RESIDENTIAL HILLS ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site (incl [PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | Within or shares a boundary with a Proposed Residential Heritage Area ([PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | Character Area Overlay |  |
|  |  | Overlay areas - other |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Sensitive activity near road or railway – refer rules in Ch 6.1.7 |  |
|  |  | Coastal hazard – refer City Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 14.7.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.7.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.7.1.2 Controlled activities**  Residential units with more than 6 bedrooms (includes sleepouts)  Any other activity prescribed in this rule as a controlled activity because it doesn't comply with the specified standards.  **14.7.3.1.2 Area specific controlled activities - Character Area Overlay**  Where visible from the street; located between road boundary and main residential unit; or involving changes to front façade of main residential unit:  Relocation of a building on to the site  Erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development  Excludes: fences 1m or less in height, accessory buildings located to the rear of main residential unit and less than 5m in height, fences on side or rear boundary, except where that boundary is adjacent to a public space |  |
|  |  |  | **14.7.1.3 Restricted discretionary activities**  Residential units on a net site area that does not meet the standard specified in Rule 14.7.1.1 Site density by up to 10%  Social housing complexes over four units.  Retirement villages  Student hostels owned or operated by an education activity  Within RH Mixed Density overlay the creation of attached residential units with total floor area > 500m2  Convenience activities  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.7.1.4 Discretionary activities**  Show homes  Residential unit that does not meet site density rule 14.7.2.1 by more than 10%  Activities/buildings exceeding site coverage in 14.7.2.3 by more than 10%  **Any other activity prescribed in this rule as a discretionary activity because it doesn't comply with the specified standards.**  **Any activity not otherwise provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.** |  |
|  |  |  | **14.7.1.5 Non-complying activities**  Buildings over 9m in height  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 14.7.2.1 Site density -  650m2 in RH zone;  850m2 in Moncks Spur/Mt Pleasant; Shalamar Dr; Upper Kennedys Bush Density overlays  RMD Overlay - Redmund Spur - max 400 lots; min 30% of sites shall have minimum net area of 1500m2  RMD Overlay - 86 Bridle Path Rd (Lot 1 DP412440) max 9 lots  Social housing, older persons housing units and retirement villages - no minimum net site area |  |
|  |  |  | 14.7.2.2 Building height  8m  Minor residential units in the RH zone 5.5m and single storey |  |
|  |  |  | 14.7.2.3 Site coverage  Max 35% of net site area for all activities except as below.  Max 40% of net site area of the entire site for multi-unit residential complexes, social housing complexes, OPH unit groups all single storey.  Market gardens 55%  RMD Overlay - Redmund Spur - sites greater than 1000m2 - 25% or 250m2 of ground floor area to a max of 350m2 in total area. For sites less than 450m2 - 45%  RMD Overlay - 86 Bridle Path Rd - sites greater than 1000m2 - 25% or 250m2 of ground floor area to a max of 350m2 in total area.  Excludes fences, walls, retaining walls; eaves and overhangs up to 600mm from the wall; uncovered pools up to 800mm above GL; decks, balconies, bay windows, etc no more than 800mm above GL if uncovered, or if covered and/or more than 800mm above GL the max total area per site is 6m2. |  |
|  |  |  | 14.7.2.4 Recession plane - Appendix 14.16.2 Diagram B  The recession plane shall only apply to the midpoint of each section of wall and roof of a building  Permitted intrusions:   * Gutters/eaves up to 0.2m * Solar panels up to 2m length per boundary * Single gable end - refer 14.16.2 * Chimneys, poles, masts, lift shaft, stair well, roof water tank - refer 14.16.2 | *Boundary rule if not adjoining public land* |
