

Christchurch City Plan

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Change Register

Updated 14 May 2012

The Change Register is a volume of amendments to the Plan introduced by proposed Plan Changes notified after the date on which the Plan became operative.

Any Plan provisions affected by proposed Plan Changes are annotated with (Plan Change No.) with a link to the Change Register.

The actual amendments to the City Plan text or maps are shown in the Change Register under the appropriate Plan Change number. There is also the address of the Council's website where the full Plan Change documents and other supporting information are available.

Once the Plan Change becomes operative, the City Plan provisions will be amended accordingly, and the Change will then be deleted from the Change Register. It will be recorded in the list of Operative Plan Changes incorporated into the Plan in the table below.

Plan Change	Description	Operative Date
No. 1.	Subdivision and residential use of allotments less than 1500m ² on the Rural boundary of the Living 1A Zone.	2/02/2009
No. 2.	Rezoning of 23 & 25 Moorhouse Avenue	21/09/2006
No. 3.	Rezoning of 7 St Albans Street	27/10/2006
No. 4.	Rezoning of 64 Port Hills Road (Lot 1 DP 81062)	27/10/2006
No. 5	Rezoning of land currently zoned Special Purpose (Awatea) Zone and Rural 2	11/07/2011
No. 6.	Location of a Residential Unit	11/10/2010
No. 8.	Rezoning of Lot 6 DP 73928, 191 Wigram Road (Musgroves Site), from Business 5 to Business 4	15/03/2010
No. 9.	To rezone approximately 7 hectares of land at 448 Prestons Road from Rural 3 to Living 1F for the purposes of the development of an elderly persons housing complex	13/10/2008
No. 10.	Rezoning of 140 and 150 Hussey Road from Rural 3 to Living 1	06/10/2008
No. 12.	Partial Rezoning of Land Located in Special Purpose (Wigram) Zone	22/09/2008
No. 13.	Alteration of Noise Contours, Wigram Airfield	21/05/2007
No. 16.	Amendment of runway end protection areas for cross-runway 11/29, Christchurch International Airport.	24/01/2011
No. 18.	Rezoning of 420-426 Hagley Ave	11/10/2010
No. 20.	Rezoning of 250 Cranford Street and 215 Innes Road, St Albans from Living 1 to Business 1	28/01/2008
No. 21.	Extension of a Community Footprint to include 11 Everard Street, Spreydon	25/03/2008
No. 25.	Schools Rezoning	10/05/2010
No. 27.	Rezoning of Land within Central New Brighton From L3 to L4C and From B2 to O2	16/11/2009
No. 28.	Rezoning of 320 and 320A Cumnor Terrace, from Special Purpose (Ferrymead) Zone to Business 4 Zone	15/03/2010
No. 29.	Business 4 and Retail Park Zones, Height and Setback	16/11/2009
No. 30	Prestons Road Limited - Marshland	01/11/2011
No. 31.	To amend Living 3 Zone Provisions and to Introduce Business 1 Zone at Packe Street, St Albans	26/10/2010
No. 34.	Rezoning of 8 Manning Place from Living 2 to Business 1	11/07/2008
No. 43	Belfast Park Limited and Tyrone Estates Limited	12/03/2012
No. 44	Listing of the lowland Kahikatea forest remnant (contained within Riccarton Bush Reserve) as a Category 2 Notable Group of Trees	14/11/2011
No. 45.	Rezoning of land from Rural 3 to Open Space 3D Zone (Christchurch Golf Resort) and Conservation 3 Zone (Part Styx River Corridor)	15/08/2011
No. 46.	Amendment of Wigram Airfield Provisions	11/07/2011
No. 47	Rezoning of land located on Sir James Wattie Drive from Rural 2 to Business 5 Zone	12/09/2011
No. 53	Living 3 and Living 4 Zones	14/05/2012
No. 59	Rezoning of 21a - 23 Beckford Road and 22 Wades Avenue, St Martins	11/04/2012
No. 60	Rezoning of land at Halswell Junction Road from Rural 2 to Living G (Halswell West) Zone	01/11/2011
No. 62	Rezoning of land located in the Special Purpose (Wigram) Zone	12/09/2011

Section Contents Plan Change 22

- Volume 2
 - Section 12 Business
- Volume 3
 - Part 3 Business Zones
- Planning Maps

Plan Change 22

Private Plan Change 22 - Rezoning of site on the corner of Main North Road and Radcliffe Road, Belfast, from Rural 3 to Business 2 Zone - as amended by Council Decisions, publicly notified 5 December 2009.

Note: From the date of this notification, under Clause 10 of Schedule 1 of the Resource Management Act, the City Plan is amended in accordance with the Council Decision. The decision is subject to appeal and will not have full legal effect until the close of the appeal period if there are no appeals or, if there are appeals, when all appeals are resolved.

To view the full Plan Change documents go to the website:

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/cityplan/proposedplanchanges/proposedchange22.aspx>

City Plan Amendments

Note : For the purposes of this plan change, any text amended as a result of other decisions is shown as "normal text". Any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Amend the City Plan as follows:

Volume 2

Section 12 Business

Amend the 5th paragraph 12.1.2 of the Explanation and Reasons as follows:

Commercial activity outside of identified commercial centres has the potential to create adverse effects of both local and strategic (or wider) significance. These include effects on the transport network, nearby living environments, economic effects on existing commercial centres (where such effects are of scale that they affect the function and amenity of such centres), and consequential effects on people and communities that rely on these centres for their social and economic wellbeing. **In recognition of the potential for such adverse effects to arise when a new district centre is established, the Business 2 (Styx Centre) Zone provisions require new retail floorspace to be introduced in stages.** Reverse sensitivity effects can also arise where, for example, an agglomeration of retail activity in a heavy industrial zone places pressure upon permitted industrial activities to reduce their level of effects or relocate.

Insert new 12.8.15 Policy: Styx "Mixed Use Centre" as follows:

12.8.5 Policy: Styx "Mixed Use Centre"

To promote a diverse mixed-use district centre at the Styx Centre which involves element of retailing, entertainment, administration and professional services, and community uses. Residential uses could also be provided should there be a demand for such uses. This is to be achieved by enabling the provision of greater diversity of activity, and intensity of activities to occur within the district centre.

To enable the development of a range of transport modes within and to the Styx Centre, with opportunities for good connectivity to the surrounding area.

To promote a high quality of urban design and landscaping within the Styx Centre.

To avoid or mitigate adverse effects of development at the Styx Centre on the natural character, ecology and amenity values of the Styx River corridor.

Explanation and reasons

The Styx Centre has been identified as being suitable to establish an integrated mixed-use District Centre. The site will consolidate an established retail node, which includes the Northwood Supa Centre and New World Supermarket. By effectively co-locating a range of activities and encouraging a scale and grain of activity that increases the vibrancy of the area, a diverse, mixed-use town centre rather than a traditional retail mall outcome could be achieved.

In recognition of the District Centre's key strategic location, community linkages will be provided to ensure appropriate levels of connectivity to the surrounding areas. Multiple transport modes will be enabled within the District Centre, to provide opportunities for access by private motor vehicles, walking, cycling, and public transport.

The Styx Centre is intended to provide a high quality built environment, incorporating landscaped public open space that is responsive to the surrounding environment. The southern extent of the zone adjoins the Styx River. The Styx River is highly valued by the community for its natural character, ecological and amenity values and any development at the interface with the Styx River will be set back from the edge of the natural River terrace and should seek to maintain and enhance the values of the River. Pedestrian public access in the vicinity of the River will also be encouraged.

Urban design assessment and landscape plans will be required to demonstrate how a high quality built environment is to be achieved and how the values of the Styx River will be maintained and enhanced.

A Special Provision Plan is provided in Volume 3 of the Plan as a means of outlining in general terms the form of development anticipated for this location.

Volume 3

Part 3 Business Zones

Amend subclause (c) as follows:

1.1 General description and purpose

The business zones comprise the Central City Zone, and those zones in the city in which commercial or industrial activities are the dominant activities. As such, the range of activities in them are characterised, to a greater or lesser extent, by high building densities with strong and highly varied visual impacts. Traffic generation, noise and industrial processes will result in levels of effects greater than those experienced by residents in living or rural environments, and for this reason the protection of amenities at the interface of living and business environments is an important factor in the City Plan. As well as providing protection to residential amenities, balancing recognition has to be given to the need for business activities to operate economically without undue constraint, and to maintain the dominance of these activities in the business zones.

(...)

The business zones in the city are comprised of the following components.

- (a) The Central City Zone, comprising a large part of the area within the four avenues, and the city's greatest concentration of commercial and cultural infrastructure and investment.

(b) The Business 1 (Local centre/District Centre Fringe) Zone, consisting of approximately one hundred small local commercial areas in the city, generally located within suburban living areas, and also forming part of a number of the district centres.

(c) The Business 2 (District centre core) Zone, currently numbering ~~28-29~~ located throughout the city. Generally the distribution of these centres, and the range of services provided is good, providing benefits in terms of accessibility, convenience and energy use.

(d) The Business 2P (Business parking) Zone is a specialist zone associated with district suburban centres, and as well as ensuring parking provision it provides a buffer for adjoining residential areas.

(e) The Business RP (Retail Park) zone is a variant of traditional commercial centre zonings. It has been established to enable large format retail activities in a limited number of locations. The type of activity and its associated amenity and built form is more akin to the range of effects historically provided for in commercial zones, such as high levels of traffic, moderate levels of advertising and a strong public presence.

(...)

Amend clause as follows:

1.5 Business 2 (District Centre Core) Zone

Zone description and purpose

The Business 2 Zone has three main purposes. Firstly, it provides for building development of a significant scale and intensity, appropriate to the function of larger district centres and to the amenities of any living environment adjoining the zone. Secondly, the zone identifies the core of business activity within a district centre, particularly with regard to retailing. Many of these district centres also contain both a Business 2 core and an adjacent (usually older) Business 1 Zone component. Thirdly, these centres usually contain important community facilities, whether in public or private ownership.

Some of the district centres serve a surrounding neighbourhood catchment. These centres are well distributed throughout the suburban areas of the city, and include a number and variety of small retail, community and service activities, and usually include a supermarket. The Business 2 Zone component of these centres identifies the focal point for business activity and development within these centres. The following are the smaller district centres in the city:

(...)

Riccarton	Hornby	Papanui
Church Corner	Linwood	Barrington
Shirley	Merivale	New Brighton
Bishopdale	Sydenham	<u>Styx</u>

Where development of significant retail space is proposed, an assessment procedure will be required to ensure reasonable co-ordination of development within the zone, and attention to co-ordination of development, landscaping and access matters.

In order to ensure adequate parking provision, parts of some district centres have been zoned Business 2 (Parking). These allow living zone activities and carparking provision only. However, in the case of Fendalton, Linwood, and Shirley, other business activity, in addition to parking, is permitted, but is subject to controls to ensure that such activity reflects and protects the residential amenity of nearby living areas so that the Business 2P zones continue to buffer those living areas.

(...)

Amend clause as follows:

3.4 Development standards - Business 1 and 2 Zones

Any application arising from non-compliance with Clauses ~~3.4.4 and 3.4.5, 3.4.7, 3.4.8 and 3.4.9~~ **(except as otherwise required under Rules 3.4.8 and 3.4.9)** will not require the written consent of other persons ~~for notification~~, and shall be non-notified.

Amend clause below by insert text as shown below:

3.4.4 Building development and redevelopment

Within the Business 1 and 2 Zones **except the Business 2 Zone (Styx Centre)** any building, extension to building or redevelopment, involving more than 4000m² of gross leasable floor area shall be a controlled activity in respect of the proposed layout of buildings, the location of car parking areas and access points, the proposed landscaping and the relationship of the proposed development with other activities within the zone, except that in the case of Ferrymead District Centre where additional relevant matters in clause 6.5.4 shall be considered. (Variation 86)

~~Within the Business 2 Zone (Styx Centre only) the following shall also apply as shown on the Special Provision Plan (Appendix 15):~~

- ~~• the access points and building restriction areas, shall be provided in the indicative location shown on the Special Provision in Part 3 Appendix 15. No buildings shall be located within the building restriction areas.~~
- ~~• a minimum building setback shall be provided from the Styx River as shown on the Special Provision Plan at Part 3 Appendix 15 and planted with natives species. For the purpose of this Rule the setback shall be measured from the centreline of the river.~~
- ~~• a minimum 3m wide landscape strip shall be provided along the Main North Road and Radcliffe Road frontages, measured from the road boundary.~~
- ~~• a minimum of 16m building setback shall be provided to the Radcliffe Road frontage, measured from the road boundary.~~
- ~~• underground parking shall be provided within the indicative area shown and community linkages established.~~
- ~~• the Styx Centre shall include a north/south main street connecting Main North Road and Radcliffe Road through the site.~~
- ~~• within Special Area A a recession plane control shall apply from the Styx River setback and commence at 10m above ground level and at an angle of 20 degrees. No buildings shall be permitted within 5m from the Styx River setback, as shown on Special Provision Plan E. All buildings located in the Special Area A shall be painted in recessive earth tone colours, with less than 30% reflectivity. No signage shall be permitted on the building elevations directly facing the Styx River to the south.~~
- ~~• within Special Area B the maximum building height shall be 5m and total floor area 300m² for any building located within this area. Any building located in the Special Area B shall be painted in recessive earth tone colours, with less than 30% reflectivity. No signage shall be permitted on the building elevations directly facing the Styx River.~~

Insert new clause 3.4.7, **3.4.8 and 3.4.9** after clause 3.4.6 as shown below

3.4.6 Special Provision - Linwood (Eastgate)

Within that part of the Business 2 and Business 2P Zones at Linwood identified in Part 3, Appendix 9, any increase in gross leasable floor area resulting in a total gross leasable floor area for both zones combined in excess of 40,000m², shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the traffic effects.

3.4.7 Special Provision – Styx Centre Retail Activity

~~Within that part of the Business 2 (Styx Centre) a minimum, 1,600m² gross floor area of community facilities, either publicly or privately operated, will be provided in convenient locations within the Centre for public access.~~

~~For definition purposes community facilities includes a gymnasium, places of entertainment, day care facilities for both the elderly and children and community infrastructure. Activities/facilities not otherwise specifically defined in the City Plan, including a library, premises (with catering facilities) for hire by community organisations and/or for community functions, or other similar facilities such as a police station, will also be classified as community facilities.~~

(a) Retailing shall be a permitted activity subject to the following:

(i) Until 1 July 2017 not more than 20,000m² glfa shall be permitted of which:

- Not more than 30% of the glfa may be retail activity where each store is 2,000m² or less; and
- Not more than 80% of glfa may be retail activity

(ii) From 1 July 2017 not more than 45,000m² glfa shall be permitted of which:

- Not more than 70% of glfa or 28,000m² (whichever is less) may be retail activity.

(b) Until 1 July 2021 retail activity exceeding the above thresholds shall be a restricted discretionary activity with the exercise of the Council's discretion limited to retail distribution effects.

(c) From 1 July 2017 retailing shall be a permitted activity.

(d) For the purposes of calculating glfa of retail activity in this provision, the glfa of food and beverage outlets, food courts, trade suppliers, and yard based suppliers shall be excluded.

3.4.8 Special Provision – Styx Centre Development and Redevelopment

(a) Within the Business 2 Zone (Styx Centre) any development shall accord with the Special Provision Plan (Part 3 Appendix 15A and 15B) and shall comply with the following:

(i) All vehicle access points shall be provided only in the indicative locations. The 'mid block' left in / left out vehicle access point shall only be provided following the completion and opening of the Northern Arterial.

(ii) The Styx River Riparian setback shall be planted with native species. A landscape planting and management plan shall accompany the resource consent application for building development.

(iii) Prior to any retail activity commencing within the Zone, landscaping shall be undertaken within the Styx River Riparian setback in accordance with the approved landscaping and management plan.

(iv) There shall be a minimum of 1200m² of land available for external public open space, with at least one such space capable of containing a circle with a minimum diameter of 18m, distributed in convenient publicly accessible locations within the Centre.

(v) A minimum 3m wide landscape strip shall be provided along the Main North Road frontages, excluding access points.

(vi) A minimum 5m wide landscape strip shall be provided along the eastern boundary, as shown on the Special Provision Plan, incorporating those shelterbelt trees which are identified by an independent arborist to be in a healthy state as at the date of application.

(vii) A minimum 16m setback shall be provided to the Radcliffe Road frontage, measured from the road boundary.

(viii) All walls and roofs facing the eastern boundary of the Zone shall be painted or clad in recessive earth tone colours with less than 30% reflectivity.

(ix) Any basement or underground parking shall be provided only within the indicative area shown on the Special Provision Plan.

(x) The layout of the Styx Centre will provide opportunities within the site for community linkages to be extended beyond the site boundaries to the surrounding areas. Provision for such linkages shall be in the indicative locations identified.

(xi) The layout of the Styx Centre will provide an opportunity within the site for the development of a public transport interchange. Service will be required on the Canterbury Regional Council (CRC) for this matter in the event that the written consent of CRC has not been given to the development.

(xii) There shall be a north / south main street connecting Main North Road and Radcliffe Road.

(xiii) Any buildings located in Special Area A and B shall comply with the following:

- All buildings located in Special Areas A and B shall be painted in recessive earth tone colours, with less than 30% reflectivity. No freestanding signage or signage on building elevations shall be permitted directly facing the Styx River.

- Any building within Special Area B shall not exceed a total floor area of 300m².

Any activity that fails to comply with one or more of the above matters shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the matter(s) subject to that standard.

(b) Building development shall be a restricted discretionary activity. Any resource consent application for building development shall either:

(i) relate to the development of the entire site; or

(ii) accord with an approved concept plan. The concept plan (or any variation thereof) will require a restricted discretionary consent, with the exercise of the Council's discretion limited to building footprints, location of public open space, vehicle circulation, basement access points, enabling the integration of public transport, cycle and pedestrian routes and overview of urban design and landscape concepts. An application for approval of a concept plan may be accompanied by a resource consent application for a staged development of the site.

In either case the concept plan or resource consent application relating to building development shall be accompanied by an independent urban design and landscape assessment at a level of detail appropriate to the nature of the application.

(c) The exercise of the Council's discretion in relation to building development, to the extent that the matters have not been addressed under sub clause (b), shall be limited to external design and appearance of buildings, location of public open space, layout of buildings and car parking, landscaping, internal vehicle and pedestrian access and circulation and enabling the integration of public transport, cycle and pedestrian routes. In respect of buildings within Special Areas A and B discretion is extended to the effects of the buildings on the natural character and values of the Styx River and its margins.

3.4.9 Special Provision – Styx Centre Traffic Generation

Within that part of the Business 2 Zone (Styx Centre), until such time as the Northern Arterial road has been constructed and opened to traffic, the maximum permitted total number of vehicles exiting

the site is 625 vehicles during the Thursday evening peak hour, or 700 vehicles during the Saturday peak hour.

Any development leading to traffic generation in excess of these limits shall be a restricted discretionary activity.

Service will be required on the New Zealand Transport Authority (NZTA) in the event that the written consent from NZTA has not been given to exceed the above peak traffic levels. No other service or public notification will be required.

Monitoring of traffic generation associated with activities within the Styx Centre site shall be undertaken as set out below, until such time as the Northern Arterial is open to traffic.

The total traffic volume emerging from the site shall be determined through monitoring all intersections providing egress from the site, at intervals of no more than six months. Monitoring shall be undertaken over four consecutive Thursdays and four consecutive Saturdays, between the hours of 1600 and 1800 on Thursday and 1200 and 1400 on Saturday. Traffic volumes shall be recorded in 15 minute periods. for the purposes of applying this rule, the total traffic volume emerging from the site shall be deemed to be the mean of the four Thursday peak hours and the mean of the four Saturday peak hours.

Monitoring shall commence no later than six months following completion of the first building on the site.

This monitoring shall be undertaken by a qualified traffic engineer on behalf of and funded by the applicant and results shall be lodged with the Christchurch City Council within 20 working days of the completion of each six monthly monitoring period. This monitoring shall cease at the opening of the Northern Arterial road.

Amend the text as shown below:

3.5.1 Height

The maximum height of any building shall be;

Business 1 Zone	8m
Business 2 Zone (Sydenham, Riccarton, New Brighton, Hornby, Linwood and Papanui district centres)	20m
Business 2 Zone (Shirley district zone)	16m
<u>Business 2 Zone (Styx Centre)</u>	<u>16m except as otherwise shown on the Special Provision Plan (Part 3 Appendix 15A)</u>
Business 2 Zone (all other centres)	12m

Insert new clauses 3.6.2 and 3.6.3 after clause 3.6.1 as shown below:

3.6.2 Special Provision – Styx Centre

There shall be no buildings located within the building restriction areas and Styx River Riparian Setback.

3.6.3 Special Provision – Styx Centre Community Facilities

There shall be land and / or buildings available to accommodate a minimum 1,600m² gross floor area of community facilities, either publicly or privately operated, and provided in convenient publicly accessible locations within the Centre.

For the purpose of this clause community facilities includes a gymnasium, places of entertainment, medical facilities, day care facilities for both the elderly and children and community infrastructure. Activities/facilities not otherwise specifically defined in the City Plan, including a library, premises for hire by community organisations and/or for community functions, or other similar facilities such as a police station, will also be classified as community facilities.

Amend clause below by inserting new clause (d) as shown below:

6.5.3 Visual amenity

(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.

(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. (Variation 86)

(d) Within the Business 2 (Styx Centre only) the extent to which the existing tree shelterbelts located along Main North road and Radcliffe Road can be incorporated into the design of the District Centre, having regard to the health of the trees, site visibility considerations (including providing visual connectivity to the existing Northwood Supa Centa) and/or provision of appropriate alternative landscape concept designs and activation of the road frontages.

Amend clause below by inserting new clause (h) as shown below:

6.5.4 Building development and redevelopment

(a))The location of activities with regard to public use and convenience.

(b) The relationship of parking access and manoeuvring areas in respect to safety of pedestrians, the location and safety of access points.

(c) The provision made for the safety and security of users of the centre, particularly at night.

(d) The visual appearance and attractiveness of the development, particularly as a pedestrian environment.

