; and
- f.** The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

~~15.13.4.6.3 Building height in the Commercial Local Zone at Wigram~~

- a.** ~~Whether the additional building bulk and activities will have an adverse effect on the amenity values of the town centre and surrounds;~~

- b.** The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings; and
- c.** The extent to which the additional height results in a built form which would strengthen the role of the Commercial Local Zone as the physical, visual and activity centre for the community.

(Plan Change 5B Council Decision)

15.1314.4.7 Area-specific rules - Matters of discretion for Commercial Core Local Centre Zone at Wigram (The Runway)

15.13.4.7.1 15.14.4.7.1 Maximum retail activity threshold

- a.** The extent to which an increase in retail floor space would:
 - i.** maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and
 - ii.** cause adverse effects on the function and recovery of the Central City or the role and function of District Town and Neighbourhood Local Centres as a result of enabling any additional gross leasable floor area.

(Plan Change 5B Council Decision)

15.134.4.8 Area-specific rules – Matters of discretion for Commercial Core Zone (North-West Belfast) Outline Development Plan area

15.134.4.8.1 Pedestrian movement to and from adjoining area

- a.** The degree to which safe, landscaped pedestrian access is provided through the site, to connect with the wider movement network and with any open spaces while avoiding adverse effects on ecological areas.

15.134.4.8.2 Roading and access

- a.** The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b.** The extent to which the location of vehicular access points, the design of the transport network including intersection design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c.** The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and

d. The extent to which future access through the site for pedestrians and vehicles is enabled.

(Plan Change 5F Council Decision subject to appeal)

15.1314.5 Matters of control and discretion for other matters

15.1314.5.1 Buildings at 100 Cathedral Square

a. The extent to which the building:

- i. is able to function successfully as a spiritual facility and as a place for ministry, where relevant;
- ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
- iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - A. interaction with activities within the Cathedral, where appropriate;
 - B. safety in design of the built form; and
 - C. visual interest.
- iv. contributes to the attractiveness of the wider setting;
- v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
- vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised;
- vii. provides a focal point and landmark for the city which contributes to Christchurch's sense of identity;
- viii. recognises and contributes to the role of the square as a gathering place and supports interaction between the cathedral and the square, having regard to the form and exterior of the building, while:
 - A. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
 - B. retaining legibility of the design and form of Cathedral Square as a Maltese cross, while maintaining views through the square on the north south axis.

15.1314.5.2 Buildings at 136 Barbadoes Street

a. The extent to which the building:

- i. is able to function successfully as a spiritual facility and as a place for ministry;

- ii. recognises and reinforces the context of the **site** having regard to the identified urban form for the **Central City**, **and** cultural elements **and the heritage setting**;
- iii. promotes engagement with the space around it, including **publicly accessible spaces**, through:
 - A. interaction with activities within the Cathedral, where appropriate,
 - B. safety in design of the built form, and
 - C. visual interest.
- iv. contributes to the attractiveness of the wider setting;
- v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the **site**;
- vi. is designed in a manner that any effects of equipment on the exterior of the **building** and/or the storage of materials are minimised.

15.14.5.3 City Spine Transport Corridor

- i. **Whether the reduced **setback** would provide sufficient space in the front yard to contribute positively to street amenity and provide for the planting of medium to large specimen trees.**
- ii. **Whether the reduced setback would promote active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent **streets**, lanes or **public open spaces**.**
- iii. **Whether the reduced setback would provide sufficient opportunity to achieve well integrated and multiple land use and infrastructure outcomes, including as a minimum and to achieve best practice guidelines, two traffic lanes, pedestrian, cycle and public transport services; landscape amenity and tree planting; **street furniture**, stormwater retention and treatment facilities.**
- iv. **Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, boundary demarcation location of **outdoor living space** and fencing;**
- v. **Whether **buildings** enabled through a lesser **setback** from the road would impede widening of the road reserve through designation and/or land acquisition.**

15.15 **Appendices**

[See attached appendices]

15.1416 **Rules – Other methods**

15.1416.1 **Non-regulatory methods**

- a.** Planning studies to investigate issues and opportunities in **Key Activity Centres** and initiate appropriate mechanisms over time to address these.
- b.** Undertake regular monitoring of **District-Town Centres** and **Neighbourhood Local Centres** including surveys to determine whether a centre is performing as anticipated.
- c.** Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- d.** Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and **Council**.
- e.** Require **development contributions** to provide for **network infrastructure** and **community infrastructure** maintenance and improvements to service growth in centres.