|  |  |  | 14.7.2.5 Setback from internal boundaries  1m from boundary adjoining an access (except for the following)  1.8m for all other buildings except the following  No setback for:   * Accessory building - up to 10.1m total length of parts of the building within 1m of boundary * Decks/terraces at or below ground floor level * Buildings that share a common wall along an internal boundary | *Boundary rule if not adjoining public land* |
|  |  |  | 14.7.2.6 Minimum building setback from ridgeline - Montgomery Spur  10m elevation setback for all buildings from the ridgeline identified in Appendix 14.16.7 |  |
|  |  |  | 14.7.2.7 Setback and distance to living area windows and balconies, and living space windows  Living area windows at first floor level = 4m  Where window adjacent to access way the setback shall be measured from the far side of the accessway. | *Boundary rule if not adjoining public land* |
|  |  |  | 14.7.2.8 Road boundary setback  Standard setback - 4m  Exclusions:  Garage where:   * Side walls parallel to road boundary and max 6.5m in length; * Side walls facing road contain a window with min dimension of 0.6m; * Space between side wall and road boundary contains 2m+ wide landscape strip with at least 2 trees able to reach 4m at maturity; and * Access to garage is located adjacent to side boundary, a landscape strip of 0.6m+ width and planting with species reaching 1.5m at maturity alongside boundary up to the line of the existing residential unit.   NB: Visibility splay rule prevails and planting not required if any conflict with that rule.  Single garage with:   * Door facing road boundary, accessed off local road; * Width of garage max 3.6m; * Sectional door with automatic opener, unless more than 3.5m from road boundary; and * No part of door extends beyond boundary when opening or shutting. |  |
|  |  |  | 14.7.2.9 Street scene amenity and safety - fences  Max height of fence within the required building setback from road boundary = 1.8m  Doesn't apply to internal boundaries between residential, commercial or industrial zones. |  |
|  |  |  | 14.7.2.10 Building reflectivity  All roof finishes not to exceed 30% light reflectance value (LRV) |  |
|  |  |  | 14.7.2.11 Water supply for fire fighting  All residential units - via the reticulated system and in accordance with Code of Practice.  Where reticulated supply not available, must be in accordance with alternative water source provisions of Code of Practice. |  |
|  |  |  | 14.7.2.12 Service, storage and waste management spaces  Social housing complexes, for each residential unit:   * 2.25m2 with 1.5m min dimension waste storage space at ground floor level (indoor or outdoor)   + 3m2 with 1.5m min dimension outdoor ground level washing line space   provided either individually or within dedicated shared space |  |

| **AREA SPECIFIC RULES - 14.5.3.2** [**PC13 Residential Heritage Area**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/) - **Macmillan Ave** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Compliance** | | | | | **Rule** | | **Comments** | |
| **Y** | **N** | | | **N/A** |
| **14.5.3.2 Area specific built form standards** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)*(immediate legal effect)* | | | | | | | | |
|  |  | | |  | **14.5.3.1.3 RD15**  Activities not meeting RHA built form standards in 14.5.3.2 | |  | |
|  |  | | |  | **14.5.3.2.3 Building height**  7m, plus 2m for roof | |  | |
|  |  | | |  | **14.5.3.2.7 Number of res units per site**  No more than 2 residential units per site | |  | |
|  |  | | |  | **14.5.3.2.8 Setbacks**  Road boundary setback min 5m  Internal boundary setbacks - side 3m, rear 3m | |  | |
|  |  | | |  | **14.5.3.2.9 Building coverage**  Max 35% | |  | |
|  |  | | |  | **14.5.3.2.10 Outdoor living space per unit**  Continuous 50m2 area within the net site area. | |  | |
| **9.3.4.1 Heritage chapter rules for** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)*(immediate legal effect)* | | | | | | | | | |
|  | |  |  | | | **9.3.4.1.1 P12**  Demolition or relocation of a neutral or intrusive building | |  | |
|  | |  |  | | | **9.3.4.1.1 P13**  New road boundary fences or walls up to 1.5m in height | |  | |
|  | |  |  | | | **9.3.4.1.3 RD6**  New buildings and alteration to building exteriors.  New or alteration to road boundary fences and walls, over 1.5m in height.  Excludes buildings less than 5m high located to rear of main res unit; and neutral or intrusive buildings exterior alterations not visible from the street. | |  | |