(e) The relationship of the development with any open space areas, within or adjoining the centre, and the accessibility of any public facilities such as crèches, libraries and public conveniences.

(f) Any adverse effects of building or parking areas/access points on adjoining living zones.

(g) The extent and quality of landscaping required and the effectiveness of proposed planting and trees in screening carparking areas and buildings from adjoining residences.

(h) Within the Business 2 (Styx Centre), the following additional assessment criteria will apply:

~~The extent to which:~~

- ~~• any building is located to maintain the purpose of the building restriction areas in particular to protect the views of the Styx River from Main North Road.~~
- ~~• the provision of a road and footpath network improves the permeability of the site, and ensures connectivity and convenience for pedestrians and cyclists.~~

- ~~• buildings located adjacent to Main North Road and Radcliffe Road provides active road facades and modulation of built form.~~
- ~~• a main street is provided within the District Centre which establishes a link between Main North Road and Radcliffe Road and creates a clear principal route through the site and a high quality pedestrian environment.~~
- ~~• community linkages are provided within the site to improve connections to the surrounding areas for pedestrians and cyclists.~~
- ~~• public open spaces are provided to create usable and attractive spaces, which are landscaped to a high standard.~~
- ~~• native planting is provided within the Styx River setback to enhance the ecological values associated with the River.~~
- ~~• any new building located in the building setback from the Styx River detracts from the ecological value or setting of the River.~~
- ~~• the carparking has been located underground so as to minimise the level of at grade parking spaces and associated visual impact.~~

Insert New Clause 6.5.7, 6.5.8 and 6.5.9 as shown below and renumber 6.5.7-6.5.11 to 6.5.10 -6.5.14:

6.5.7 Special Provision – Styx Centre

The extent to which the retail distribution effects of the additional glfa:

- ~~• Avoids adverse effects on the function and the efficient use of the central city and district centres;~~
- ~~• Limits adverse effects on people and communities who rely on the central city and district centres for their social and economic wellbeing and require ease of access to such centres by a variety of transport modes; and~~
- ~~• Maintains the amenity values of the central city and district centres.~~

6.5.8 Special Provision – Styx Centre Building Development and Redevelopment

The extent to which:

- ~~(a) the provision of a road footpath network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists;~~
- ~~(b) the building frontages located adjacent to Radcliffe Road, North/South Main Street, on corners and public open spaces avoid continuous building lengths and provide active ground level facades and articulation of built forms;~~
- ~~(c) the building facades located adjacent to the Styx River avoid continuous building lengths, provide articulation of built form and visual integration with the Styx River and reflects the natural character and values of the Styx River and its margins.~~
- ~~(d) the building frontages located adjacent to Main North Road avoid continuous building lengths and provide articulation of built form.~~
- ~~(e) buildings relate to the internal streets, accessways and publicly accessible open spaces;~~
- ~~(f) a main street is provided within the Styx Centre which establishes a link between Main North Road and Radcliffe Road and creates a clear principal route through the site and a high quality pedestrian environment;~~

- (g) the community linkages are provided within the site to improve connections to the surrounding areas for pedestrians and cyclists;
- (h) the community linkage along the Styx River improves public accessibility along the River;
- (i) a public transport interchange and the integration of public transport routes serving the site are provided
- (j) public open spaces are appropriately located and provided to create usable and attractive spaces, which are landscaped to a high standard;
- (k) planting of native and other species is provided within the Styx River riparian setback to enhance the ecological values associated with the River and provides visual integration and screening of buildings adjacent to the River. Consideration shall be given to planting tree species capable of reaching a minimum height at maturity of 12m and shall not be less than 1.8m at the time of planting. Consideration shall be given to retaining of existing trees until new planting is sufficiently established to provide some screening.
- (l) the trees retained on site provided an obvious legacy of the historical market gardening and horticultural activities previously carried out of the site.
- (m) any proposed signage, building colours or fences associated with the Styx Centre will adversely impact on the natural character and values of the Styx River.
- (n) any underground or basement car parking structure is integrated into the architectural and landscape treatment of the development to avoid any unattractive exposed parts of the structure.
- (o) any variation to the Special Provision Plan avoids, remedies or mitigates any adverse effect on the environment, including ensuring that the height of any building established on land which becomes available use to realignment of the North/South Main Street does not exceed the permitted height of buildings in the immediate vicinity.
- (p) any interim development subject to a concept plan is consistent with, and will enable the implementation of, the Special Provision Plan.

The relevant assessment criteria under 6.5.4 (a) – (g) will also apply to restricted discretionary activities for the erection of buildings.

6.5.9 Special Provision – Styx Centre Traffic Generation

The extent to which any significant adverse effects are created by the additional traffic generated on State Highway 74, as a result of activities within the Styx Centre exceeding the maximum permitted vehicles exiting the Centre, as specified in Rule 3.4.9.

Insert new clauses 6.5.15 and 6.5.16 as follows:

6.5.15 Special Provision – Styx Centre River Values

The extent to which any building located within the Styx River Riparian setback and building restriction area protect the ecological and landscape values of the Styx River and maintain views of the Styx River from Main North Road.

6.5.16 Special Provision – Styx Centre Community Facilities

(a) the extent to which the provision of community facilities, such as libraries, meeting rooms, gym, creche and child care facilities, to a level that enhances the community role associated with the District Centre.

the extent to which the facilities are located to enable public use and convenience.

(a) The extent to which community facilities are provided to a level that enhances the community role associated with the Styx Centre.

(b) The extent to which the facilities are located to enable public use and convenience.

Amend clause as follows:

7.3.2 Business 2 and 2P Zones - Zone rules and city rules

(refer Clause 3.3)

The purpose of the Business 2 and 2P Zone is to allow for any activity permitted in the Living 2 or 3 Zones, and additionally for ground level carparking in association with adjoining commercial centres at Linwood, Merivale, Shirley, New Brighton, Barrington, Fendalton, Wairakei.

The reasons for these rules are twofold. Firstly, it ensures the provision of carparking and open space in association with large centres where the scale of development can have a significant effect on local amenities and on the level of traffic generation on the local street network. Secondly, the parking zone reflects local circumstances in the case of several of these district centres. In Fendalton, Linwood, Barrington, Merivale and Wairakei, the Business 2P Zone is intended to act as a buffer between commercial development and the adjoining residential area. In Merivale, the location of the Business 2P Zone acts as a buffer zone to residential development. In the case of New Brighton, the Business 2P Zone provides for a recognised deficiency of parking in an older district centre.

While residential activities are provided for, little such development is expected. It is however compatible with the surrounding environment of these centres, acknowledging their residential surrounds.

In the case of the Business 2P zones at Fendalton, Linwood, and Shirley, a level of business activity is also provided for. However, that business activity is subject to additional controls to those applying in Business 2 zones. This is intended to ensure that the Business 2P zones buffer nearby living zones to the degree that the residential amenity of those living zones is protected and that the effects of activities in the Business 2P zone reflect those of the living zones. In particular, they recognise the potential that would otherwise exist for business activities to detract from those residential amenities, particularly in respect of the scale, design and colour of buildings and outdoor advertising, and the effects of the scale and intensity of activities in terms of noise, loss of privacy, and other nuisance effects. In some cases individual standards are more restrictive than would occur in the nearby living zones, reflecting the fact that not all the standards that apply to the living zones are applied to the Business 2P zone and the greater probability of larger buildings and signs in business zones.

7.3.5 Visual amenity

Rules in the Plan address outdoor storage and a buffer for sensitive neighbouring activities in terms of requirements for screening. Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas. The provision of landscaping in Business 2 Zones, is also addressed as part of consent procedures (refer Clause 3.4.4).

The outdoor storage provisions are similar for business zones generally and are incorporated to ensure that any outdoor storage is sufficiently screened so that visual detraction is minimised from adjoining residential properties or from the street.

Only limited provision is made for landscaping in the Business 1 Zone because of the small scale of Business 1 Zone shopping centres which usually intensively occupy small sites, making the provision of more extensive landscaping generally impractical. (Variation 86)

In relation to the proposed Business 2 (Styx Centre), the Poplar and Alder trees located along the Main North Road and Radcliffe Road frontages are considered to contribute to the character of the area. Consideration of The retention or partial retention of the trees, subject to the assessment matter, will provide a legacy of the historical market gardening and horticultural activities previously carried out on the site.

Amend clause 7.3.6 as follows:

7.3.6 Building development and redevelopment

The rule applies to large scale development in all suburban centres. It aims to ensure that the best degree of co-ordination is achieved within the centre in respect to key features such as landscaping, access, pedestrian linkages, parking and building layout, whilst recognising the fragmented ownership that may be present. These in turn relate to effects both within the centre (as a convenient and attractive place to visit) access to public facilities in the centre and the external effects, particularly on the safety and efficiency of the roading network and on adjoining residential amenities.

The intention of the landscaping is to ensure that adequate tree planting is undertaken to soften the effects of greater building scale and extensive carparking provision in this zone.

The rule only applies to larger floorspace developments, as it would be unnecessary and onerous to apply assessments to small developments in centres. The overall aim is to avoid uncoordinated, poorly laid out developments within which access (particularly for pedestrians) is poor, or external amenities are unsatisfactory.

In relation to the proposed Business 2 (Styx Centre) zone it is proposed that the Centre be comprehensively planned, with controls that are designed to ensure that the layout and overall form of the new Centre results in an integrated development. This will be controlled under Clause 3.4.4, which requires resource consent as a controlled activity for the development of the District Centre. An independent urban design assessment will be required to support the future resource consent application needed to establish the Centre.

The key intention to establish a District Centre with a high standard of amenity that meets the needs of the growing residential communities in the immediate locale and the greater Christchurch area. It will also result in a built environment that is lively and inviting to visitors during both day and night. In order to ensure that a good outcome is achieved on this important site, these provisions require that the development is planned for, and occurs, in an integrated and comprehensive manner.

A setback from the Styx River and Special Areas A and B are required to protect the setting of this important environmental asset. The relevant rules and assessment matters will mitigate the effects of the built form on the setting of the Styx River. Public access to the water's edge and the integration of the Styx River into the overall development will be encouraged. Native planting will be required within the River setback to further contribute to the ecological value of the River.

The purpose of the two building restriction areas is to maintain a view corridor along the Styx River and to prevent a continuous building line from being established along the entire Main North Road. In particular the view towards the Styx River is considered important to the character of the locality and provides a physical separation and sense of arrival into the Belfast/Northwood area.

Underground parking will be provided on the site as this offers planning benefits, such as freeing up space to be used for landscaping, on-site amenity, and innovative building design.

Community linkages will be encouraged to ensure appropriate levels of connectivity are provided to the surrounding commercial, residential and recreation areas.

Insert New Clause 7.3.9, 7.3.10 and 7.3.11 after Clause 7.3.8 as shown below and renumber 7.3.9 - 7.3.13 to 7.3.12 – 7.3.16:

7.3.9 Special Provision – Styx Centre Retail Activity

Any development beyond the limits specified in Rule 3.4.7 will need to be assessed to determine whether it would result in the type of adverse effects identified in Policy 12.1.2 Distribution of Commercial Activity.

7.3.10 Special Provision – Styx Centre Building Development and Redevelopment

In relation to the proposed Business 2 (Styx Centre) zone it is proposed that the Centre be comprehensively planned, with controls that are designed to ensure that the layout and overall form of the new Centre results in an integrated development. Any staged development will be subject to a concept plan, or a resource consent for the entire site.

The key intention is to establish a District Centre with a high standard of amenity that meets the needs of the growing residential communities in the immediate locale and the greater Christchurch area. It will also result in a built environment that is lively and inviting to visitors during both day and night. In order to ensure that a good outcome is achieved on this important site, these provisions require that the development is planned for, and occurs in an integrated and comprehensive manner.

A Styx River riparian setback / esplanade reserve and further building restriction areas have been identified to protect the setting of this important environmental asset. The northern extent of the Styx River riparian setback is determined by the top of the river terrace (RL 18.25 Christchurch Drainage datum). The setback will provide a buffer between the development and the river and will provide an opportunity for riparian planting to be established to enhance the visual and ecological value of the River. Additional controls relating to height, buildings colours and signage will further mitigate the effects of the built form on the setting of the Styx River. Public access to the water's edge and the integration of the Styx River into the overall development will be encouraged.

The Styx River riparian setback / esplanade reserve and building restriction areas will also seek to maintain a view corridor along the Styx. The view towards the Styx River is considered important to the character of the locality and provides a physical separation and sense of arrival into the Belfast/Northwood area.

Underground or basement parking may be provided on the site as this offers planning benefits, such as freeing up space to be used for landscaping, onsite amenity, and innovative building design. Any underground or basement parking will be screened to ensure that any adverse visual effects associated with any above ground portion of the structure is avoided, remedied or mitigated.

Convenient and well placed community linkages will be provided both within the District Centre and the surrounding area. The community linkages are required to ensure appropriate connectivity and permeability both within and to the District Centre. In recognition of the District Centre's key strategic location, the Council will promote, in partnership with the relevant stakeholders, external community linkages through both statutory and non statutory processes, including the Belfast Area Plan. Such linkages will provide for a range of transport modes and be designed in accordance with Crime Prevention Through Environmental Design (CPTED).

7.3.11 Special Provision – Styx Centre Traffic Generation

Any development beyond the limited specified under Rule 3.4.9, prior to the Northern Arterial being opened, will need to be assessed to determine whether it would result in significant adverse traffic effects on State Highway 74.

7.3.9-7.3.12 Height

In the Business 1 Zone, the maximum building height of 8m has been set to complement the maximum height provisions for the living zones that usually surround or adjoin the small Business 1 Zones. In the Business 2 Zone the height limit is greater, reflecting the scale of development, the need to use land resources effectively, and generally larger sites. The 20m height limit in Sydenham reflects its industrial surrounds and traditional "main street" scale of development.

A greater height limit of 20 metres has been set for the larger district centres (Riccarton, New Brighton, Hornby, Linwood and Papanui) reflecting their size and scale of development. An intermediary level of 16 metres has been set at Shirley reflecting the size and scale of the zone, but acknowledging the presence of low scale **residential development in close proximity to the centre. A 20m height limit has also been applied to the Styx Centre to reflect the character of the area and the scale of adjoining activities. The height limit will ensure that an appropriate form of development can be established on the site, while also achieving an efficient use of resources.**

A general 16m height limit has also been applied to the Styx Centre as this is considered appropriate for the establishment of a district centre. In recognition of the proximity to the Styx River and rural land to the east, lower maximum heights, ranging between 5m, 8m and 12m have been provided. Such heights are considered appropriate to address the interface of the development with these sensitive receiving environments. At the intersection between Main North Road and Radcliffe Road, which is considered one of the key corners of the District Centre, the maximum 20m height will enable greater legibility and opportunities to establish a landmark building. The height limits will ensure that an appropriate form of development can be established on the site, while also achieving an efficient use of resources.

Insert new clauses 7.3.17 and 7.3.18

7.3.17 Special Provision Plan

This particular standard recognises the importance of the Styx River and need to establish a suitable buffer to protect the ecological and landscape value of this important environmental asset.

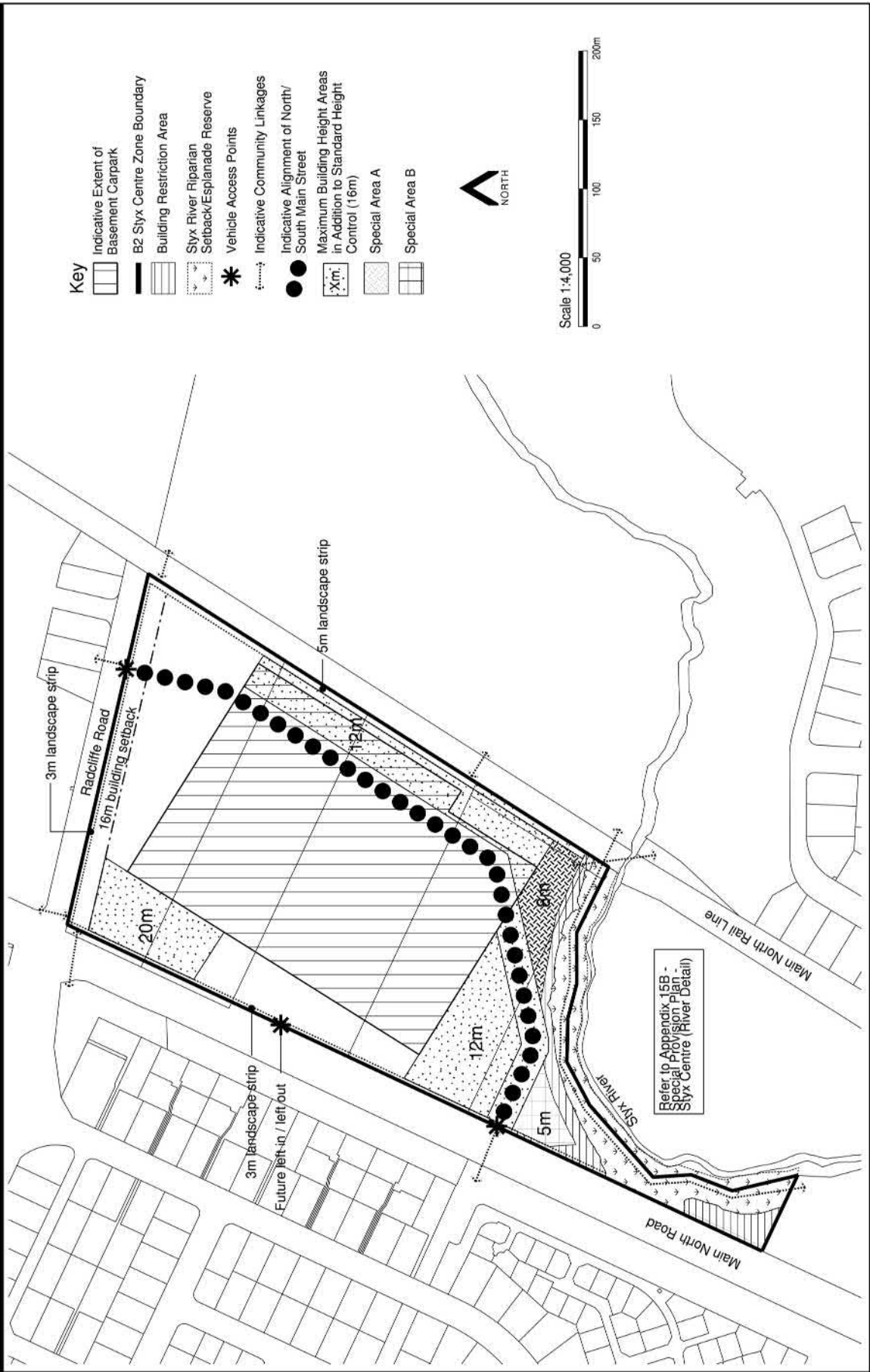
7.3. 9-18 Special Provision – Styx Centre Community Facilities

The provision of community facilities within the Styx Centre is essential to enhance the role of the District Centre as a focal point for the community. Such facilities are required within this locality and will contribute to the overall vibrancy of the Centre. The facilities, which can be operated either publicly or privately, should be conveniently located for public access.

