RESIDENTIAL LARGE LOT ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | 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 |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | 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 | | | | |
|  |  |  | 14.9.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.9.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.9.1.3 Restricted discretionary activities**  Any new building and associated activity within Akaroa Hillslopes Density overlay with gfa > 100m2  Residential unit on site that does not meet Rule 14.9.2.1 Site density by up to 10%  Retirement villages  Buildings that do not comply with Rule 14.9.2.2 - building height up to 9m  Activities/buildings that do not comply with 14.9.2.3 Site coverage where the site coverage is exceeded by 10% or less  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.9.1.4 Discretionary activities**  Show homes  Residential unit that does not meet site density rule 14.9.2.1 by more than 10%  Activities/buildings exceeding site coverage in 14.9.2.3 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.** |  |
|  |  |  | **14.9.1.5 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 |
|  |  |  | 14.9.2.1 Site density -  1500m2 in RLL zone except as specified below;  3000m2 RLL Density Overlay  5000m2 Akaroa Hillslopes Density Overlay  Allandale Density Overlay - see ODP App 8.6.13  Samarang Bay Density Overlay - see ODP App 8.6.12  Older persons housing units and retirement villages - no minimum net site area |  |
|  |  |  | 14.9.2.2 Building height  8m  Minor dwelling units in the RLL zone 5.5m and single storey |  |
|  |  |  | 14.9.2.3 Site coverage  Max 40% of net site area or 300m2 whichever is the lesser for all activities except as below.  Akaroa Hillslopes Density Overlay, and Worsley Road as shown in Appendix 14.16.8.A and Samarang Bay Density Overlay 10% or 250m2 whichever is the lesser  Allandale Density Overlay 10% or 500m2 whichever is lesser  Market gardens 55%  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. |  |
|  |  |  | 14.9.2.4 Recession plane - Appendix 14.16.2 Diagram F  The recession plane shall only apply to the midpoint of each section of wall or 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   Worsleys Road – recession planes commence from points 2.3m above a line at ground level 5m inside internal boundaries   * Section of roof means a continuous part of the roof with the same slope * In FMA the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b) | *Boundary rule if not adjoining public land* |
|  |  |  | 14.9.2.5 Setback from internal boundaries  1m from boundary adjoining an access (except for the following)  3m for all other buildings except the following  15m all buildings in Allandale and Samarang Bay Density Overlays  5m all buildings in Akaroa Hillslopes Density Overlay, and Worsleys Rd (Appendix 14.16.8)  No setback for:   * Accessory building - up to 10.1m total length of parts of the building within 1.8m 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* |
|  |  |  | 14.9.2.6 Road boundary setback  Building with garage vehicle door facing road 5.5m  Buildings without garage vehicle door facing road 5m  All buildings in Akaroa Hillslopes Density Overlay and Worsleys Rd (Appendix 14.16.8.A) 5m  All buildings in Allandale and Samarang Bay Density Overlays 15m |  |
|  |  |  | 14.9.2.7 Building reflectivity and colour  All roof finishes not to exceed 30% light reflectance value (LRV) except:  Worsleys Rd area (Appendix 14.16.8B) any building or structure or any addition or alteration to a building or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2m, or guttering), shall be limited to a colour and reflectivity as specified in Appendix 14.16.8.B; and  ii. any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2m is not required to comply with the colour requirements  specified in Rule 14.9.2.7.b.i. above provided that its reflectivity is less than 70%.  Samarang Bay and Allandale Density Overlays: all buildings finished in colours to comply with colour palette in Appendix 14.16.9 |  |
|  |  |  | 14.9.2.8 Water supply for fire fighting  All residential units - via the reticulated system and in accordance with Code of Practice or alternative firefighting water sources provisions of Code. |  |
|  |  |  | 14.9.2.9 Landscaped areas - Worsleys Rd  6 trees within 20m of each residential unit located in Worsleys Rd (Appendix 14.16.8)  All landscaping in accordance with Appendix 6.11.6  Following trees not permitted:   * *Fraxinus excelsior* 'Aurea' * *Gleditisia tricanthos* 'Sunburst' * *Robinia psuedoacacia* 'Frisia' * *Ulmus procera* 'Louis van Houtte' * *Arucaria heterophylla*   Or similar varieties   * Any eucalyptus or conifer species excluding indigenous NZ conifers |  |

| 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 |  |

| GENERAL 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: |  |
|  | |