|  | |  |  | | | **9.3.4.1.3 RD7**  Demolition or relocation of a defining or contributory building (except if a heritage item RD3, D1, D2 or NC1 apply instead) | |  | |
|  | |  |  | | | **9.3.4.1.3 RD8**  New building 5m+ in height in HDZ or RVA zones sharing a boundary with a site in an RHA | |  | |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.1 Table 7.5.1.3 |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 |  |
|  |  |  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. |  |
|  |  |  | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. |  |
|  |  |  | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |  |
|  |  |  | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  |
|  |  |  | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. |  |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |  |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. |  |
| 7.4.2.2 Controlled activities | | | | |
|  |  |  | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and |  |
| 7.4.2.3 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity |  |
| 7.4.2.5 Non complying activities | | | | |
|  |  |  | **NC2**  Any building/structure that exceeds 2.5m in height within  i. 12m of centre line of 110kV or 220kV National Grid transmission line  ii. 10m of centre line of 66kV National Grid transmission line |  |

| CITY-WIDE RULES | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Compliance | | | | | Rule | | Comments |
| Y | | N | | N/A |
| Natural hazard rules - Chapter 5 DP | | | | | | | |
|  |  | |  | | Flood hazard rules – Chapter 5.4 | |  |
|  |  | |  | | Liquefaction management rules – Chapter 5.5 | |  |
|  |  | |  | | Slope Instability rules – Chapter 5.6 | |  |
| Other provisions | | | | | | | |
|  | |  | |  | Hazardous substances – Chapter 4 | |  |
|  | |  | |  | Noise – Chapter 6.1 |  | |
|  | |  | |  | Outdoor lighting – Chapter 6.3 |  | |
|  | |  | |  | Aircraft Protection – Chapter 6.7 | |  |
|  | |  | |  | Water Body setbacks Chapter 6.6 | |  |
|  | |  | |  | Sign rules – Chapter 6.8 | |  |
|  | |  | |  | Licensed premises/sale of alcohol - Chapter 6.9 | |  |
|  | |  | |  | Earthworks – Chapter 8.9 | |  |
|  | |  | |  | Indigenous biodiversity – Chapter 9.1 | |  |
|  | |  | |  | Landscapes and natural character – Chapter 9.2 | |  |
|  | |  | |  | Historic Heritage – Chapter 9.3 | |  |
|  | |  | |  | Trees – Chapter 9.4 | |  |
|  | |  | |  | Ngai Tahu values – Chapter 9.5 | |  |
|  | |  | |  | Coastal environment – Chapter 9.6 | |  |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | | |
|  | |  | |  | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | |  |

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| RMA ACTIVITY & APPLICATION TYPE ASSESSMENT: | | | | | |
| Y | N | N/A | RMA provision | Comments |
|  |  |  | Is this a ‘boundary activity’, as defined in [s87AAB](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471355.html)?   * The only DP rules infringed are ‘boundary rules’ * The infringed boundary is not a public boundary     Note: A boundary activity will only be permitted if all information required by s87BA is provided, including written approval from owners of adjoining allotments. |  |
|  |  |  | Is this a Fast track application as defined in [s87AAC](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471363.html)?   * A controlled activity (but no other activities) under the Plan. Does not include subdivision. * Electronic address for service provided * Must be non-notified and no s104 hearing | *Not applicable to PIMs* |
|  |  |  | Is the application for a ‘residential activity’ for the purpose of the notification decision, as defined in s95A?   * An activity that requires resource consent under a regional or district plan and that is * associated with the construction, alteration, or use of 1 or more dwellinghouses and is * on land that, under a district plan, is intended to be used solely or principally for residential purposes (i.e. Residential and Papakainga zones) | *Not applicable to PIMs* |

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| GENERAL COMMENTS: |  |
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