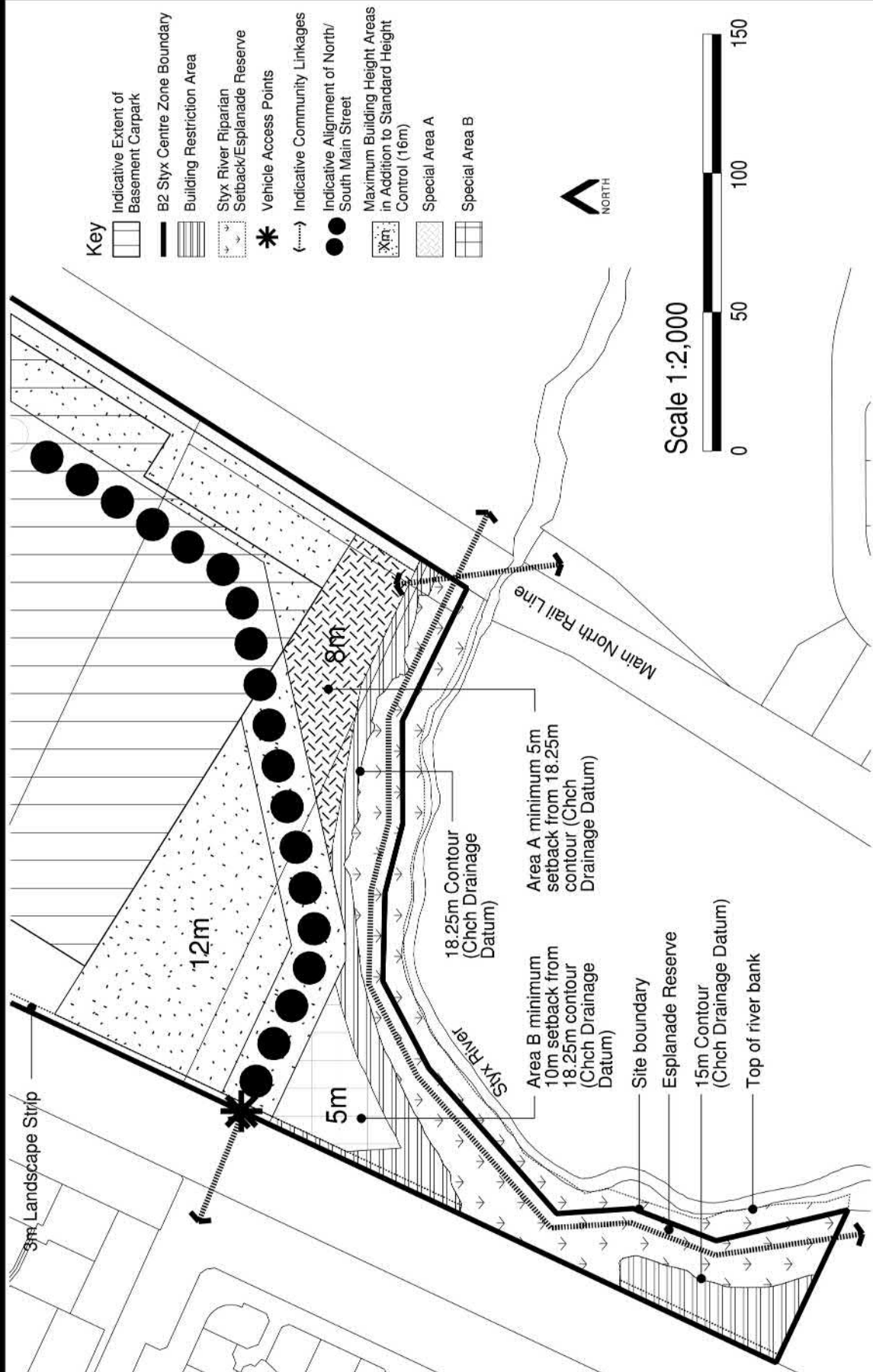
Insert new appendix

New Appendix 15 – Special Provision Plan s – Styx Centre and Styx Centre (River Detail)

Appendix 15A. Special Provision Plan - Styx Centre



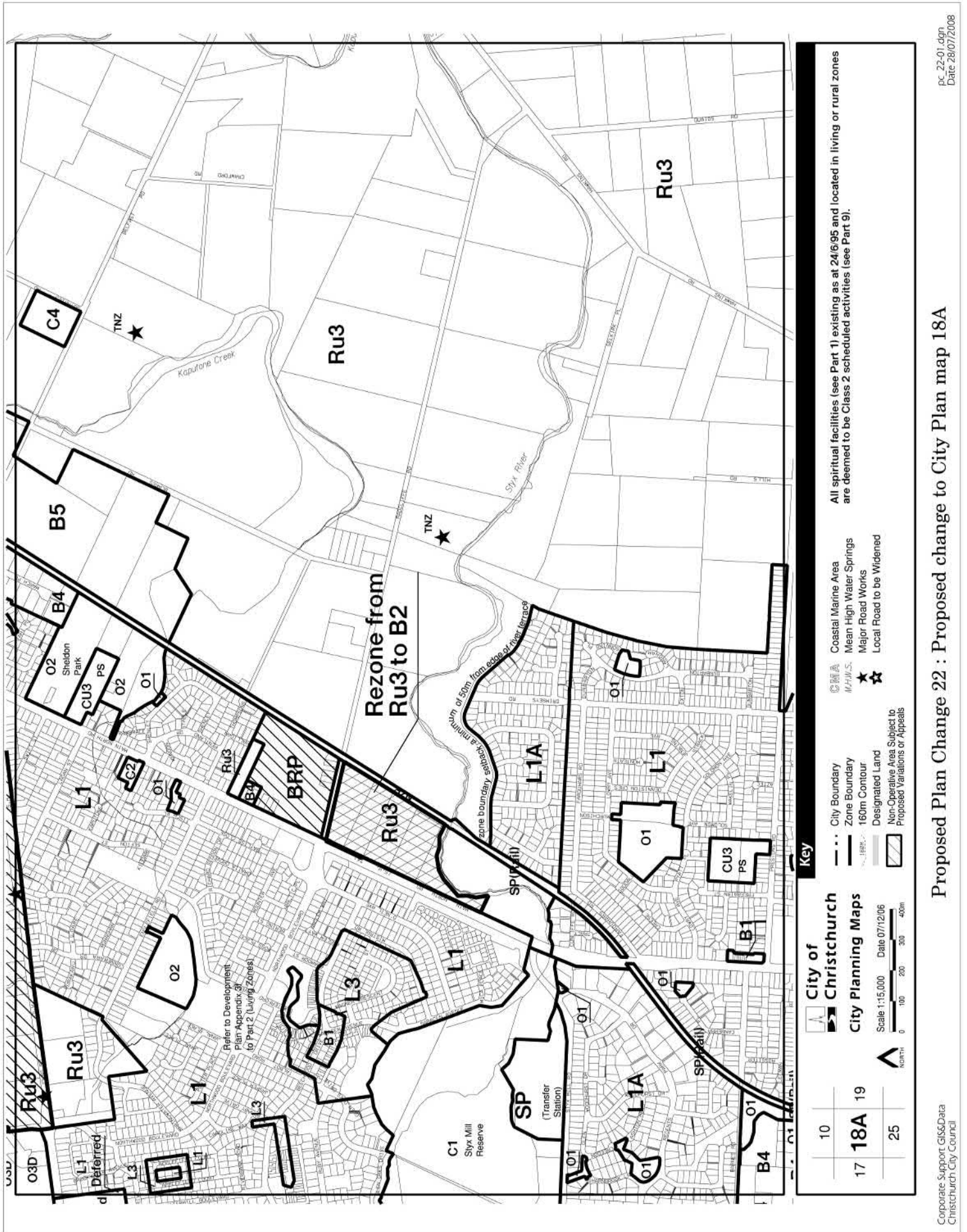
Appendix 15B. Styx Centre (River Detail)



Planning Maps

Amend Planning Map 18A, rezoning of Rural 3 to Business 2 Zone

Planning Maps 18A



Section Contents Plan Change 66

- Volume 2
- Volume 3
 - Part 9 General City Rules
 - Part 11 Health and Safety
 - Part 13 Transport
 - Part 14 Subdivision
- Planning Maps

Plan Change 66

Proposed Plan Change 66 - Templeton Special Rural Zone - publicly notified 05 May 2012.

Note 1: The proposed rules in this Plan Change will have no legal effect under Section 9 and Clause 10(5) of Schedule 1 of the Resource Management Act until the Council gives public notice of its decision on the plan change and matter raised in submissions.

Note 2: All other provisions of this Proposed Plan Change have legal effect under Section 9 of the Resource Management Act from the date of notification but may be subject to submissions and will not have full legal effect until they are beyond the point of challenge.

To view the full Plan Change documents go to the website:

<http://ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/cityplan/proposedplanchanges/proposedchange66.aspx>

City Plan Amendments

Note : For the purposes of this plan change, any text amended as a result of other decisions is shown as "normal text". Any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Amend the City Plan as follows:

Volume 2

Section 13 Rural

13.1.1 Policy : Building development

To provide for a pattern of subdivision and density of building development in the rural area which reflects the character of the locality and potential constraints.

Explanation and reasons

(...)

Within the rural area (and in some cases covered by other sections of the Plan) are a number of activities and features which collectively occupy a significant area and which substantially impact on the surrounding rural area. These include:

- Detached urban developments in the rural area, (Belfast, Templeton, Kennedy's Bush, Westmorland and Halswell).
- Small rural villages or settlements, (e.g. Spencerville, Brooklands, Stewarts Gully, Marshlands, Ouruhia and Yaldhurst).
- Rural industrial areas (e.g. Chaney's and Johns Road).
- The City landfill area adjacent to the coast (north of Parklands), the Styx Mill Transfer Station, and an identified waste disposal area at Chaney's.
- The resort community at Clearwater.
- Christchurch International Airport.

- The McLeans Island recreation area, Isaac Conservation Park and other recreation areas adjacent to the Waimakariri, Styx and Otukaikino Rivers.
- The wide gravel bed of the Waimakariri River and its adjacent banks (shared with Waimakariri District).
- Quarry areas, (Miners Road, parts of the Isaac Conservation Park and Pound Road).
- Motor sport recreation areas (Ruapuna and Carrs Road).
- Templeton Golf Club area.
- "Institutional" activities (Paparua Prison ~~and Templeton Hospital~~).
- Open space and recreation areas on the Port Hills.
- The use of New Zealand Defence Force land at Wigram for defence purposes including aviation and for education and recreational activity related to the Air Force Museum.

(...)

13.4 Objective : Rural amenity values

That over the rural area as a whole, rural amenity values, including visual character, heritage values, cultural and recreational opportunities are maintained and whenever possible enhanced, and adverse effects of activities are recognised and controlled.

Reasons

The rural area has a distinctive character because of the generally low density of settlement and its relative predominance of open space. Within the rural area itself there are substantial variations in landscape character ranging from the highly visible and generally open landscape of the Port Hills, more intensively settled areas in the western and north-western parts of Christchurch, and large tracts of open plains such as in the area west of the International Airport. Large parts of the rural area are also adjacent to, or contain, important recreational facilities and river corridors.

Rural amenities ~~ies-y~~ include a sense of open space, a low density (albeit variable) character, high levels of privacy, trees and forests, and a clear dominance of open space over the built environment. Rural character is however of variable quality.

Rural amenities are valued not only by residents of the rural area itself, but are of wider benefit to the people of the City and beyond. Consistent with the need to recognise demands to use resources, the Plan contains provisions to ensure that rural amenity values are maintained and enhanced. Some activities have the potential to detract from the quality of rural amenity values and the Plan contains measures to avoid or mitigate any adverse effects that may occur. However, this does not mean that the present character of the rural area will not change in any way. Scope is provided for change in the rural area, but in a manner that seeks to enhance the overall quality of rural amenities.

The Templeton Special Rural Zone is a response to the closure and abandonment of Templeton Hospital, and the need to rehabilitate the site and to make efficient use of the existing assets. The zone provides for rural activities with a low density built environment, in a manner which does not significantly affect the rural character and amenity of the area.

The Council will encourage a continuing improvement in the standard of rural amenities and retention of areas or features of heritage value, as this reinforces positive elements in the character of the rural area.

13.4.7 Policy - Templeton Special Rural Zone

To provide for the remediation of the former Templeton Hospital site while avoiding adverse effects on the surrounding rural land, and for the efficient re-use of the existing resources in a manner which does not significantly detract from the character of the area.

Reasons

When the use of the site for the Templeton Hospital was discontinued, many buildings and a significant amount of private infrastructure remained in situ. These are likely to become further dilapidated, potentially resulting in adverse visual effects in particular. Outside the urban limit, the range of activities which could establish is restricted, including by the Regional Policy Statement and this Plan. Consequently, re-development of the land is difficult. To achieve remediation and efficient use of resources, it is necessary for the Plan to specifically provide for the re-development of the site.

Specifically the zone enables rural activity, including agriculture and horticulture; businesses that support agriculture and horticulture activities; food outlets and similar activities such as provide for the zone; parks, reserves, and facilities such the hall, gym, pool, and sports oval reserve; and small scale facilities associated with strategic infrastructure.

The level of development allowed by the rules accompanying this policy is greater than for traditional rural land, to enable remediation of the site as an economically viable proposition. To help achieve remediation and integrated re-use in a manner consistent with the rural character of the area, an Outline Development Plan is included in Volume 3 of the City Plan. It provides guidance for subdivision, development and use of the site, particularly with regard to transport matters, stormwater, and landscaping. Landscaping is particularly important in terms of maintaining rural character of the site and surrounds.

Volume 3

Part 4 Rural Zone

1.1 General description and purpose

Within the overall area of about 31,000 ha of rural land within the city boundary, there are a variety of different activities ranging from those which directly utilise rural resources, to others primarily concerned with residential, recreational, industrial, or institutional uses. Primarily urban activities are catered for by separate zones and rule provisions in the Plan. A range of rural zones is provided to cater for those activities primarily reliant upon utilising rural resources. The distinction between each rural zone reflects the physical location, environmental influences and environmental results anticipated in these areas. ~~Nine~~ Ten rural zones have been identified as follows:

- Rural 1 (Coastal) Zone
- Rural 2 (Templeton-Halswell) Zone
- Rural 3 (Styx/Marshland) Zone
- Rural 4 (Waimakariri) Zone
- Rural 5 (Airport influences) Zone
- Rural 6 (Grasslands) Zone
- Rural 7 (Port Hills Intensive Farming) Zone
- Rural Hills Zone
- Rural Q (Quarry) Zone
- Templeton Special Rural Zone

The Styx/Marshland and Templeton/Halswell zones include extensive areas of highly versatile soils, capable of a wide range of potential horticultural uses. Localised pockets of such soils also occur elsewhere in other rural zones. A small intensive farming zone comprising parts of two Port Hills valleys has been recognised. A specific rural zone has been provided to cater for dry land quarrying.

The maintenance of primary production and of rural amenities is a desired outcome in the rural zones generally, although a limited degree of urbanisation is expected which will alter the location of the rural/urban interface.

Important areas for landscape and ecological heritage purposes comprise much of the Rural Hills and Rural 6 Zone and also occur on some identified sites outside these zones. These are identified in Appendix 2 to the rules.

1.11 Templeton Special Rural Zone

Zone description and purpose

The Templeton Special Rural Zone applies to the former Templeton Hospital site, situated north of Templeton and bordered by Kirk and Maddisons Roads. The hospital closed in 2000 but numerous buildings and items of infrastructure remain on the site. The site is surrounded by Rural 2 and Rural 5 land and a number of uses which are not traditional rural activities, including residential health-care, drug and alcohol rehabilitation, corrections facilities, and small scale education facilities.

The use of the site for a hospital involved a significant number of buildings and internal road network and servicing infrastructure, much of which remains. The site was formerly zoned Special Purpose (Hospital) and Rural 2 (Templeton - Halswell) to enable its use as a hospital and, in the event a non-healthcare use is proposed, for general rural activities. Large scale healthcare facilities are considered unlikely to re-establish at the site, and the remaining buildings and infrastructure make the site unsuitable for agricultural or horticultural activities generally anticipated in rural zones.

While the site was zoned SP(H) / Ru2, some temporary activities established, including driver training, a school, and rural research. Of these uses only rural research is promoted within the zone, as it is considered to fit well with the Templeton Special Rural Zone.

The location of the site outside the urban limit and under the airport noise contours as defined in the operative Regional Policy Statement (particularly chapters 12A and 22) effectively precludes it from being used for urban or noise sensitive activities. Some residential use (custodial) is provided for by the zone within strict parameters.

The zone seeks the remediation of the site and efficient re-use of existing resources through re-development, including the removal of buildings and infrastructure which cannot be re-used and which could potentially lead to adverse visual effects and servicing issues.

At a finer scale, the zone provisions seek to achieve a high standard of visual amenity through building setbacks, outdoor storage area limits, and landscaping requirements in recognition of the rural character and amenity of the site and the surrounding land. The zone also seeks to enable the efficient re-use of existing buildings, facilities, and infrastructure.

The zone is divided into three precincts to help achieve the expected environmental results, as described below. The Rural Business 1 precinct is key in delivering these outcomes. It provides for a low density built environment with a significant landscaping component, but also with a focus on achieving sufficient returns to facilitate remediation of the site. Anticipated land uses in this precinct might include plant for processing agricultural or horticultural produce, rural research facilities; farm machinery sales or hire, rural contracting business, warehousing of rural produce or supplies, rural-based light engineering and mechanical repairs, and similar uses.

The Rural Business 2 Precinct provides for activities which require larger areas of open space relative to building footprint. Uses might include vet clinic, equestrian centre, small scale horticulture or agriculture, rural research facilities; landscape supplies, depots for strategic infrastructure, and similar uses.

The Facilities Precinct includes the existing pool/gym, and hall. Other facilities might include a small diary or café servicing the zone. Otherwise uses similar to those expected for the Rural Business 1 precinct are likely to be predominant.

For the purposes of applying City Plan rules to the Templeton Special Purpose Zone, rural activity is defined as:

- **agriculture and horticulture;**
- **businesses, research facilities and laboratories that support agriculture and horticulture activities through processing, producing, or providing goods or services directly necessary to agriculture and horticulture;**
- **food outlets and similar such as service activities within the zone;**
- **private parks, reserves and facilities such as service activities within the zone;**
- **small scale facilities associated with strategic infrastructure, such as associated with the provision of electricity, telecommunications and reticulated services.**

Environmental results expected

- (a) **Retention of the rural character and amenity to ensure compatibility with the existing activities on the site and surrounds, including through the identification and protection of a significant number of existing trees.**
- (b) **Rural activities or those which support rural activities, and which occur within a relatively low density built environment, including rural research facilities.**
- (c) **Maintenance of the relatively quiet environment in keeping with the surrounding rural area and to ensure compatibility with current activities on and adjoining the site.**
- (d) **Development which generates low volumes of traffic to minimise effects on residential and other activities in the area.**
- (e) **Re-use of existing infrastructure, facilities, and buildings when and where appropriate.**
- (f) **Limitations on discharges of trade wastes and the storage and handling of hazardous substances in recognition of the location of the site on the periphery of the City's reticulated services, and the need to protect aquifer recharge areas from contamination.**
- (g) **Residential occupation confined to on-site management or security in recognition of air noise contours surrounding Christchurch Internal Airport and the potential for reverse sensitivity.**
- (h) **Minimised risk of reverse sensitivity which could potentially arise from development within the zone adjoining rural land and sensitive land-use activities.**

2.2.1 Rural 1-7, Templeton Special Rural Zone, and Rural Hills Zones

- (a) Any rural activity or other activity which complies with:
 - all of the development standards under Clause 2.3;
 - all of the community standards under Clause 2.4; and
 - all of the critical standards under Clause 2.5

shall be a permitted activity .

(b) Any rural or other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.3, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any rural or other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.4, shall be a discretionary activity.

(d) Any rural or other activity which does not comply with any one or more of the critical standards under Clause 2.5, shall be a non complying activity, except where specified as a prohibited activity .

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary (community or development standards) or non-complying (critical standards). In the case of non-compliance with a development standard, the exercise of the Council's discretion is limited to the matter subject to that standard.

Note - Prohibited activities relate only to buildings subject to aircraft noise within the 65dBA Ldn / 95 SEL dBA air noise boundary marked on the planning maps.

2.3 Development Standards

2.3.1 Road scene

The minimum building setback from road boundaries shall be 15 metres except that;

- (a) for sites of less than 0.4 hectares in area, the minimum building setback shall be 6 metres;
- (b) for rural selling places or sites with frontage to a major or minor arterial road listed in Part 8, Appendix 3, the minimum building setback shall be 30m;

(c) for the Templeton Special Rural Zone - Rural Business 1 Precinct, the minimum building setback from internal road boundaries shall be 10 metres;

(d) for the Templeton Special Rural Zone, the minimum building setback from the zone boundary, including to Kirk and Maddisons Roads, shall be 5m in addition to the 20m buffer shown on the Outline Development Plan in Appendix 6 (Volume 3 Part 4).

2.3.2 Separation from neighbours

(a) The minimum building setback from internal boundaries shall be 10 metres except that for sites of less than 0.4 hectares in area, the minimum building setback shall be 3 metres.

(b) For a residential unit in the Rural 2, 3 and 7 Zones; Rural 5 Zone (that part south or east of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4); Rural Hills Zones; the minimum setback from a building, compound or part of a site used for intensive livestock management, shall be 200 metres.

(c) for the Templeton Special Rural Zone:

(i) in the Rural Business 1 Precinct - the minimum building setback from internal or precinct boundaries shall be 5 metres; and

(ii) in the Rural Business 2 and Facilities Precincts, the minimum building setback from internal or precinct boundaries shall be 10 metres.

(d) for the Templeton Special Rural Zone, the minimum building setback from zone boundaries shall be 5 metres, in addition to the 20 metre buffer shown on the Outline Development Plan in Appendix 6 (Volume 3 Part 4).

2.3.5 Land use - Templeton Special Rural Zone

Impervious Surfaces:

(a) Within the Facilities and Rural Business 1 Precincts, a maximum net area of any site covered by impervious surfaces, excluding buildings and outdoor storage shall be 10% or 1000m², whichever is the lesser.

(b) Within the Rural Business 2 Precinct, a maximum net area of any site covered by impervious surfaces, excluding buildings and outdoor storage shall be 20% or 2000m², whichever is the lesser.

Strategic Infrastructure

(c) Use of the land for strategic infrastructure shall occur only where it is a depot or storage facility, and where associated outdoor storage does not exceed a total of 20000m² within the zone.

(Refer also to Community Standard 2.4.9 Site Coverage - Rural Activities)

2.4 Community Standards

2.4.9 Site coverage - Rural activities

Maximum percentage of the net area of any site covered by buildings and impervious surfaces shall be as follows:

- | | | |
|-----|--|--|
| (a) | Rural 1 and 4 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4 | 3% of net site area or 6000m ² , whichever is the lesser |
| (b) | Rural 2 and 3 Zones, Rural 5 Zone (except that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4 | 5% of net site area or 2000m ² , whichever is the lesser |
| (c) | Rural 7 Zone | 10% of net site area or 2000m ² , whichever is the lesser |
| (d) | <u>Templeton Special Rural Zone Rural Business 1 and Facilities Precincts Rural Business 2 Precinct</u> | <u>20% of net site area 10% of net site area</u> |

except for:

- (i) existing lots in the above zones less than 4ha in area, but greater than 0.4ha in area, where the maximum coverage shall be 10% of the net area of the site or 2000m², whichever is the lesser;
- (ii) existing lots of less than 0.4 ha in area in the above zones where up to 35% of net area of the site may be covered;
- (iii) ecological heritage sites 3.13, 8.10, 15.21 and 15.06 identified in Part 4, Appendix 2 (refer 2.4.5(c));
- (iv) shade houses, tunnel houses and glass houses which are excluded from site coverage calculations provided that they are not located over an impervious surface.

(Refer also to critical standard clause 2.5.5 - Site coverage - Other activities, **and Development Standard 2.3.5 Land use - Templeton Special Rural Zone**)

2.4.10 Landscape character - Templeton Special Rural Zone

(a) Landscaping for each allotment shall cover a minimum of 20% of the site, up to 2000m².

(b) Buildings shall be painted or powder coated such that reflectivity is less than 35%.

(c) No building, sign, or car park shall be established in the 20m buffer shown at Appendix 6 (Volume 3 Part 4).

2.5 Critical Standards

2.5.4 Site coverage - Rural activities

Rural Hills Zone

Any building above the 160m height contour shall be a non-complying activity.

(Refer also to community standard 2.4.4(c) and critical standard 2.5.2.)

Templeton Special Rural Zone

Site coverage shall not exceed:

Rural Business 1 and Facilities Precincts **30% of net site area**

Rural Business 2 Precinct **20% of net site area**

2.5.6 Retailing

- (a) Retail activities shall be restricted to rural selling places of not more than 75m² in area.
- (b) The retail sale of goods shall be restricted to rural produce grown, or grown and processed, on that site and ancillary quantities of rural produce grown off the site to a maximum of 30% of the floor area of the rural selling place.
- (c) The access point to any rural selling place shall be laid out in accordance with the provisions of Part 13, Clause 2.3.7 and Appendix 7.
- (d) Rural selling places shall not be located on any site where vehicular access is from a state highway, limited access road or major arterial road listed in Appendices 3, 4, and 5, Part 8.

(e) For the Templeton Special Rural Zone, retail activity shall only consist of the display and sale of goods where:

- i. It is a rural activity as defined in the zone description;**
- ii. The gross leasable floor area for retail activities shall not exceed 250m² per site;**
- iii. Any outdoor display area shall not exceed 250m² per site; and**
- iv. The total gross leasable floor area and outdoor display area for retail activities within the zone shall not exceed 5000m².**

2.5.7 Aircraft noise exposure

- (a) Rural 2, 4, 5, ~~and~~ 6 Zones **and Templeton Special Rural Zone only**:

- (i) Subject to subclause (a) (iii) below, any new residential unit, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
- (ii) Subject to subclause (a) (iii) below, any additions to existing residential units, or to any buildings or parts of a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
- (iii) Subject to subclause (b) below, any proposed residential unit, or any building or part of a building described in Part 4, Appendix 1, which is within 800m of the engine testing area (located in the Special Purpose (Airport) Zone and shown on Planning Map 23) shall be a non-complying activity.

- (b) Rural 4 and 5 Zones

Construction of residential units, education facilities including pre-school places or premises, travellers' accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases

accessory buildings, outdoor storage or car parking) on land that is within the 65 dBA Ldn/95 SEL dBA air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted;

except that one residential unit may be erected on each of Lot 5, DP 18488; Lot 6, DP 23538; Lot 9, DP 23538; Lot 3, DP 58380 and Lot 3, DP 67673 as a discretionary activity, provided that:

- (i) the lots remain above the minimum size specified in the Rural 5 Zone under Part 4, Rule 2.5.2, and
- (ii) the dwelling is insulated from aircraft noise so as to comply with the provisions of Appendix 1, and
- (iii) that the owner enters into a covenant, registered against the title, that the use of any building on the property for any of the purposes specified in Part 4, Appendix I shall endure only for so long as no complaint relating to the noise of aircraft using Christchurch International Airport (or any operation arising thereto) is made; and that upon registration the covenant shall be binding on the owner and the owner's successors in title.

2.5.11 Land use - Templeton Special Rural Zone

(a) New buildings shall have specific foundation design prepared in accordance with the Department for Buildings and Housing "Guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury region 2011."

(b) Research facilities and laboratories shall not have an education or healthcare component within the zone. Any residential activity shall be for custodial purposes and must comply with the criteria at (d).

(c) No more than one residential unit shall be established per site. Any residential unit must be for the purposes of security or management of the business activity on the site only. No residential unit shall have a floor area greater than 65m² and no more than 15 such units shall be established within the zone.

(d) Gravel extraction, other than for the creation of stormwater management basins or building foundations, where it exceeds a maximum volume of 150m³/ha and a maximum depth of 0.5m.

(e) Outdoor storage shall not:

i occur between the primary building and any street frontage, including to Kirk and Maddisons Roads;

ii have an area greater than:

15% of a site in the RB1 and Facilities precincts;

20% of a site in the RB2 precinct.

2.5.12 Landscape character - Templeton Special Rural Zone

(a) Shelterbelt planting shall be retained, maintained or provided along the zone boundary.

(b) A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and excluding trees within the 20m buffer shown on the Outline Development Plan at Appendix 6 to Volume 3 Part 4. A plan identifying the trees shall be submitted prior to the issue of any subdivision or land-use consent.

2.5.13 Servicing - Templeton Special Rural Zone

(a) Trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09 litres/second/hectare. Provision shall be made for the disposal of wastewater via the Christchurch City Council reticulated wastewater system.

(b) There shall be no creation of waterbodies except for those used in managing the disposal and/or treatment of stormwater. Any non-reticulated stormwater facilities must be designed, operated and managed (including the margins and plantings) in described in the Outline Development Plan at volume 3 Part 4 Appendix 6.

Any proposal that does not comply with (b) shall be limited notified to Christchurch International Airport Limited.

2.5.14 Outline Development Plan - Templeton Special Rural Zone

In the Templeton Special Rural Zone, subdivision, development and use of land shall be consistent with the Outline Development Plan at Volume 3 Part 4 Appendix 6.

4.0 Assessment matters

4.2.22 Landscape Character - Templeton Special Rural Zone

(a) The impact of the activities on the rural character of the zone and surrounding land;

(b) The visibility of the buildings from roads, parks, public places and the surrounding land, both internal and external to the zone;

(c) The appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to roads or services where the health of the tree or driver visibility may be affected;

(d) The number of identified trees proposed to be removed, the health and significance of the tree(s) and whether appropriate replacements are provided and the impact on the character of the site and locality.

4.2.23 Land use - Templeton Special Rural Zone

Impervious surfaces:

(a) The extent to which an increase in impervious surfaces increases stormwater run-off and the capacity of the stormwater management system to accept any additional stormwater without breaching the requirements of Volume 3 Part 4 Rule 2.5.12 (Servicing - Templeton Special Rural Zone).

(b) The impact which an increase in impervious surfaces would have on the visual amenity of the site and the area, including as viewed from outside the zone, particularly in relation to certain land uses in the facilities precinct including the pool/gym, sports field and hall.

Strategic Infrastructure Facilities:

(a) The amount of traffic generated and the effect of the development on the road network in terms of safety, efficiency and capacity.

(b) The scale and dimensions of buildings and the impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings.

(c) The storage of materials, taking into account the type and volume of material.

(d) The significance of the facility in regional or local terms, including whether it has a function in ensuring the supply of essential services during an emergency.

(e) The impact such a facility would have on the visual amenity of the site and the area, including as viewed from outside the zone, particularly in relation to certain land uses in the facilities precinct including the pool/gym, sports field and hall.

5.0 Reasons for Rules

5.1 Rural 1-7 , Templeton Special Rural Zone, and Rural Hills Zone

5.1.16 Retailing

The type of goods able to be offered for sale and the maximum floor area specified, are intended to ensure that rural resources are sustainably managed in support of rural activities, rather than being able to develop or expand as of right into predominantly commercial activities which have little relationship to the limited rural land and soil resources.

The ability to sell produce grown on the site, and also limited produce from outside the property, recognises the importance of this type of retailing to the economic viability of some rural activities.

The rule restricting access from major arterial roads or limited access roads is designed to protect the function of these roads and is imposed in terms of traffic safety, and enabling vehicles to enter/exit without disturbing traffic flows on rural roads.

At the Templeton Special Rural Zone, a more substantial amount of retail is provided for, where it aligns with the definition of rural activity in the Regional Policy Statement and as reflected in the City Plan in relation to this zone. A significant number of buildings and infrastructure assets remained on the site following the closure of the Templeton Hospital and in order to facilitate remediation, the Council has created a special zone. The zone allows for a limited amount of retail, in keeping with the character of the area and the nature of the existing and proposed road network

5.1.19 Landscape Character - Templeton Special Rural Zone

The Canterbury Plains are a largely rural area with a distinctive pattern formed by road layout and shelterbelts is. Care needs to be taken to ensure that the rural aspect is maintained with the Templeton Special Rural Zone. The rule therefore requires retention of the existing shelterbelts and landscaping internal to each site within the zone, which is expected to result in a pattern similar to the wider Canterbury Plains. The rule also requires a significant percentage of the site to be landscaped to assist with retention of the rural aspect.

5.1.20 Outline Development Plan - Templeton Special Rural Zone

The Outline Development Plan for the Templeton Special Rural Zone has been included to ensure that the development proceeds in a manner which achieves the objectives and policies relating to the rural zones and transport in particular. The Outline Development Plan provides a general indication of where vehicle access to the site will be provided and where the three precincts are located.

5.1.21 Servicing - Templeton Special Rural Zone

The zone is on the periphery of the City's reticulated water and sewer systems, and there is no reticulated stormwater in the area. The rule seeks to limit trade waste because of capacity at the Bromley Treatment Plant. The rule also reflects the ability of the site to manage stormwater without connection to Council infrastructure and limits the time water ponds at the site due to the need to avoid bird habitat near the airport.

5.1.22 Land use - Templeton Special Rural Zone

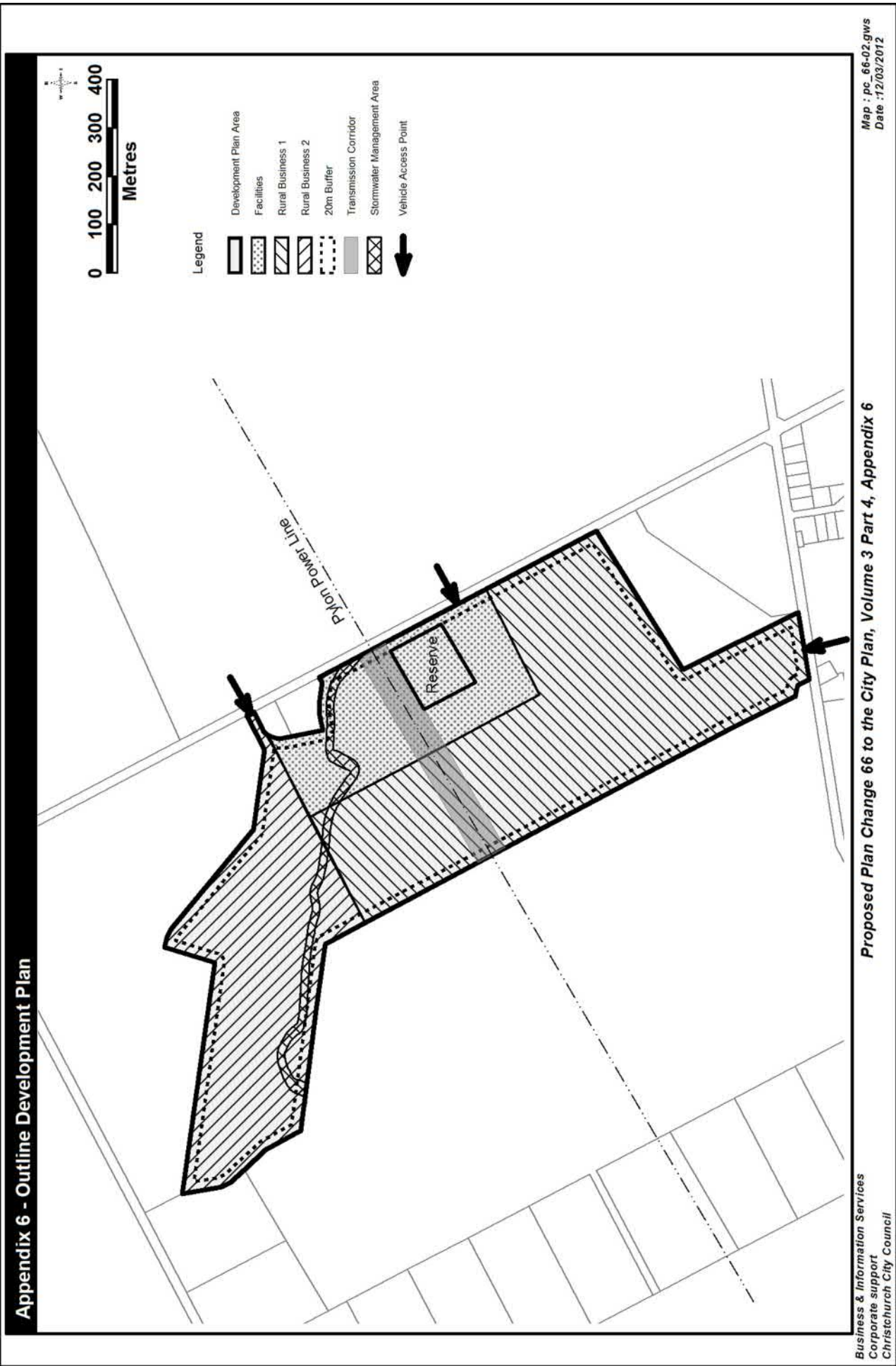
The rule addresses a range of issues and activities as may occur within the zone. Firstly, a limit is set on the amount of impervious surfaces. This forms part of the stormwater management package, but also seeks to minimise the adverse visual effects of large hardstand areas, and the loss of rural soils as sought by objectives and policies in Volume 2 Part 13 of this Plan.

Secondly, the rule sets limits on the amount of outdoor storage and where it can be located. This is to minimise the adverse visual effects of large or cumulatively large areas of outdoor storage and is an essential part of maintaining the character of the area.

Thirdly, the rule sets parameters around the use of the site for specific activities as referenced in the zone description, including strategic infrastructure facilities. The rule provides criteria in order to

manage adverse effects, particularly relating to the road network and visual effects, and to help maintain the character of the site and surrounds.

New Appendix 6 - Outline Development Plan Templeton Special Rural Zone



Outline Development Plan - Templeton Special Rural Zone

The Outline Development Plan seeks to guide subdivision and development of the site, particularly with regard to stormwater management, landscaping and buffers, and the internal road network. The diagram also shows the Rural Business 1, 2 and Facilities precincts.

Stormwater

The site has been assessed as being suitable for on-site stormwater management. Each allotment will have individual on-site stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The Communal system will include a contingency amount for unusually heavy rainfall events.

The diagram shows a stormwater management area in the north of the site, in an existing natural swale, but communal detention and management will need to occur elsewhere within the site also. The transmission corridor mid-site provides an opportunity for this.

Stormwater management at the site should be designed in general accordance with the following:

- Roof water should be put directly to ground via sealed pipework and soakage pits;
- Stormwater from individual allotments shall be retained on-site and put to ground via first flush soil absorption basins and rapid soakage. A 2% Annual Exceedance Probability design is required.
- In addition, a minimum volume of stormwater storage per allotment of 10% AEP (Annual Exceedance Probability) design storm event of 18 hours with rainfall depth of 85mm.
- First flush volume shall be the stormwater runoff volume from the first 25mm of rainfall depth of any storm event.
- A system of first flush basins, detention and rapid soakage shall be provided at the time of subdivision for all public roads and public hardstand areas within the zone. An additional amount of detention shall be provided on public land within the zone equivalent to 10% of the estimated run-off volume from private land with a 2% AEP (Annual Exceedance Probability) level of service;
- The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft; and
- Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP (Annual Exceedance Probability) storm event.

Landscaping and the 20m buffer

The diagram shows a 20 metre buffer on the perimeter of the Templeton Special Rural zone. This is designed to protect adjoining landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust Rehabilitation Centre, Waitaha Learning Centre, a chapel, and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, outdoor storage or buildings. It may count towards the landscaping component.

The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the site.

The site also contains numerous established trees, identified through previous subdivision. The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.

Road network

The diagram shows access and egress points from the site to Kirk and Maddisons Roads. The final internal road layout is dependant on various factors and flexibility is afforded the developer to reflect this. The developer will need to consider the re-use of the existing internal road network and the

relocation of a large private sewer line which traverses the site (serving the prison and other land) amongst other things.

The internal roadway will include footpath/cycleway provision, landscaping, underground services (where appropriate) and stormwater management facilities. Provision shall be made for a bus stop also, even if just making space available to create a bus stop if the service to the hospital and prison is restored.

Internal roads shall also be designed in accordance with Council requirements and should have a clear hierarchy and layout.

Part 9 General City Rules

4.4.7 Electricity Transmission Line Corridor - Restricted Discretionary Activity –~~Corridor applicable to the area shown on Part 2, Appendix 3T – Outline Development Plan (Awatea)~~

For the transmission lines shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) and Part 3, Appendix 18, Outline Development Plan Business 8 Zone - Islington; **and Part 4 Appendix 6 Outline Development Plan (Templeton Special Rural Zone),** the

- Erection of a building; or
- Planting of vegetation that can exceed a height of 3m when mature; or
- Erection of any other structure that exceeds 3m in height.

shall be a restricted discretionary activity where located between 12 and 32 metres from the centre line at ground level of the transmission corridor.

Except that:

This rule shall not apply to buildings or structures erected for the purposes of electricity transmission by a Network Utility Operator.

For the purpose of this rule the 12 and 32 metres shall be measured horizontally from the centre point at ground level.

Advice note:

The Electricity Transmission Line network utility owner or operator shall be considered an affected party for any activity requiring consent.

Any application within the transmission line corridor in the Business 8 Zone need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.

4.4.8 Electricity Transmission Line Corridor - Non Complying Activity –~~applicable to the area shown on Part 2, Appendix 3S – Outline Development Plan (Awatea)~~

Within 12 metres either side of the centre line of the transmission lines shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) and Part 3, Appendix 18 Outline Development Plan Business 8 Zone (Islington), **and Part 4 Appendix 6 Outline Development Plan (Templeton Special Rural Zone),** there shall be no:

- Erection of a building; or
- Planting of vegetation that can exceed a height of 3m when mature (except in the Business 8 Zone); or
- Erection of any other structure that exceeds 3m in height.

Except that:

This rule shall not apply to buildings or structures erected for the purposes of electricity transmission by a Network Utility Operator.

For the purpose of this rule the 12m shall be measured horizontally from the centre point of the transmission line at ground level.

Part 11 Health and Safety

1.3.2 Noise standards - Zone groupings and sites containing scheduled activities

(a) Group 1 Zones (most noise sensitive zones) include:

- All living zones except the Living 5 Zone
- All rural zones (except Rural Quarry Zone **and Templeton Special Rural Zone**)
- Business 4T Zone
- All conservation zones, except that part of the Conservation 3 zone within the "Entertainment Precinct" shown in Part 11, Appendix 1
- All open space zones, except the Open Space 3 and 3B Zones and that part of Open Space 3D (Isaac Conservation Park) Zone where quarrying is provided for in the Plan (ICP/Q Activity Area)
- All cultural zones, except the Cultural 4 zone (Christchurch Polytechnic - Central City Site only)
- Special Purpose (Hospitals) Zone
- Special Purpose (Ferryhead) Zone - Areas A, B and C
- All scheduled activities except scheduled service stations and fire stations
- All parts of the Special Purpose (Road) or Special Purpose (Rail) Zones within 50m of a living or rural zone boundary

(b) Group 2 Zones (moderately noise sensitive zones) include:

(...)

Part 13 Transport

2.3.8 High traffic generators

(a) Any activity on a site which is not in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces (with the exception of the land within the Living 3 and Business 1 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street which is subject to the development plan contained in Part 3, Appendix 14) shall be a discretionary activity with the Council's discretion limited as follows:

- retail activities in B3, B3B, B4, BRP, Central City Edge, and Special Purpose (Wigram) (Area B) zones: matters associated with any traffic effects of the activity.
- other activities and other zones: matters associated with vehicular access.

(b) Any activity on a site in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces shall be a controlled activity with the exercise of the Council's discretion limited to vehicular access.

(c) Special Purpose (Landfill) Zone

Any activity which generates more than 250 vehicle trips per day shall be a non-notified controlled activity, with the exercise of the Council's control limited to vehicular access and any traffic effects:

- on the function and/or safety of the surrounding road network, and properties along the designated access routes illustrated in Appendix 7 of Volume 3 Part 8 Special Purpose (Landfill) Zone;
- on the surrounding activities in terms of noise, vibration and fumes of vehicles using the access; and
- of extra traffic generated by the activity on the amenity and safety of surrounding residential streets.

(d) Any activity on a site in the Templeton Special Rural Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces shall be a controlled activity with the Council's discretion limited to consideration of vehicle access, impact on traffic safety internal and external to the zone, and visual amenity.

Part 14 Subdivision

4.3.1 Minimum standards - Rural zones

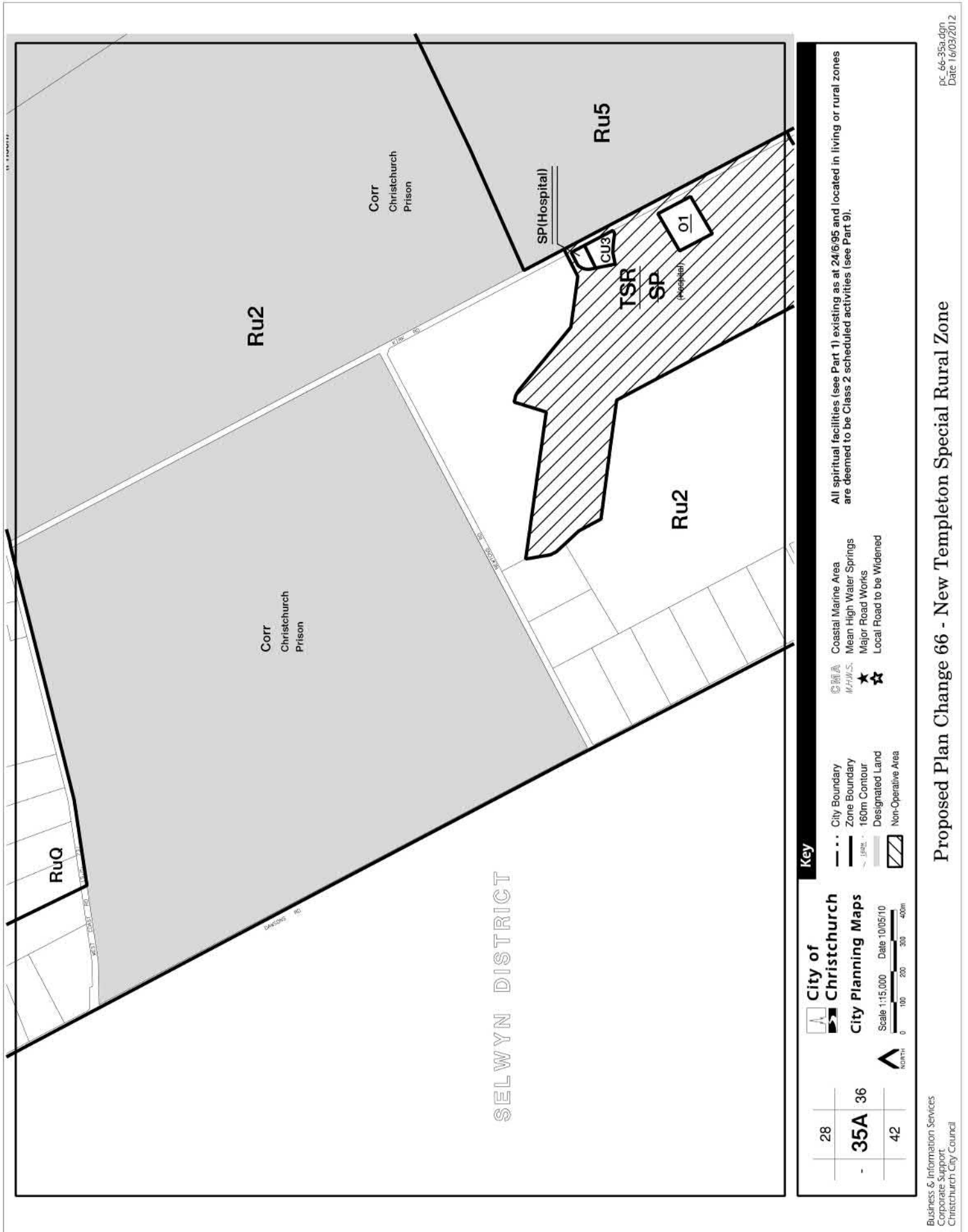
Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, except

- (i) as provided for in Clauses 4.3.9 - 4.3 13 below; and
- (ii) that three additional lots may be created from Lot 1 DP 79425 provided that these lots are in general accordance with the outline development plan in Part 4, Appendix 5. Note: Environment Court Decision C22/2005 requires that covenants preventing further subdivision are to be attached to each of the new lots.

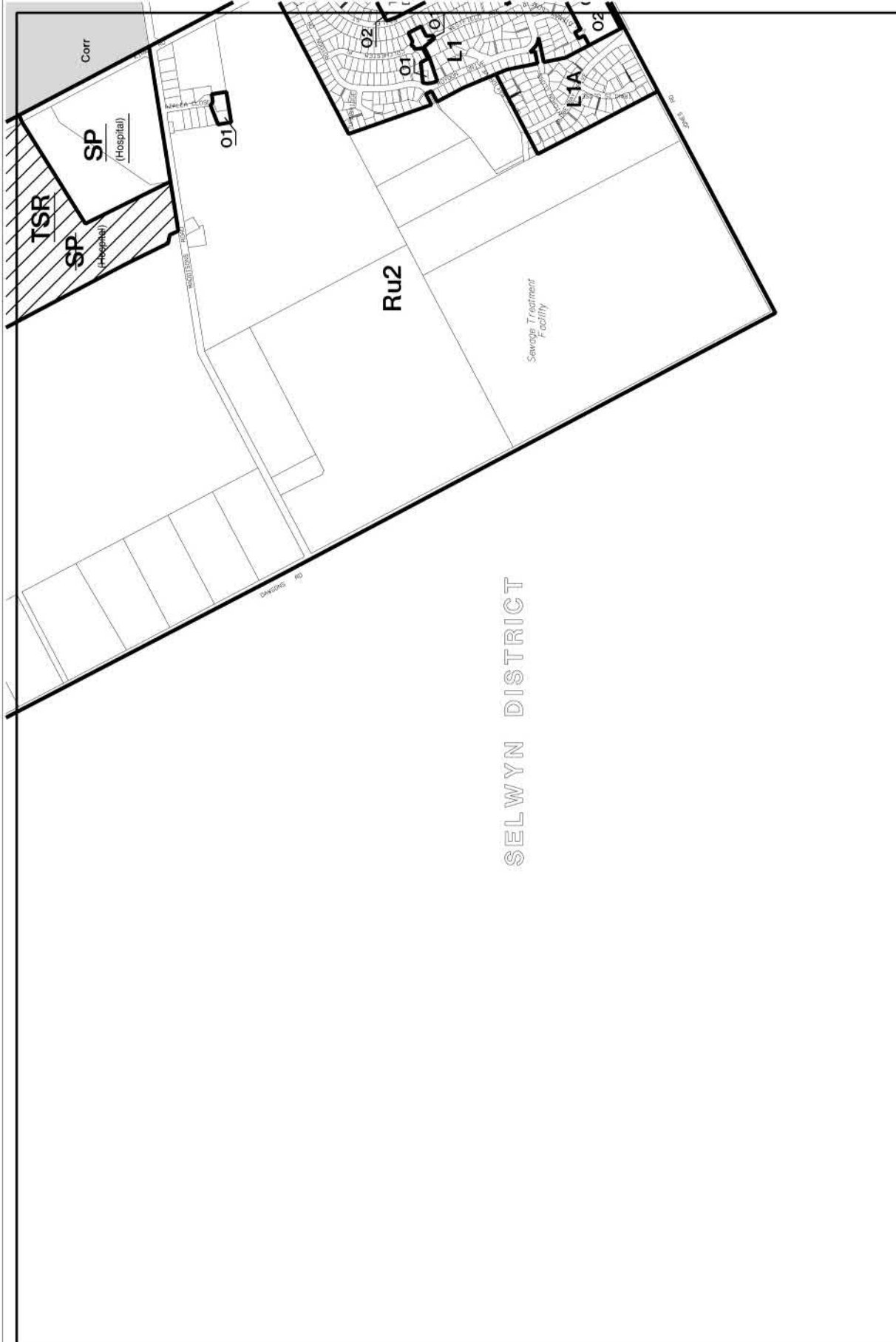
Zone	Minimum net area
Rural 1, 4 and that part of the Rural 5 Zone west or north of Christchurch International Airport as shown in Part 4, Appendix 4	20ha
Rural H and 6	100ha
Rural 2, 3 and that part of the Rural 5 Zone east or south of Christchurch International Airport as shown in Part 4	4ha
Rural Q	4ha
Rural 7	2ha
<u>Templeton Special Rural Zone - Rural Business 2 Precinct</u>	<u>1ha</u>
<u>Templeton Special Rural Zone - Rural Business 1 and Facilities Precincts</u>	<u>2500m²</u>

Planning Maps

Map 35A



Map 42A



SELWYN DISTRICT

Key

35

42A 43

City of Christchurch

City Planning Maps

Scale 1:15,000

Date 14/11/05

0 100 200 300 400m

NORTH

City Boundary

Zone Boundary

160m Contour

Designated Land

Non-Operative Area

Coastal Marine Area

Mean High Water Springs

Major Road Works

Local Road to be Widened

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

Section Contents Plan Change 67

- Volume 2
 - Section 11 Living
- Volume 3
 - Appendix 3xa and 3xb - Outline Development Plan (Highfield)
 - Part 3 Business Zones
 - Part 13 Transport
 - Part 14 Subdivision
- Planning Maps

Plan Change 67

Private Plan Change 67 - Living G (Highfield) and Business 1 (Local Centre/District Centre Fringe) - Publicly notified 12 May 2012.

Note: This Proposed Plan Change will have no legal effect under Section 9 and Clause 10(5) of the First Schedule of the Resource Management Act until the Council gives public notice of its decision on the plan change and matter raised in submissions.

To view the full Plan Change documents go to the website:

<http://ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/cityplan/proposedplanchanges/proposedchange67.aspx>

City Plan Amendments

Note : For the purposes of this plan change, any text amended as a result of other decisions is shown as "normal text". Any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Amend the City Plan as follows:

Volume 2

Section 10 Subdivision and Development

Add new Policy 10.3.9 after Policy 10.3.8

10.3.9 Policy: Sustainable subdivision design for Living G (Highfield) Zone

(a) To ensure the subdivision of land in the Living G (Highfield) zone occurs in a comprehensive and integrated manner and is appropriately connected to the wider urban environment, by ensuring that the overall design and layout gives effect to:

- i. Key structuring elements and network objectives specified in the relevant objectives and policies of the City Plan;**
- ii. The overall pattern of development shown on the Outline Development Plan (Highfield) in Appendix 3xa and 3xb Part 2, Volume 3; and**
- iii. Provision of small scale neighbourhood centres/business nodes (Business 1) with a maximum land area of 1.6 hectares that provides for the day to day convenience shopping needs of the local community and developed in such a manner that it is designed in accordance with good urban design principles and achieves a high standard of visual character and amenity.**
- iv. Provision of a mixed density residential environment that meets the requirement of 15 households per hectare.**

(b) To avoid subdivision in the Living G (Highfield) zone until such time as sites are able to be serviced by the City's reticulated water and waste water supply system and stormwater facilities

(c) To avoid the subdivision of land in the southern most portion of the site identified as deferred on the ODP, until such time as a stormwater management solution has been prepared for the land to deal with stormwater in a comprehensive and integrated manner.

(d) To avoid subdivision for residential purposes unless risks associated with potentially contaminated land are avoided, remedied or mitigated if necessary.

Explanation and Reasons

The Living G (Highfield) Zone provides for a comprehensive and integrated mixed density residential urban community with a primary emphasis on urban consolidation and sustainable development. An Outline Development Plan provides the framework for the future development of the block, and seeks to ensure that key elements of the subject site such as Horners Drain and the Styx River are treated appropriately and in such a way that these elements are enhanced and form a focus for development. The above policies support the design framework for the site and reflect the overall environmental outcomes sought for the block.

The application of the Outline Development Plan, and other associated documents also provide a degree of flexibility.

For example:

- Only key roads are identified on the ODP. The exact locations of other local roads (shown as 'Road Indicative Location' on the ODP, will be determined at subdivision stage.**
- A variety of living environments can be accommodated within the development**
- The density framework can be reallocated where appropriate, subject to key density parameters being met.**
- The main aim of this zone is to accommodate residential development at levels of residential density that is consistent with the long term strategic goals for the greater Christchurch area. The zone has been designed to be able to incorporate a small scale business area and community facilities within an attractive living environment.**

There are a number of existing constraints on the development of the block. These relate to the servicing for waste disposal of the site and the issue of stormwater treatment and disposal for the southernmost portion of the site. For this reason, rules are provided to ensure that adequate servicing can be provided, prior to development occurring in the block. In terms of the issue of stormwater disposal for the southernmost part of the site, a deferral is proposed to restrict development in part of the site until a comprehensive plan for the use of the area and integration of stormwater infrastructure has been developed.

Section 11 Living

Add new Policy 11.7.13 after Policy 11.7.12

11.7.13 General Policies : Living G (Highfield) Zone

(a) To establish strong connections to the adjacent existing residential community of Redwood and land to the south across Queen Elizabeth II Drive.

(b) To establish a well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.

(c) To create high quality open space, being the Green Network which is made up of a variety of different sizes and shapes of open space, with differing functions, but all located in readily accessible areas.

(d) To establish a high quality system for the management of stormwater which defines the key stormwater infrastructure connecting to Horners Drain.

(e) To require at least 60% of the residential units to be of high and medium density (Density A and Density B Residential). High density residential areas shall be located to provide opportunities for residents to reside and work in areas which are well-served by neighbourhood centres/business

nodes (Business 1), recreation, open space, public transport and community facilities. High density areas should be located within 500m of the following:

- (i) A public transport route
- (ii) Public open space such as the 'Central Corridor', Styx River Corridor, southern stormwater area.
- (iii) The allocated areas for neighbourhood centres/business nodes (Business 1).

Explanation and Reasons

The provision of the above elements is key to creating the structure and form of this integrated new residential development. Where densities proposed are inconsistent with the Outline Development Plan, alternative locations within the zone, on land where the applicant is the registered proprietor, need to be identified where compliance with the overall densities requirements of Policy 11.7.13(e) can be achieved.

(f) To manage the rural urban interface through the use of appropriate landscaping treatments, low density residential sections and building setback requirements.

(g) To ensure that Density A Residential Areas identified on the Outline Development Plan are developed in accordance with the principles of good urban design and amenity including:

- (i) that development considers the amenity of residents, neighbours and the wider community;
- (ii) that residential units are designed to enable connection with the street ensuring community safety, social interaction, and visual interest;
- (iii) that development avoids excessive bulk or repetition and is of a domestic appearance, human scale, visually interesting, and not dominated by car parking and garaging;
- (iv) that development is softened by trees and other landscaping;
- (v) that development provides accessible and integrated utility areas and accessible, usable and attractive outdoor living spaces that achieve levels of privacy, access to sunlight and insulation from traffic noise.

Explanation and Reasons

In the Density A residential area, it is recognised that the bulk and scale of new buildings will often be greater than in lower density areas. While a higher density character is anticipated in Density A it is important to ensure that new development is designed in accordance with principles of good urban design and amenity. The Plan's rules therefore, seek to ensure that a good standard of design and amenity is achieved while providing freedom of choice in specific architectural styles. The policy does not seek to assess 'architectural styles' or 'taste' but to ensure that basic principles of good urban design are taken into account in the design of buildings in the Density A areas. In addition, the Christchurch City Council is a signatory to the Urban Design Protocol and is committed to achieving good environmental outcomes for built forms.

11.7.14 Policy : Green Network within the Outline Development Plan - Living G (Highfield) Zone

(a) To provide a public open space within 400m walking distance of all residential development - Open space includes all parks, corridors and neighbourhood parks.

(b) To allow for continuous public open space corridors from the Styx River Corridor to Queen Elizabeth II Drive. It is expected that this green network will operate in conjunction with the Blue Network and Movement Network. Wherever possible public access in the form of roads, cycle ways or pedestrian footpaths will be required along the lengths of the Styx River Corridor Park and the Central Corridor Park.

(c) To provide green links from the Central Corridor Park to the Redwood Springs /Styx River (northwest) corner of the zone, and in a northerly direction to the Styx River in conjunction with the expected stormwater management and treatment corridor. It is expected that integration will occur between the networks, and that this will allow for maximised movement opportunities for fauna along this urban/rural interface and will connect these links with the important Styx River corridor to improve both ecological and recreational opportunities.

Explanation and Reasons

A green network refers to the 'system' of public open space provisions throughout the site. These spaces offer a wide range of amenity/recreational experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, ecological features and the blue network in respect to stormwater management and public access.

(d) To provide diverse and strategically located soft and hard landscaping treatment. While possessing an overall character and identity, the Green Network comprises a range of green/ open space concepts, that reflect their function and usability. Soft and hard landscape treatments shall be carefully considered to reflect the use and character of each different green area.

(e) To provide linked linear parks as shown on the ODP, to act as key recreational routes for walking and cycling, integrated wherever possible with the blue waterway network. Each linear park is to have a landscape character reflective of its surrounding area as follows:

(i) The Central Corridor Park which extends in the linear open space that provides a link from Queen Elizabeth II Drive northwards to the Styx River Corridor Park beyond, with opportunities for passive and active recreational uses.

(ii) The Styx River Corridor following the existing Styx River, which is to be enhanced, and to ensure this park is linked with the existing open space that adjoins the Styx River in adjacent Redwood Springs. The long edges of the park will be defined by higher density urban form which will reinforce the view corridor along the river.

(iii) The Parkside Streets, which are extended and specially treated landscaped open spaces along linear east-west movement linkages, provide both visually expansive and functional open space, that will assist in encouraging people to utilise the Central Corridor Park.

(iv) The Southern Wetland Area, which, while having its primary function as a drainage reserve, will provide the opportunity for the viewing and interaction with nature. Indigenous vegetation will be prominent within this park to help enhance ecosystems.

(f) To provide open space areas within 400 metres of 90% of residential areas.

Explanation and Reasons

Creating a network of high-quality public spaces which provide for a range of active and passive recreational opportunities to be enjoyed and easily accessed by future residents.

11.7.15 Policy : Blue Network within the Outline Development Plan - Living G (Highfield) Zone

(a) To provide an integrated approach for stormwater attenuation, incorporating stormwater treatment and peak discharge attenuation which reflects both sound engineering and environmental sensitivity. The integrated solution reflects a connected surface water conveyance drainage network.

(b) To create high value amenity areas by using best practice engineering solutions, resulting in an aesthetically pleasing environment through a programme of indigenous vegetation and enhancement of existing watercourses. All watercourses on the site are to be integral components of the open space network.

(c) To create a clear drainage strategy that will focus on the collection, storage and movement of water in a sustainable manner that is both beneficial to the local ecology and educational for the community.

(d) To seek to provide a stormwater solution for the zone which allows for the integration of stormwater from upstream catchments such as Kruses Drain, Horners Drain and the Cranford Basin, but does not preclude the ability of stormwater from the northern motorway extension to be effectively managed and discharged.

(e) To ensure that adverse downstream effects on the Styx River catchment are avoided, remedied or mitigated.

Explanation and Reasons

Effective stormwater management has the potential to be an integral component of the overall development of the site, enhancing the natural environment, natural ecology, landscape and recreational opportunities.

11.7.16 Policy : Movement Network within the Outline Development Plan - Living G (Highfield) Zone

(a) To establish Prestons Road as a primary east-west collector road and as the main movement route through the site in accordance with the Movement Network and a network of secondary and local roads providing access to new neighbourhoods and open spaces. The Central Boulevard is also a key feature of the site, and should be treated in such a way that it is visually and functionally outstanding.

(b) To establish an attractive space for pedestrians and vehicles at the neighbourhood centres/business nodes (Business 1). This shared space will;

- be visually interesting and vibrant,
- allow the community a place to meet and socialise,
- provide for the reasonable needs of cyclists,
- provide an enhanced pedestrian environment, and
- support the role of the neighbourhood centres/business nodes (Business 1).

(c) To establish a well connected cycle and pedestrian network in accordance with the Movement Network, centred around the Green Network and green links, catering for leisure activities as well as more direct access.

(d) The movement network pedestrian and cycle features must be designed to fully integrate with adjoining land uses, to create a usable and functional pedestrian and cycle network that has destinations, as opposed to a network that has no destination and no real function.

(e) To establish a public transport node adjacent to the neighbourhood centres/business nodes (Business 1) in accordance with the ODP.

(f) To ensure the layout is easily understood by users, routes will be relatively direct and vistas and key junctions will be marked by elements such as open space, or special landscape features.

(g) To create urban development blocks (the area of land enclosed by public space or streets) that are relatively small to facilitate and encourage walking.

(h) To establish a safe, efficient, walkable and legible movement network hierarchy through:

(i) Through creating shared access (pedestrian and cycle) links throughout the site to facilitate walking and cycling to and along the green network and to the neighbourhood centres/business nodes (Business 1).

(ii) The shared access links allowing for safe walking and cycling along the green network linking reserves and activity areas.

Explanation and Reasons

There is a need to establish an attractive, safe and efficient network for all forms of movement. This includes pedestrians, cyclists, and motor vehicles, including public transport. Special consideration needs to be given to the design of the collector roads through the neighbourhood centre, so that they provide for safe and reasonable efficient through vehicle traffic movement while also enhancing the environment of the centre as a place for people to shop, meet and socialise.

Volume 3

Part 2 Living Zones

Insert in Volume 3: Part 2 Living Zones a new clause after Clause 1.19 Living G (Halswell West) Zone:

1.20 Living G (Highfield) Zone

Zone Description and Purpose

The Living G (Highfield) Zone provides a mixed density residential zoning framework for the land bordered by Redwood to the west, the Styx River to the north, Hills and Hawkins Roads to the east and Queen Elizabeth II Drive to the south.

The zone allows for a range of residential densities, enhanced by a comprehensive network of green corridors, infrastructure and open space, with high levels of connectivity, both within the zone and to adjoining land. The zone rules also seek to ensure that edge treatments between various interfaces are appropriate, having regard to adjoining land uses.

The land within the zone contains rural-residential allotments, and small scale rural activities at present. Land to the west and south is designated for motorway use and some is owned by the Council with the view to being available for stormwater management purposes.

A number of drains cross the site, the most significant being Horners Drain which drains the land and land upstream, in a south to north direction. The Styx River extends across the northern boundary of the site. There is a significant ecological opportunity to integrate a modern urban environment with both the Styx River and Horners Drain riparian corridors.

The site lies in convenient and close proximity to essential community facilities and amenities, including the shopping centres at Northlands and Northwood, and is also located within close proximity from The Palms Shopping Centre. It also has good transport access to major employment nodes at Belfast, Papanui and the Central City. The zone provides for small scale neighbourhood centres/business nodes (Business 1), where opportunities for business activities, possibly in conjunction with live-work units, are designated areas within the zone. These neighbourhood centres/business nodes (Business 1) shall be designed to ensure that effects on residential activity are avoided, remedied or mitigated, and should relate and connect well to open space areas.

The site is separated from the suburb of Redwood, by a designation that identifies the route for the northern motorway extension. It is important that the level of separation is minimised through the construction of linkages to Redwood from the zone, particularly along the Styx corridor at the Prestons Road link, and in appropriate locations in the southern portion of the zone.

The development form is to be aligned with an Outline Development Plan and associated rules that have been designed to ensure that the mix of densities can be established in such a way that a range of integrated outcomes can be achieved. Outcomes for the Outline Development Plan include the provision of a range of residential densities, and allowance for a high degree of connectivity between open spaces, community facilities and an urban environment that has been designed to consider the needs of residents and visitors.

The ability to undertake development is dependent on a number of key infrastructure issues. Development of the land should only be undertaken at such time as an integrated and modern approach to sewerage disposal can be established. It recognises that the disposal of sewerage should occur in a best practice manner, however advantage should be taken of new techniques where appropriate.

Development of the southern end of the site is subject to the successful mitigation of stormwater issues in the area, and given that the stormwater issues of the Cranford Basin are strongly linked to the development of the southern portion of the site, it is proposed to defer the development of the southern portion of land shown on the ODP, until such time as a coordinated approach can be taken to stormwater matters in the area.

Overall, it is anticipated that the Living G (Highfield) Zone will provide the opportunity to consolidate and integrate new and existing development in an integrated and comprehensive manner.

Zone purpose - aims and principles

i) The purpose of this zone is to provide for urban development while allowing maximum flexibility and incentive for developing the zone in accordance with the framework of the ODP in the Appendix to this part of the City Plan:

a) Outline Development Plan (Highfield) (Appendix 3xa and 3xb):

ii) The zone seeks to provide for:

- Higher density housing in close proximity to open space areas and corridors and near focal points
- Medium density housing being a significant portion of the residential development in the area.
- Provision of neighbourhood centres/business nodes (Business 1) in appropriate locations to service day to day needs.
- A well connected comprehensive and well organised movement network which provides the ability for a public transport route, and provides a clear hierarchy of roading with different functions.
- Safe pedestrian and cycle connections.
- A comprehensive, integrated and superior stormwater treatment and management framework that allows for both Horners Stream and the Styx River to be enhanced and protected.
- A high quality open space network that is focused around the waterway corridors through the site. The open space network is to provide both passive and activity functions. It must be connected with both stormwater networks and pedestrian/cycle networks.
- A one allotment deep Density D zone to provide a buffer.

Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop
- A safe and comfortable living environment
- The establishment of an overall development concept that provides a defined basis for integrated development of the zone.
- The integration of new roads within the site and with the existing roading network
- A roading network that has been designed to provide for public transport
- An efficient and effective pedestrian and cycle network that utilises careful design to ensure the provision of a usable and safe pedestrian and cycle network
- Provision of open spaces for recreational use
- Opportunities for a wide variety of residential development with generally compact densities

- An allowance for higher density development within the centre of the site, away from the urban rural interface
- Higher density development in locations in close proximity to open space and public transport networks
- A development that meets City Plan and Regional Policy Statement objectives to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail that meets day-to-day needs, community and/or medical facilities to be located within a walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop in the zone (400-500 metres).
- A sustainable and attractive stormwater disposal system that is fully integrated with the open space network
- Protection of the groundwater resource from contamination
- A high level of urban design and amenity for buildings established within the zone.
- Medium density development, including opportunity for elderly persons housing, being located in conjunction with a core of community facilities and able to obtain easy access to public transport and open space
- Opportunities for a wide variety of residential development forms and scales.

Insert in Volume 3: Part 2 Living Zones after clause 11, Rules - Living G (Highfield) Zone

12.0 Rules - Living G (Highfield) Zone

12.1 Categories of activities

12.1.1 Residential activities

a) Any residential activity which complies with:

- All of the development standards under clause 12.2; and
- All of the community standards under clause 12.3; and
- All of the critical standards under clause 12.4

and is not a prohibited activity, shall be a permitted activity.

b) Any residential activity which complies with all of the critical standards in clause 12.4, but does not comply with any one or more of the development standards in clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to these development standards.

c) Any residential activity that does not comply with any one or more of the community standards in Clause 12.3 shall be a discretionary activity.

d) Any residential activity that does not comply with any one or more of the critical standards in Clause 12.4 shall be a non-complying activity.

e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where there is a non-compliance with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that development standard.

12.1.2 Other Activities

a) Any other activity which complies with:

- **All of the development standards under Clause 12.2; and**
- **All of the community standards under Clause 12.3; and**
- **All of the critical standards under Clause 12.4**

and is not a prohibited activity, shall be a permitted activity.

b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

c) Any other activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 12.3, shall be a discretionary activity.

d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 12.4, shall be a non-complying activity.

12.1.3 Deferment

In the Living G (Highfield) Zone the standards applicable to the Rural 3 zone shall apply until a stormwater solution is agreed for the land identified as deferred on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb).

(Note: the exact locations of residential and stormwater components within this area will depend on the final stormwater solutions agreed).

12.2 Development Standards - All Residential Areas

a) Any application arising solely from the following clauses will not require the written consent of the other persons and shall be non-notified.

12.2.5 - Street scene - residential and other activities

12.2.6 - Street frontage landscaping and fencing

12.2.10 - Outdoor living space - residential activities

12.2.12 - Screening from neighbours - residential sites

12.2.14 - Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

12.2.17 - Ground floor habitable room and dwelling orientation to the street

12.2.19 - Urban design and amenity for Density A residential sites - residential and other activities

b) The development standard rules do not apply to the land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb). For those areas the Business 1 Zone rules shall apply.

12.2.1 Residential Site Density

a) From residential units located in areas marked 'Density A' residential area as shown on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2), the minimum net site area shall

be 150m² and the minimum average net site area shall be 200m² and the maximum average net site area shall be 300m².

b) From residential units located in areas marked 'Density B' residential area as shown on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2), the minimum net site area shall be 275m² and the minimum average net site area shall be 300m² and the maximum average net site area shall be 450m².

c) From residential units located in areas marked 'Density C' residential area as shown on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2), the minimum net site area shall be 400m² and the minimum average net site area shall be 450m² and the maximum average net site area shall be 750m².

d) For residential units located in areas marked 'Density D' residential area, the minimum net size shall be 750m².

e) Each residential unit shall be contained within its own separate site.

See also Clause 12.4.1 Critical Standards

12.2.2 Open Space - Residential and other Activities

The maximum percentage of:

a) The net area of any site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Other activities and residential activities without garage provided</u>
<u>Density B residential area</u>	<u>55%</u>	<u>55% less 18m²</u>
<u>Density C residential area</u>	<u>40%</u>	<u>40% less 18m²</u>
<u>Density D residential area</u>	<u>35%</u>	<u>35% less 18m²</u>

b) The portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be :

Density A 25%

Density B 30%

Density C 30%

Density D 25%

Refer also to critical standards for open space - Clause 12.4.2

12.2.3 Building height - residential and other activities

The maximum height of any buildings shall be:

Density A residential areas 11m

Density B residential areas 9m

Density C and D residential areas 8m

except that:

(i) where there is an internal boundary that is within a different density area as specified in Clause 6A.2.1 the more restrictive maximum height shall apply to both sites.

Refer also to critical standards for building - Clause 12.4.3.

12.2.4 Sunlight and outlook for neighbours - residential and other activities

a) Buildings shall not project a building envelope constructed by recession planes from points 2.3 metres above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A residential areas Part 2, Appendix 1, Diagram C

Density B residential areas Part 2, Appendix 1, Diagram B

Density C and D residential areas Part 2, Appendix 1, Diagram A

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession plans shall not apply along that part of the boundary covered by such a wall.

(iii) Where buildings are on adjoining Density A residential sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

(iv) Other than where (iii) above applies where there is an internal boundary that directly abuts a different density area as specified in Clause 12.2.1 the more restrictive recession plane shall apply to both sites.

b) 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, than that lower level shall be adopted.

12.2.5 Street scene - Residential and other activities

Minimum building setbacks from road boundaries shall be as follows:

Density A residential area 2m

Density B residential area 3m

Density C residential area 3m

Density D residential area 3m except all buildings shall
be set back by at least 10m
from the Hills and Hawkins
road boundaries.

except that:

(i) in all Density areas where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access.

12.2.6 Street frontage landscaping and fencing

a) The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of the public spaces, any fence located on the road boundary or within the minimum building setback specified in Rule 12.2.5 shall have a maximum height of 1.2m.

- b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 12.2.5 shall have a maximum height of 1.2m
- c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2 m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
- d) Except in the Density D area, at least 5m of the required setback shall be landscaped with trees across the width of the frontage, excluding the driveway.

12.2.7 Separation from neighbours - residential and other activities

The minimum building setback from internal boundaries shall be 1.5m;

except that:

- a) In all Density areas except Density A, accessory buildings may be located within 1.5m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.5m of each internal boundary, does not exceed 10.1m in length.
- b) On sites that have been identified on the Outline Development Plan (Highfield) (Appendix 3x, Part 2) as Density A, all residential units, including units with attached garages, shall be built to the internal boundaries.

except that:

- (i) Where the end facade of a row of terraced residential units face internal boundaries, no part of the building shall be located within 1.5m of those internal boundaries.
- (ii) Where the end facade of a row of terraced residential units faces a front or rear boundary the applicable front and rear boundary setbacks shall apply.
- (iii) There shall be no living area windows at ground floor level on the wall at internal boundary permitted in any such building.
- c) On sites that have been identified on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2) as Density A no accessory buildings, except garages attached to residential units, shall be located within 1m of an internal boundary.
- d) Where an internal boundary of a site immediately adjoins an access or part of an access the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For the Density A residential area, no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and within 1m of the access lot or strip are non-complying.
- e) Where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.
- f) For all residential activities, any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - (i) this shall not apply to a window at an angle of 90 degrees or greater to the internal boundary; and
 - (ii) the first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).
- g) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall set back a minimum of 1.2m from the internal boundary provided that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access, the set back shall be 1m measured from the internal boundary; and

(ii) this shall not apply to a window at an angle of 90 degrees or greater to the boundary. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan,

except that:

(i) A 1.5m setback from an internal boundary is allowed where the land between the wall and the boundary is planted.

12.2.8 Continuous building length - ridgelines and parapets - residential and other activities

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step

of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet. Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule. This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 12.2.19.

12.2.9 Continuous building length - exterior walls - residential and other activities

a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

<u>Length of exterior wall</u>	<u>Minimum number of steps</u>
<u>less than or equal to 20m</u>	<u>0</u>
<u>>20m less than or equal to 24m</u>	<u>1</u>
<u>>24m less than or equal to 28m</u>	<u>2</u>
<u>>28m less than or equal to 32m</u>	<u>3</u>
<u>>32m =</u>	<u>4 + 1 for every additional 10m of length over 32m</u>

b) Where steps are required by (a) above:

(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

(ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.

(iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.

(iv) The required steps shall be provided at all levels of the exterior wall,

except that:

(i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length. Refer to Appendix 1A (pg 2/76a and 2/76b) and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 12.2.19.

12.2.10 Outdoor living space - residential activities.

a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

<u>Minimum area</u>	<u>Minimum dimension</u>
<u>Density A 40m²</u>	<u>4m</u>
<u>Density B 40m²</u>	<u>4m</u>
<u>Density C 75m²</u>	<u>4.5m</u>
<u>Density D 80m²</u>	<u>5.5m</u>

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

c) Except that in the Density A and B Zones, 20m² of the outdoor living space can be integrated living space, that can contain any building or part of a building without walls on at least a quarter of its perimeter.

Note for clarification: This rule applies only to structures on the same site.

Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 12.2.19.

d) The required minimum area shall not be occupied by any building, access or parking space, other than:

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

12.2.11 Family flats - residential activities in Density B and C only.

a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sun decks and verandahs, of 65m².

b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or

12.2.12 Screening from neighbours - other activities.

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

12.2.13 Service and storage spaces for Density A residential area - residential activities.

a) Each residential site in Density A residential area shall be provided with:

(i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and

(ii) a single, indoor storage space of 4m² with a minimum dimension of 1m;

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.

b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

12.2.14 Fencing on sites adjoining the Green Network and Blue Network within the Outline Development Plan - residential and other activities.

Fencing of sites that adjoin the Green Network, shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually permeable/semi-transparent. No fencing shall exceed a height of 2m.

12.2.15 Restrictions on outdoor activities - other activities.

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

12.2.16 Other activities - Noise from pre-schools

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

12.2.17 Ground floor habitable room and orientation to the street, Density A and Density B Residential area - residential activities

a) Each residential building shall have a habitable room located at the ground level.

b) Each of the habitable rooms located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.

c) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlook the setback, if any, from the road boundary.

12.2.18 Outline Development Plan - residential and other activities.

a) Any developments of land shall be in accordance with:

(i) Outline Development Plan (Highfield)(Appendix 3xa and 3xb);

Refer also to critical standards for Development Plans - Clause 12.4.7.

12.2.19 Urban design and amenity for Density A Residential Area - residential and other activities.

a) Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 28.2.1 Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 13.2.60 to 13.2.64.

b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 13.2.60 to 13.2.64. Note: Refer also to Assessment Matters 13.2.60 for a description of how applications under this rule will be assessed.

12.2.20 Retailing - other activities

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment. This rule does not apply to those areas of land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb).

(Refer also to the critical standards for retailing - Clause 12.4.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

12.3 Community Standards

The community standards do not apply to the land identified as being neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb). For those areas, the Business 1 Zone rules shall apply.

12.3.1 Scale of activities - other activities

- a) **The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.**
- b) **No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility; or where the activity is undertaken in a community footprint.**

12.3.2. Site size - other activities

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- a) **where the activity occupies no more than 40m² of the floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².**

or

- b) **where the activity is located in an area shown as neighbourhood centre/business node (Business 1) on Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2).**

12.3.3 Hours of Operation - other activities

- a) **The maximum total number of hours the site shall be open to visitors, clients or deliveries or any activity other than a residential activity shall be 50 hours per week except where located in a community footprint.**
- b) **Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:**

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays,

except that:

- (i) **where the activity occupies not more than 40m² of floor space, and**
- (ii) **where each person engaged in the activity outside the above hours resides permanently on the site, and**
- (iii) **there are no visitors, clients or deliveries to or from the site outside the above hours.**

Refer also to city rules - (Part 11, Clause 1 - Noise)

12.3.4 Traffic generation - other activities

a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles **2 per week**

Other vehicles **16 per day**

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles **2 per week**

Other vehicles **32 per day**

(iii) All other sites:

Heavy vehicles **4 per week**

Other vehicles **50 per day**

Except that for educational, spiritual, daycare and health facilities, and all other activities in a community footprint the maximum number of vehicle trips per site shall be:

Collector and arterial roads **100 per day**

Community footprint **200 per day**

b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips 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 vehicle trips to and from any site.

12.3.5. Building Size and Separation - residential and other activities

a) the maximum gross floor area of any single residential unit shall be 550m².

b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6m except where the building is located in the Density A areas shown on Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2) in which case the setback shall be not less than 1.8m from the site boundaries, unless such buildings share common party walls, or zero building boundaries can be achieved.

12.3.6. Residential coherence - other activities.

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

a) On a front site with frontage to a collector, arterial road or a road identified on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2).

b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.

c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer part 13).

Reference to other community standards.

12.4. Critical Standards

The critical standard rules do not apply to the area of land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb). For those areas, the Business 1 Zone rules apply.

12.4.1. Residential site density

a) Notwithstanding Clause 12.2.1, any residential activity located within an area marked 'Density A', 'Density B', 'Density C' and 'Density D' as shown on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2), where the minimum average net site area and the maximum average net site area are not complied with, shall be a non-complying activity.

b) Each residential unit shall be contained within its own separate site.

12.4.2. Open space - residential activities

a) In the Living G (Highfield) zone the maximum percentage of the net area of the site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Other activities and residential activities without garage provided</u>
<u>Density A residential areas</u>	<u>60%</u>	<u>60% less 18m²</u>
<u>Density B residential areas</u>	<u>60%</u>	<u>60% less 18m²</u>
<u>Density C residential areas</u>	<u>45%</u>	<u>45% less 18m²</u>
<u>Density D residential areas</u>	<u>40%</u>	<u>40% less 18m²</u>

(i) For elderly persons housing complexes located in the Density A, B and C residential areas, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

b) For residential sites in Density B and C residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 30%.

c) For residential sites in Density A residential areas, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

d) For residential sites in Density D residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 25%.

Refer also to the development standards for open space - Clause 12.2.2

12.4.3. Special setback provisions - residential and other activities

a) In the Living G (Highfield) Zone any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal area of other noise sensitive activity (e.g. in a preschool), located closer than 80m from the edge of the land designated for the northern motorway extension, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures so that the internal noise levels in such rooms, with all external doors and windows closed, resulting from traffic using the Northern motorway extension no greater than the noise levels set out in Table 1: internal Noise levels below.

Table 1: Internal Noise Levels

	<u>Daytime 0700 - 2200 hours</u>	<u>Night-time 2200 - 0700 hours</u>
<u>Within bedrooms</u>	<u>35dBA (leg 1 hour)</u>	<u>30dBA (leg 1 hour)</u>
<u>Within any living areas</u>	<u>40dBA (leg 1 hour)</u>	<u>35dBA (leg 1 hour)</u>
<u>Noise sensitive activities</u>	<u>40dBA (leg 1 hour)</u>	<u>35dBA (leg 1 hour)</u>

And

b) Prior to the construction of any building subject to (i) above, a report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet the internal noise levels shall be provided to the Christchurch City Council.

c) In relation to buildings on sites adjoining the Green Network that, in turn, adjoins to the Northern Motorway Extension:

i. In Living G (Highfield) Zone any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the land designated for the Northern Arterial.

12.4.4 Building height - residential and other activities

Maximum height of any building shall be

Density B, C and D residential areas 9m

Density A residential area 14m

Except that for sites in the Density A residential area where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.

Refer also to the development standards for the building height - Clause 12.2.3

12.4.5 Boarding of animals - other activity

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical and surgical purposes only.

12.4.6 Dismantling or repair of motor vehicles - other activities

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles except where vehicles being dismantled or repaired are privately owned and used by people who live permanently on the same site are exempt from this standard.

12.4.7 Development Plan - residential activities

Any development of land shall be in accordance with the key elements identified in the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2).

12.4.8 Retailing - other activities

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to the development standard for retailing - Clause 12.2.20 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

12.4.9 Residential Activities

a) Within the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2) residential activities shall be non-complying activity where provision is not made for the following:

- (i) The disposal of waste water via the Christchurch City Council waste water system; and**
- (ii) Connection to a potable water supply via the Christchurch City Council urban reticulated system via a service main.**

Sub Clauses a), i) and ii) regarding servicing constraints shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager – Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe portable water supply.

12.4.10 Staged Development - Residential and other activities

a) That no more than 25% of the residential and non-residential activities within the Living G (Highfield) Zone shall be developed before upgrades of the Grimseys Road / Prestons Road intersection (including traffic signals) and Main North Road / Prestons Road intersection have been commenced.

b) That no more than 65% of the residential and non-residential activities within the Living G (Highfield) Zone shall be developed before upgrades of the Hawkins Road/ Hills Road / Prestons Road intersection (including a roundabout) have been commenced.

c) That no more than 80% of the residential and non-residential activities within the Living G (Highfield) Zone shall be developed before a connection to Queen Elizabeth II Drive or an underpass or overpass traversing Queen Elizabeth II Drive has been commenced.

12.4.11 Heritage and Archaeological Matters

In the event of the accidental discovery of any archaeological site within the Living G (Highfield) zone, the procedures listed in Appendix 3V/8 shall be carried out.

12.4.12 Conformity with Outline Development Plan

Any development that is not in accordance with the Outline Development Plan (Highfield) (Appendix 3xa and 3xb) is a non-complying activity.

Refer to other critical standards.

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

Changes to Clause 13 Assessment matters for resource consents.

Amend clauses as follows:

13.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, and G Zones.

13.2.1 Site density and open space.

(...)

(l) In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **and (Highfield) Zones**, the extent to which the minimum site density and 'green network' provisions indicated in the Outline Development Plan and supporting principles for this zone are given effect to.

(m) In the Living G (Yaldhurst) **Z**one, and the Living G (Awatea) Zone, and the Living G (Wigram) Zone, and the Living G (Prestons) Zones, and the Living G (East Belfast) Zone, and the Living G (Halswell West) Zones, **and the Living G (Highfield) Zone** the extent to which high density (A) or (B) (Yaldhurst) areas, and Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), and Density A and B areas (Wigram), and Density A areas (East Belfast), and Density A and B areas (Halswell West) **and Density A areas (Highfield)** are located adjacent to areas of green-space so as to provide for compensating open space amenity.

13.2.2 Building height, and outlook for neighbours.

(...)

(l) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, **and the Living G (Highfield) Zone**, the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and the High Density A (Awatea), and the Density ATC and A (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and Density A and B (Halswell West), **and Density A (Highfield)** development remains reasonably open rather than being dominated by buildings.

13.2.3 Street scene

(a)

(...)

(xii) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **Zones and (Highfield) Zones**, the provision of street trees on both sides of roads, corresponding in scale to the significance of the road in the roading hierarchy for interest and differentiation.

(xiii) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **and (Highfield) Zones**, the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.

(...)

(xvi) In the Living G (Highfield) Zone the extent to which species are included in Appendix A – Plant Species for Living G (Highfield) Zone.

13.2.5 Separation from neighbours.

(...)

n. In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zone **s and the Living G (Highfield) Zones**, the extent to which buildings designed to achieve higher densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) **and Density A (Highfield)** may dictate that setbacks are either unnecessary and/or may be dispensed with.

13.2.12 Outdoor living space.

(...)

(f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **Zones and (Highfield) Zones**, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.

(g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **Zones, and (Highfield) Zones**, the ability of any outdoor living space or fenced court area to receive a minimum of 2 hrs continuous sunlight, measured on the winter solstice between the hours of 10.00 am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.

13.2.25 Residential coherence.

(...)

(b) In the Living 1, H, RS, RV, 2, 3 and the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) **Zones, and (Highfield) Zones**, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.

13.2.60 Urban design and amenity - Density A residential areas and Neighbourhood Centre/Business Node (Business 1) areas within the Living G (Highfield) Zone

The criteria below set out expectations for the design of new residential development in Density Area A of the Living G (Highfield) Zone. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes. Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context

- a. Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.**
- b. Developments should, where possible, create views to the Central Corridor**

Explanation

Proposals are encouraged to demonstrate how the development responds to constraints and opportunities in and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents.

Subdivision pattern and building design should allow for utilisation of passive solar energy. Thus, buildings should be oriented and located to create sheltered external spaces allowing adequate daylight and sunlight to main living rooms and private outdoor spaces. Main living rooms should include openings located generally on the northern side of dwellings and buildings should be positioned to minimise overshadowing or visual dominance of adjoining private outdoor spaces.

Developments should create views to the Central Park Corridor where possible, to provide amenity and assist with orientation from blocks nearby.

(ii) Relationship with street, public open spaces and shared rear lanes and access ways

- a. Building design should achieve an appropriate consistency of setback from the street boundary, taking into account the setback from the street boundary on adjacent sites.**
- b. Building frontages should encourage visual and physical interaction with the street or any adjacent public open space. This includes providing appropriate architectural detailing, and providing opportunities for passive surveillance by maximising doors, windows and balconies fronting onto and overlooking the street or public open space.**
- c. Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.**
- d. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and directly accessible from the street or, in the case of dwellings on rear sites, shared access ways.**
- e. Fences and landscaping between the building and any road or open space boundary should be concentrated along the boundary of the public space using fencing at or below 1.2m in height and plant species that maintain sight lines between the 1.2m and 2.0m heights.**
- f. The style and materials used for any walls or fences forward of the front face of a building should relate to or compliment the style and materials of the building.**
- g. Buildings on sites adjacent to parkside streets should have their entrances facing towards the park wherever possible.**
- h. Building design and location should provide opportunities for passive surveillance in relation to shared access ways and rear lanes.**
- i. or shared rear lanes, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and opportunities for passive surveillance.**

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of

the street through the continuity of the building edge to promote a sense of enclosure and establish a comfortable, well structured public space. However, minor modulation and variance of the building frontage is encouraged to avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

Safety is a key consideration for developments and they should conform to Crime Prevention Through Environmental Design (CPTED) principles. In higher density residential areas, in particular in respect of shared access ways and rear lanes, consideration should be given to the provision of passive surveillance.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, and public open spaces. Generally a minimum of 25% glazing across these building frontages is envisaged.. Front fences, walls and gates near streets and public open spaces should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Plant species should also be carefully chosen to ensure their size at maturity does not create adverse on site amenity effects such as over dominance and overshadowing of buildings and restricting views from living areas onto the street.

Passive surveillance of shared rear lanes is also very important to ensure their security. This can be achieved by locating large windows and balconies on the first floor of dwellings so that they overlook the rear access lanes, and also by detailing suitable fencing solutions which can provide both privacy and a perception of surveillance (for example, slat fences can be effective in this regard along access lane boundaries). Lighting, planting, fences and other structures on shared rear access lanes and the associated dwelling sites should to be designed to maximise the safety of occupants and visitors.

(iii) Corner sites

- a. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area and can result in visual imbalance and uninteresting built form. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

(iv) Building form and articulation

- a. Buildings should be of a domestic scale
- b. When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.
- c. Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.

Explanation

Accepting a variety of building styles, developments should have public façades that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development and are encouraged to provide human scale and visual interest

Developments are encouraged to use high quality, durable materials. Use of these materials will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership in residents.

(v) Outdoor Living Spaces

- a. Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b. Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.
- c. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any street boundary, though secondary semi-private spaces such as verandahs may be positioned in this location.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds. It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents. Communal spaces should be of a size and dimensions that are appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

Development should not rely exclusively on the space between the building and the street for its outdoor living spaces because of the pressure that may arise to privatise this area by screening it from the street with a high fence.

(vi) Service Areas and Utilities

- a. Service and storage areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located relative to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(vii) Residential Amenity

- a. The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.**
- b. Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space, and the private outdoor space of other units within the same development.**

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(viii) Treatment of Lanes

- a. The identity of, and entrance to, a shared lane should be defined through both landscaping and built form elements**
- b. Lanes should include the provision of shared vehicle and pedestrian access with no defined footpath.**
- c. The design of the lane should include variation in lane clearway by tightening, extending or terminating views in a lane.**
- d. Permanent passive surveillance should be available for key parts of the lane particularly the entrances**
- e. A consistent character for a lane should be established using complementary architectural features within the lane and adjacent buildings.**

Explanation

Built form elements that can define a access lane and make it safer to use can include “gatekeeper” residential units in close proximity to lane entrances, which promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in lanes.

Variation in the design of lanes provide visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long. A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping.

Design should avoid extensive areas on rear lanes and access-ways that are not subject to passive surveillance from overlooking, and by providing sufficient transparency from private yards to lanes. An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

13.2.61 Street frontage, landscaping and fencing - Living G (Highfield) Zone

- a. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- b. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.**

c. The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.

d. The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.

e. The extent to which the safety and containment of small children and pets would be compromised.

13.2.62 Service and storage spaces for Density A Residential area - residential activities - Living G (Highfield) Zone

a. Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.

b. Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.

c. The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).

d. The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.

e. The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

13.2.63 Fencing on sites adjoining the Central Corridor and Styx River Park in the Living G (Highfield) Zone

a. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.

b. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.

c. The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

13.2.64 Ground floor habitable room and orientation to streets and public open spaces Density A Residential Area in the Living G (Highfield) Zone

a. The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground level.

b. Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

13.2.65 Staged Development in the Living G (Highfield) Zone

For activities not in accordance with Rule 12.4.10:

The nature and extent of any adverse effect arising on the transport network from a proposal that exceeds the percentage of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

13.3 Living 1A, 1B, 1D, 1E, 1F, HA, HB, TMB, G (Yaldhurst) (Awatea) (Prestons) and (Halswell West) Zones and (Highfield) Zones

13.3.1 Development Plans

(...)

(o) In the Living G (Highfield) Zone, the extent to which any development accords with the provisions of the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2) and the principles set out for this zone.

Changes to Clause 14 Reasons for rules

Amend clauses as follows:

14.0 Reasons for rules

14.1 Living 1, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C and G Zones

14.1.1 Site density and open space

These two standards are closely related to one another, and are major determinants of the character of the living areas of the city. (...). Within the Living 4C Zone (Avon Loop) an open space standard rather than a site density standard applies to promote the retention of green spaces in this area and to provide certainty as to the degree of spaciousness. Within the Living G (Yaldhurst), an outline development plan, and in the case of the Living G (East Belfast) Zone, a Concept Plan, and the Living G (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones, and (Highfield) Zones**, an outline development plan stipulates the density and development principles, including the pattern and location of principal open spaces (the 'green network') to be achieved in that zone.

Maintenance of the existing general scale (...) in the higher density environments.

(...)

In some cases the minimum site size standard has been increased at the boundary with rural land. This has been done to reduce the possibility of conflicts between residential and rural activities. (...). That is the case with the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones, and (Highfield) Zones**. These zones are intended to achieve (...) objectives and policies for Living zones.

However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points. In accordance with this, the Plan has the following standards.

(a) A low site density/building coverage in the Living 1 Zone, (...)

(...)

(j) Primarily medium to high density in the Living G (Yaldhurst) and the Living G (East Belfast) Zone, Living G (Awatea) Zone, **and the Living G (Wigram) Zone and the Living G (Prestons) Zone a nd the Living G (Halswell West) Zone, and the Living G (Highfield) Zone** based on comprehensive outline development plans integrating transport and open-space networks with the existing adjoining peripheral urban areas. In the Living G (East Belfast) **and (Highfield) Zone s**, a target net residential density has been set in order to achieve consistency with the regional urban growth objectives for increased density and the total number of households for the CN4 , **CN5 and CN6** Greenfield Area **s** overall as identified in **Proposed Change 1 Chapter 12A** to the Canterbury Regional Policy Statement, and a range of living environments while minimising any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values.

(...)

14.1.2 Building height and sunlight and outlook for neighbours.

These two standards are closely related to (...) environments, and to some extent, levels of privacy.

(...)

The maximum heights of buildings have been set at levels which are in keeping with the existing general scale and character of the residential areas in the zones and in some special amenity areas. In some areas these result in localised variations to the zone standards, for example in Sumner, Riccarton, Taylors Mistake Bach Zone, Rastrick area and New Brighton. In the Living G (East Belfast) (Awatea) (Wigram) ~~and~~ (Halswell West) **Zones, and (Highfield) Zones**, height provisions vary depending on the density of development provided for in different parts of the zone. In the Living 3 Zone and the Density A areas in the Living G (Wigram) Zone, the maximum height is lowered for buildings with a low pitched roof both in recognition that at least 2m of the height allowance is intended for a sloping roof design and to reduce the overall bulkiness of buildings. In the Living 1, H, RS, RV, TMB and 2 and Density Areas B and C of Living G (East Belfast) zone, and the Density B and C areas of the Living G (Wigram) **and Living G (Highfield) Zones**, the sunlight standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy consistent with suburban living.

(...)

In the Living 3, 4A, 4B, 4C, G (Yaldhurst) and the Living G (East Belfast) Density Area A and Living G (Wigram) Density A and Living G (Prestons) **Zones and Living G (Highfield) Zones** the sunlight standards are only intended to retain outlooks, access to sunlight and daylight, and levels of privacy appropriate to and consistent with the higher densities specified for each zone.

(...)

14.1.3 Street scene

The street scene or setback of (...) in a better outcome than a more rigid requirement.

(...)

In the Avon Loop a range of street scene or setback provisions have been included to reflect the different character, history and outlook from sites. Particular account has been taken of the street form, river outlook and small lot size in establishing the street scene rules. In addition, the interrelationship of the houses to the street has been recognised and limitations placed on the extent and form of fencing in the street scene setback. In the Living G (Awatea) ~~and~~ (Halswell West) **Zones and (Highfield) Zones**, a range of street scene or setback provisions have also been applied to encourage a variety of living environments to be developed. Smaller setback provisions allow for high density residential development clustered around open space promoting vehicle access from the rear of each property.

(...)

In the Living G (Yaldhurst) and Living G (Prestons) Zones in certain circumstances where a residential dwelling is proposed on a high density site, there will be a reduced minimum building setback from the road boundary to achieve maximisation of private rear outdoor living spaces while at the same time achieving an optimal relationship with the street, a demarcation between a private and public space for interaction with the community on a dwelling frontage.

(...)

In the Living G (Highfield) zone, a 10m setback is required from Hawkins and Hills Roads. This setback is proposed to ensure the retention of the character of Hills and Hawkins Road, and to ensure that reverse sensitivity effects from the proximity of Living zoned land to rural land are minimised.

14.1.5 Separation from neighbours

A standard separation distance of buildings (...) reflect and enhance the architectural form of buildings.

(...)

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. (...). The total length of all accessory buildings on a site is limited to 10.1m in the L3, L4A, L4B, L4C, Living G (Yaldhurst) (Awatea) (Prestons) ~~and~~ (Halswell West) **Zones and (Highfield) Zones** in recognition of the anticipated character and density of these zones and to

accommodate three garages side by side. The height of the accessory buildings will also be limited by the recession plane standards in the lower density zones.

(...)

In the Living G (Yaldhurst (Awatea) (Wigram) (Prestons) ~~and (Halswell West)~~ **Zones and (Highfield) Zones**, provision is made for zero building set back from internal boundaries in those areas of the zones identified as catering for developments at 'High Density (a) or (b)' (Yaldhurst), or 'Density A' ~~respectively (Awatea), or Density ATC, A, or B (Wigram), and Density A area and residential activities in the Urban Village (Prestons), Density A and B (Halswell West) and Density A (Highfield)~~ respectively. Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, (...).

14.1.12 Outdoor living space

A minimum area and shape of outdoor living space (...) compromise the use and purpose of that space.

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4A, 4B, 4C, G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and (Halswell West)~~ **Zones, and (Highfield) Zones**, reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, (...)

For the Living G (Awatea) Zone, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. **In the Living G (Highfield) Zone, rules seek to allow outdoor living areas that are well integrated with the living areas of the dwelling, and reflect the appropriateness of indoor/outdoor living areas, which can be opened up to the outdoors, or enclosed during inclement weather.** The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building. In other zones, the higher likelihood of occupancy by families is reflected in a requirement for outdoor living space for all residential units. The practical difficulties (...).

14.1.21 Residential coherence

The retention of residential activity on sites in the (...) not linked with a home-based activity.

(...)

As with the standards for scale of activity and site size, there are a range of activities serving an important local function, for which residents will generally accept a loss of residential activity on a site. (...). For these reasons in the Living 1, H, RS, RV, 2, and 3 zones, together with the Living G (Yaldhurst), Living G (Awatea), Living G (East Belfast), Living G (Wigram), ~~and Living G (Halswell West)~~ **Zones and Living G (Highfield) Zones** (other than in that area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2 Volume 3, Business 1 in Outline Development Plan (Awatea)(Appendix 3T, Part 2 Volume 3) and Town Centre or Education Site in Appendix 3U/1 Outline Development Plan (Wigram) ~~and Business 1 in Outline~~ Outline Development Plan (Halswell West)(Appendix 3W, Part 2 ~~Volume 3)~~ **and Business 1 in Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2 Volume 3)**, activities without a residential component have been limited to locations in "community footprints" where these either adjoin business zones and / or collector or arterial roads. In such locations, (...).

14.1.24 Retailing

Retail activities on a site are considered to be a (...) incompatible with a residential area.

(...)

Exemption from this standard is provided for certain sites in the L4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, in the Living G (Yaldhurst), Living G (Awatea) ~~and Living G (Wigram)~~ ~~and the Living G (Prestons), Living G (Halswell West) and the Living G (Highfield) Zones~~, provision is made for retail activity in that part of those zones shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) **Part 2 Volume 3**, Business 1 in Outline Development Plan (Awatea)(Appendix

3T, Part 2, Volume 3), ~~for those zones and~~ Town Centre in Appendix 3U/1 Outline Development Plan (Wigram) Part 2 Volume 3, **Urban Village/Commercial, Commercial, Commercial A and B in Appendix 3V/1, Outline Development Plan (Prestons), Part 2, Volume 3 (Prestons), and** Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2, Volume 3) **and Neighbourhood Centre/Business Node (Business 1) in Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2 Volume 3),** for those zones. While Business 2 zone rules are to apply in ~~that those~~ areas, they have been retained in the overall Living G (Yaldhurst) and Living G (Prestons) Zones so as to distinguish the scale and extent of their essentially local retail function from District centres elsewhere in the City.

14.1.26 Scale of activity and site size

These standards are closely related to one another and (...), rather than non-residential, activity.

In recognition of the generally smaller residential site sizes in the Living 4 Zones, Living G (Awatea) and Living G (Wigram) and Living G (Halswell West) **and Living G (Highfield)** Zones, a smaller maximum site size has been specified. For the lower density living zones (Living 1A, 1B, 1C, 1D, HA and HB) the standards are different reflecting the more sensitive nature of these zones. There is no standard (...)

14.1.33 Development plan and concept plans

Development plans for several new residential (...) and means of avoiding or mitigating adverse effects.

(...).

An outline development plan applies to the Living G (Yaldhurst), Living G (Awatea) and Living G (Wigram) and the Living G (Prestons), and Living G (Halswell West) **and Living G (Highfield)** and a Concept Plan for the Living G (East Belfast) Zone which requires the development of a large areas of land in accordance with specified urban design principles and at mixed densities.

14.1.47 Street frontage, landscaping and fencing

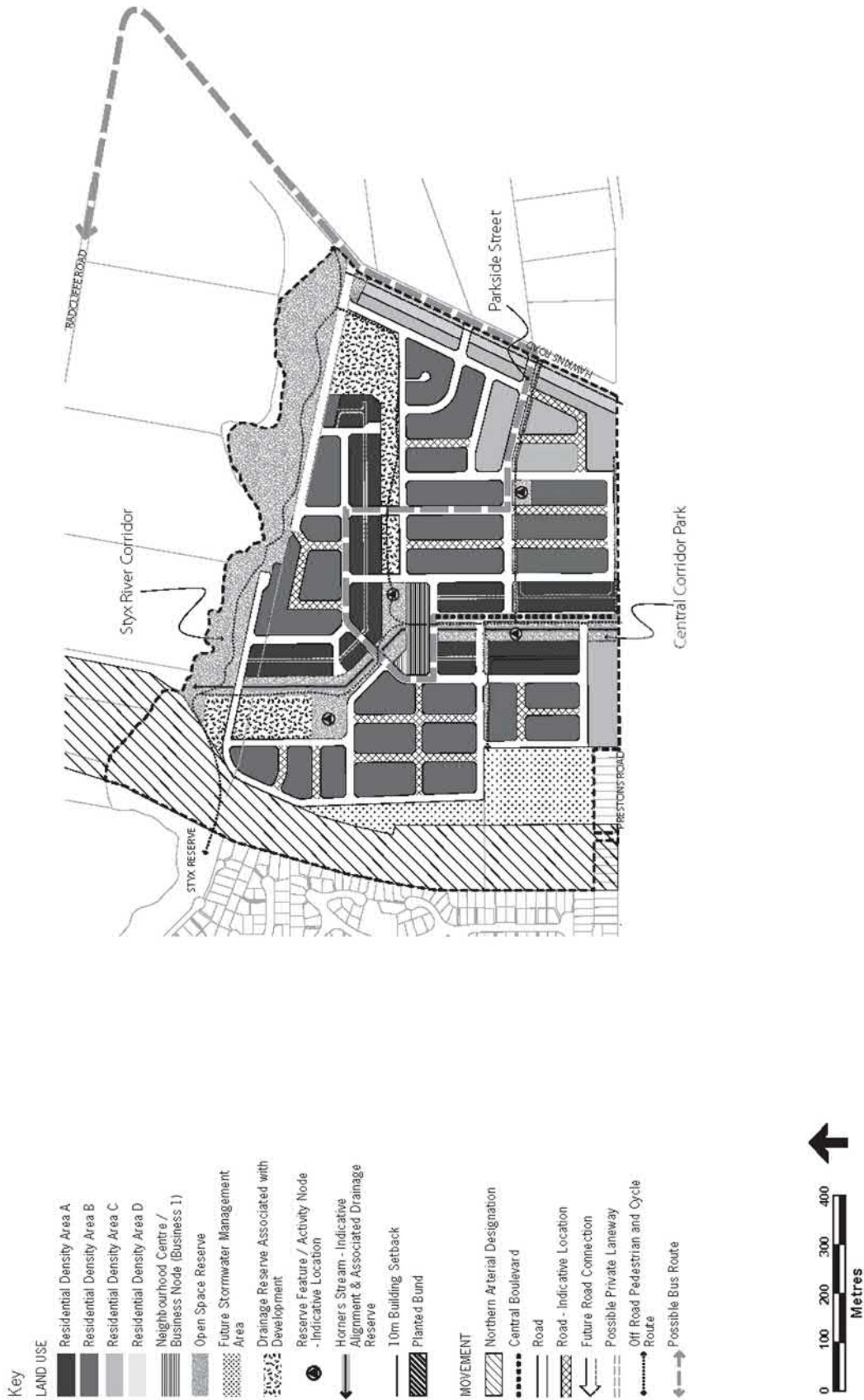
This rule requires that in the Living G (Awatea) ~~and~~ Living G (Halswell West) **and Living G (Highfield)** Zones, provision is made for tree planting and landscaping adjacent to the road boundary of each site. Tree planting and landscaping will act to enhance the site through introduction of visual softening of the built form, provision for shade or amenity planting, and enhancement of the public view of buildings.

Solid, high screening structures such as fences and walls that are erected on road or open space boundaries of properties have potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different type of screening structure may be necessary or appropriate due to the location or orientation of the application site.

Insert in Volume 3: Part 2 Living zones new Appendix 3xa and 3xb – Outline Development Plan (Highfield).
See attached appendix at the end of document.

Appendix 3xa and 3xb - Outline Development Plan (Highfield)

Appendix 3xa - Outline Development Plan (Highfield Park) - North



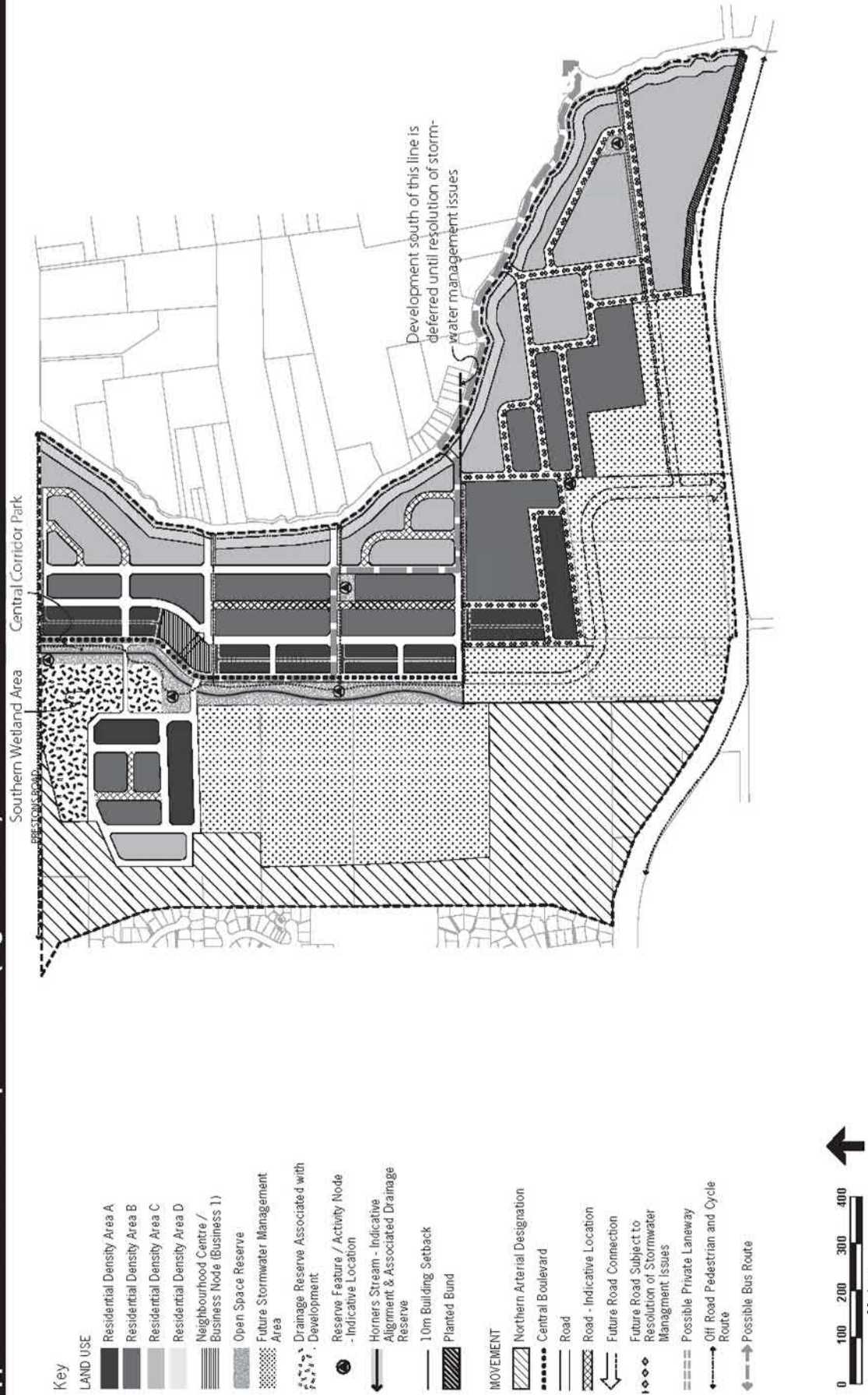
B:\150145\pdm\OutlineDevelopment\Highfield\Appendix 3a

Business & Information Services
Corporate support
Christchurch City Council

Proposed Plan Change 67 to the City Plan, Volume 3 Part 2, Appendix 3xa

Map : pc 67-02.gws
Date : 15/03/2012

Appendix 3xb - Outline Development Plan (Highfield Park) - South



Part 3 Business Zones

Insert new rules in section 3.4 Development standards - Business 1 and 2 Zones as follows:

3.4.12 Residential activities - Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2)

In the neighbourhood centres/business nodes (Business 1), as identified on Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2) residential activity shall not be located on the ground floor of any building.

3.4.8 Urban design and amenity for development in the neighbourhood centres/business nodes (Business 1) - Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2).

The erection of new buildings, and additions exceeding 100m2 in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

Insert new assessment matters in Part 3 Business Zones: Section 6 Assessment matters for resource consents as follows (insert after assessment matter 6.5.19).

6.5.20 Design and amenity for development in the neighbourhood centres/business nodes (Business 1) - Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2)

- a) The quality of architectural design of main elevations including building design, architectural features and details, use of colour and building materials.**
- b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.**
- c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.**
- d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.**
- e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.**
- f) The extent to which any signage on buildings is integrated with a buildings' architectural detail.**
- g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.**
- h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rainwater gardens and swales.**

6.5.21 Residential Activities - Outline Development Plan (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, 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) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.

e) 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.

Insert new reasons for rules in Part 3 Business Zones : Section 7 as follows (insert after clause 7.3.18):

7.3.19 Residential Activities - Outline Development Plan (Highfield)

A limitation has been imposed on residential units seeking to establish in this commercial area. The purpose of this rule is to ensure that the Business 1 zoned land is primarily developed for commercial purposes at the ground floor level, thereby serving the day-to-day convenience needs of the community, as well as promoting the opportunity for mixed use development to occur.

7.3.20 Design and amenity for development in the neighbourhood centres/business nodes (Business 1) - Outline Development Plan (Highfield).

In the neighbourhood centres/business nodes (Business 1) within the Living G (Highfield) Zone, all new buildings, alterations or additions over 100m² require resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area.

Part 13 Transport

Amend 2.2.1 Parking space numbers Table 1b as follows:

2.2.1 Parking space numbers

Table 1b. Minimum parking required in all other zones

Insert below "Residential activities generally":-

Living G (Awatea) Zone and Living G (Highfield) Zone: For a site of Density A residential area only	For a site of 400m ² or less: 1 car-parking space	N/A	Nil
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Part 14 Subdivision

1.0 Statement

Add "29" to the 'Guide to using these rules' steps 3 - 6 as follows:

(...).

- Step 4 If the proposed subdivision complies with all of the relevant critical and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to any relevant matters set out in Clauses 4 - **22-29**
- Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14 **or 17, 18, or 19, 20, 22, 17-29** or the community standards in Clause 18, application must be made for a resource consent, assessed as a discretionary activity, but only in respect to the matter(s) not complied with.
- Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in Clauses 4, 5, 7, **or 17, 18, or 19, 20, 22-17-29,** then the application must be made for resource consent, assessed as a non complying activity.
- (...)

Insert the following after Clause 28:

29.0 Subdivision in the Living G (Highfield) zone

29.1 Development Standards

29.1.1 Business 1

The Business 1 zone subdivision rules shall apply to subdivision within the areas shown as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2).

29.1.2 Residential allotment size and site density - residential activities

Any subdivision for residential activity shall provide for a mix of allotment sizes and densities, from within the following site sizes, in locations as shown on the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2). Where the terms 'Density A', 'Density B', 'Density C or 'Density D' are used they shall have the meanings set out below:

<u>'Density A' residential area</u>	<u>Average lot size to be contained within a range of 200m² to 300m² Minimum net site area of 150m²</u>
<u>'Density B' residential area</u>	<u>Average lot size to be contained with a range of 300m² to 450m² Minimum net site area of 275m²</u>
<u>'Density C' residential area</u>	<u>Average lot size to be contained within a range of 450m² to 750m² Minimum net site area of 400m²</u>
<u>Density D' residential area</u>	<u>Minimum net area of 750m² Each residential unit shall be contained within its own separate site.</u>

29.1.3 Rooding Design within the Living G (Highfield) Zone

Rooding design within the Living G (Highfield) zone shall be accordance with the table below:

<u>Street Type</u>	<u>Minimum legal road width</u>	<u>Minimum carriageway width</u>	<u>Minimum number of footpaths</u>	<u>Minimum footpath width</u>	<u>Provision of street trees</u>
<u>Central Boulevard</u>	<u>20.5</u>	<u>Dual carriageway 5.5m each</u>	<u>1*</u>	<u>1.5m</u>	<u>Yes</u>
<u>Parkside Local Street</u>	<u>15.5m</u>	<u>10m</u>	<u>1*</u>	<u>1.5m</u>	<u>Yes</u>
<u>Local Street</u>	<u>19m</u>	<u>10m</u>	<u>2</u>	<u>1.5m</u>	<u>Yes</u>
<u>Parkside Neighbourhood Street</u>	<u>14.5m</u>	<u>6m</u>	<u>1*</u>	<u>1.5m</u>	<u>Yes</u>
<u>Neighbourhood Street</u>	<u>18m</u>	<u>6m</u>	<u>2</u>	<u>1.5m</u>	<u>Yes</u>
<u>Cul-de-sac</u>	<u>14m</u>	<u>6m</u>	<u>1</u>	<u>1.5m</u>	<u>Yes</u>
<u>Lane</u>	<u>14m</u>	<u>6m</u>	<u>1</u>	<u>1.5m</u>	<u>Yes</u>
<u>Link</u>	<u>9m</u>	<u>6m</u>	<u>None</u>	<u>-</u>	<u>Yes</u>

* Except where roads adjoin a public space on one side, an additional second footpath shall be located within that open space.

<u>Central Boulevard</u>	<u>Runs in a north-south direction along the central open space system, and will be a collector road.</u>
<u>Parkside Local Street</u>	<u>This street type always edges a reserve on one side.</u>
<u>Local Street</u>	<u>The main north-south roads within the development.</u>
<u>Parkside Neighbourhood Street</u>	<u>Similar to a parkside local road but with a narrower carriageway.</u>
<u>Neighbourhood Street</u>	<u>These roads make up the largest proportion of streets within the development and are intended to carry only local traffic.</u>
<u>Lane</u>	<u>Provide access to a limited number of residential properties.</u>
<u>Link</u>	<u>Specific to areas adjacent to Prestons Road. They provide access to a limited number of properties and link between turning heads on north-south roads.</u>

29.2 Community Standard

29.2.1 Conformity with Outline Development Plan - Density A Residential Area. Comprehensive subdivision and associated land use development

Any proposed subdivision shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Council's discretion limited to design, layout of the subdivision and associated development, and the following parts of the Living G (Highfield) Outline Development Plan:

(i) Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2):

For the purposes of this rule, "associated land use development" means:

- **Buildings, including accessory buildings;**
- **Driveways and entrances;**

- Fences and gates:
- Landscaping:
- Pedestrian paths and entrances:
- Shared access ways and lanes:
- Outdoor living areas:
- On-site car parking:
- Lighting:
- Service areas:
- Utilities.

29.2.2 Conformity with Outline Development Plan - All other subdivision

Any proposed subdivision, other than that to which 28.2.1 applies, shall be a restricted discretionary activity with the Council's discretion limited to design and layout of the subdivision and the following parts of the Living G (Highfield) Outline Development Plan:

- (i) Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2):**

29.3 Critical Standards

29.3.1 Allotment sizes - Residential activity

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

<u>Density D</u>	<u>16m x 16m</u>
<u>Density C</u>	<u>16m x 16m</u>
<u>Density B</u>	<u>10m x 10m</u>
<u>Density A</u>	<u>6m x 8m</u>

29.3.2 Residential allotment size and site density

Notwithstanding Rule 28.1.2, any subdivision for residential activity where the minimum allotment sizes are not met or the average lot size is not within the range specified in that rule for the location to which the development applies, as shown on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2), shall be a non-complying activity.

29.3.3 Control of stormwater - Staged Development

Any subdivision shall collect, treat and dispose of its own stormwater in accordance with the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2)

except that:

- i) Concurrently or prior to the approval of any subdivision within the Living G (Highfield) Zone, a comprehensive plan include engineering designs detailing the relocation of Horners Drain (from its connection with Kruses Drain through to the Styx River) as shown in the Outline Development Plan, shall be lodged for approval by the Council.**
- ii) Within the deferred area shown on the Outline Development Plan (Highfield) (Appendix 3xa and 3xb, Part 2), any subdivision shall be a non-complying activity until a comprehensive plan for the mitigation of stormwater and flooding is approved.**

29.3.4 Provision of public transport

Any subdivision not designed and constructed so as to enable public transport bus movements, shall be a non-complying activity.

Note that once the location of bus stops is determined by the Regional Council, and change from this will require the approval of the Regional Council.

29.3.5 Sanitary Sewer and Potable Water Supply

Subdivision shall be a non-complying activity where provision is not made for the following:

- (i) The disposal of wastewater system via the Christchurch City Council water system; and**
- (ii) Connection to a potable water supply via the Christchurch City Council urban reticulation system via a service main.**

This rule shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Council is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

29.3.6 Site Contamination

The subdivision of land for residential activity shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation

Note 1: The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in or on land. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land.

These investigations shall be carried out by persons with recognised expertise and experience. In the event that land contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the subdivision and/or building consent application.

29.3.7 Development of deferred land

Until such time as a detailed stormwater assessment has been carried out, and a stormwater solution for the land agreed and confirmed by Council resolution, the land identified on the Living G (Highfield) ODP, as deferred, shall not be developed in accordance with the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2).

29.3.8 Heritage and archaeological matters in the Living G (Highfield) Zone

As part of any resource consent application for subdivision, a walkover of the property prior to the commencement of earthworks shall be carried out by an archaeologist to identify whether any archaeological features are visible. This should be carried out as soon as possible so an application for archaeological authority can be made to the New Zealand Historic Places Trust in advance if necessary.

29.4 Information to be supplied with subdivision consent

(a) Information that illustrates how the proposed subdivision accords with the Living G (Highfield) Outline Development Plan and in particular:

(i) Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2):

(b) Information that illustrates how the staging of development including the location key infrastructure generally accords with the Living G (Highfield) Outline Development Plan.

(c) Information to show that staging takes account for the need to prevent clogging of soakage basins with sediments associated with construction.

(d) Location of high, medium and low density sites.

(e) Measures to be taken to reduce dust emissions (if any).

(f) Information identifying appropriate remedial and/or site management measures to be put in place to make the land suitable for residential purposes in the event that soil contamination is identified.

(g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information is required detailing how buildings are to satisfy the relevant assessment matters.

(h) Information identifying appropriate remedial and/or site management measures for contamination or landfill gas intrusion to be put in place to make the land suitable for the intended purposes.

29.5 Assessment matters for subdivision in the Living G (Highfield) Zone

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfill the matters, except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading, where appropriate, a brief explanation provides additional information on meaning and intent behind the assessment matters. Applications are also encouraged to provide written and graphic evidence of their rationale to accompany site specific proposals.

There are also levels of assessment matters - the first level applies to all Density A, B, C and D applications - the second applies to all Density A applications.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 - All Density areas

Design and layout

a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Highfield) Zone in Part 2, Volume 3 of the City Plan and the Living G (Highfield) policies at Part 11, Volume 2 of the City Plan.

b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to be established that are reflective of the density area in which they are located.

- c) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape allotments, the provision of hard and soft landscaping, and the location of street lighting.
- e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximize building frontage and on-street parking regard should be have to
 - The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The land use shared access (via access lots or rights of way).
- g) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.
- h) Avoiding the widespread use of culs de sac. Any cul de sac should be short and relatively straight.
- i) With the exception of blocks fronting Hawkins Road and Hills Road, street blocks should maximise the permeability of the Movement Network, particularly in relation to pedestrian movements.
- j) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- k) The extent to which allotments are connected, visually and physically, to green corridors and open space.
- l) The extent to which the average allotment size, within the average range specified in rule 23.1.2, in the subdivision application will contribute to achievement of an overall minimum yield from the Living G (Highfield) block of at least 15 households per hectare.

Connectivity

- a) The extent to which the proposal will be in general accordance with the Outline Development Plan (Appendix 3xa and 3xb, Part 2).
- b) The extent to which both the green network and pedestrian/cycle connections share space and inter-relate.

Roading

- a) The extent to which the roading layout supports a functional hierarchy of streets.
- b) The extent to which the roading layout achieves a well connected and highly permeable movement network.
- c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.
- d) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.
- e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.

- f) The account taken of pedestrian movement and continuity of walking facilities within the development.**
- g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.**
- h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.**
- i) The appropriateness of the legal road width to accommodate the proposed cross-section design.**
- j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).**
- k) The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate.**
- l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.**
- m) The extent to which stormwater management features such as rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds are incorporated into the road stormwater treatment design.**
- n) The extent to which new subdivision does not preclude development of deferred areas.**
- o) The extent to which roading within the site is designed to encourage the use of open space.**

Access to open public space

- a) The extent to which the proposal will be in general accordance with the Outline Development Plan (Appendix 3xa and 3xb, Part 2).**

Street Trees

- a) The extent to which trees are proposed to be accommodated within the legal road reserve.**
- b) The provision of trees intended to provide a high level of visual amenity.**
- c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.**
- d) The extent to which parking and landscaping are visually connected.**

Stormwater

- a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.**
- b) The extent to which alternative treatments may be available.**
- c) The contribution made by the stormwater facilities' layout and design to the visual amenity of the immediate area.**
- d) The ability to capture and treat stormwater on site.**
- e) The extent to which the proposal will be in general accordance with the Outline Development Plan (Appendix 3xa and 3xb, Part 2).**
- f) The extent to which the proposal will be in general accordance with the Styx Integrated Catchment Management Plan.**

g) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.

h) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately until connection is made to the wider stormwater management system anticipated by the Outline Development Plan (Appendix 3xa and 3xb, Part 2).

Street scene

a) The extent to which lot design and orientation will allow buildings to address the street.

b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Location of high density sites

a) The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail community facilities; and/or be within a 400 metre radius of any of the above.

b) The extent to which high density sites are located in order to avoid adverse effects on lower density areas.

Mix of densities

The extent to which the application:

a) Meets the density ranges and mixes specified in the Outline Development Plan (Highfield)(Appendix 3xa and 3xb, Part 2)

b) Specifies which density range the site is within.

Sanitary sewer

In the Living G (Highfield) Zone, the extent to which the subdivision will necessitate the construction of more than one waste water pumping station within the development area.

Contaminated sites

The suitability of remediation and/or mitigation measures to adequately deal with site contamination.

Unanticipated discovery of archaeological sites

a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent - for example Transit Accidental Discovery Protocol (Opus 2007 Appendix 4).

Tangata Whenua cultural values

a) The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.

b) The need to notify developers of their obligations under the Historic Places Trust Act 1993 in case an unknown archaeological site is inadvertently uncovered, and the earthworks consent.

c) The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

Site and context

- a) Development should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- b) Developments are encouraged to support prominent vistas and view shafts.
- c) Developments are encouraged to provide a high degree of passive surveillance.
- d) Developments should, where possible, provide views/close access to the Central Corridor or Styx Corridor.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Subdivision and building design should allow for utilisation of passive solar energy.

Development of the site should consider engaging with the waterway corridors through the site which will contribute to the amenity enjoyed by residents.

In higher density residential areas, in particular in respect of shared accessways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

Relationship with street, lanes and public open spaces

- a) Buildings should be orientated towards the street and positioned close to the road boundary.
- b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street frontage also face the adjacent public open spaces where applicable, particularly at ground level.
- c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from, the street or, in the case of rear units, shared accessways.
- d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- f) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and to establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along street frontages and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximize the opportunities for surveillance of the street, lanes and public open spaces. Generally a minimum of 25% glazing across building frontages is envisaged.

Streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximize surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged.

Fences should complement the development and the use of inappropriate materials like razor wire or broken glass is not acceptable.

Corner sites

a) Building on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.

b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for all those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality of these routes.

Building form and articulation

a) Buildings should be of a domestic scale

b) Buildings in a series should avoid excessive repetition of building forms

c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank

d) Roofs should be designed to limit continuous ridgelines and to minimise the visual bulk of a building

e) The separation of buildings on sites is encouraged to reduce perceived building bulk

f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied appearance.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building façade is 15m before a recess of at least two metres or a separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

Landscaping and site amenity

- a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should all be softened by landscaping.
- b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
- c) The distribution of landscaping throughout the site and provision for larger areas of vegetation is encouraged.
- d) Landscape design is encouraged to use endemic or locally sourced indigenous plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximizing occupants' safety and proving opportunities for passive surveillance.
- f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) Principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and not 'left over' spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and to establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

Outdoor living spaces

- a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimizing disturbance to adjacent residents. Where possible they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and to maintain.

Service areas and utilities

Service areas should be positioned in a development to minimize adverse visual, noise or odour amenity effects and to enable practical use.

- a) Rubbish storage areas, letterboxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- b) Building services such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimize their visual impact, particularly from streets or public open spaces.
- c) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities close to a street or public open space, and which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimize their visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchanges) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as possible.

Residential amenity

- a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include

studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

Treatment of lanes

- a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as locating residential dwellings close to the street or where they are visible from the street.**
- b) Provision of shared vehicle and pedestrian access with no defined footpath.**
- c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.**
- d) Provision of permanent passive surveillance for all parts of the lane**
- e) Establish a consistent character for a lane with complementary architectural features on the land and adjacent buildings.**

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining the lane's identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety on lanes.

Variation in the design of lanes provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring the lanes are not viewed on the same vertical plane or appear overly long

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and accessways that are not subject to passive surveillance from overlooking first floor dwelling or studio windows and by providing sufficient transparency from private yards to laneways.

Amend reasons for rules as follows:

30.16 Outline Development Plan for the Living G (Yaldhurst) Zone, and Living G (East Belfast) Zone, Living G (Awatea), and Living G (Prestons), Living G (Halswell West) and Living G (Highfield)

Comprehensive Outline Development Plans, together with urban design principles to be followed in the development of this zone have been included to enable new peripheral residential growth as a Living G zone. In this case of the Outline Development Plan associated with the Living G (Awatea) and (Halswell West) Zones an ~~a~~ area of Business 1 Commercial Area and Business 7 zoned land is included. In the case of the Outline Development Plan associated with the Living G (Wigram) Zone, an area of Business 4 and Conservation 3 zoned land is also included. **In the case of the Outline Development Plan associated with the Living G (Highfield) Zone, neighbourhood centres/business nodes (Business 1) are included.** The purpose of the outline development plans is to assist the Council in managing the effects of the use, development and protection of natural and physical resources in an integrated manner in order to achieve the objective and policies of the Plan relating to intensification of urban densities. More specifically they indicate the environmental outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

The Outline Development Plan referred to applies to land in Masham, between Yaldhurst and Buchanans Roads; ~~and land in~~ Prestons, extending north and south from Prestons Road between Lower Styx Road and Mairehau Road; ~~and~~ land in East Belfast, bounded by Belfast Road, the Kaputone Stream, existing Business 5 zoned land to the west and Thompsons Road to the south; ~~and~~ land at Awatea generally bordered by Wilmers Road, Halswell Junction Road, Wigram Road and Awatea Road ~~and~~ a large portion of the former Wigram Airfield; **land at Halswell West bordered by Murphys Road, Quaifes Road and Halswell Junction Road and land at Highfield bounded by Redwood to the west, the Styx River to the north,**

Hills road and Hawkins road to the east and Queen Elizabeth II Drive to the south. This will involve stages development large areas of land at mixed housing densities, and including provision for integrated public transport, open-space and pedestrian systems, as well as supporting provision of local commercial and community facilities. Limited flexibility is provided for in the location of different housing densities within these areas, provided that such densities as are indicated for the overall zone are still achieved elsewhere within this zone, and that these also accord with the urban design principles referred to.

(...)

For Living G (Highfield) Zone, provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at the time of applying for subdivision. This approach will ensure that the subdivision of land into separate allotments, and the development anticipated to establish separate allotments is designed and co-coordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density environment. In addition, the opportunity for consideration of buildings and site development at time of the subdivision is anticipated to result in a reduction in application processing times. However, the ability remains to apply for subdivision consent separate from land use consent that can be applied for at a later date.

29.31 Control of stormwater, Provision of Public Transport, Roading, Sanitary Sewer and Potable Water Supply - Living G (Highfield) zone

It is important that elements of development in the Living G (Highfield) Zones are integrated both within the zone and within the wider area. The design, location and timing of the development of road, wastewater, stormwater and potable water infrastructure are critical elements in achieving the necessary high levels of integration thereby ensuring safe and sustainable site development.

For Living G (Highfield), the primary collector roads through living areas have been located specifically to ensure safe and efficient vehicle access onto key roads and permeability within the block.

The Living G (Highfield) Zone is to be developed to achieve a high degree of connectivity and permeability within the zone itself and with surrounding areas. The primary collector roads shown on the Outline Development Plan in Appendix 3xa and 3xb, Part 2 are critical pieces of infrastructure to enable this to occur. It is important that as the Living G (Highfield) Zone is developed, key parts of the primary collector roads are constructed at the appropriate time. In addition, the identified primary collector roads must be developed in a manner that facilitates public passenger transport and encourages its use. Roads are classified by function thereby overcoming uncertainty in determining long-term traffic flows. The rules pertaining to the design and location of roads seek to achieve good design outcomes by:

- **Avoiding an impermeable road network that reduces transport accessibility and opportunity to access community facilities;**
- **Encouragement of walking and cycling leading to decreased reliance on private vehicle travel;**
- **Ensuring effective public transport route structures that are highly accessible to people and communities;**
- **Ensuring opportunities to link and to integrate with future roads effectively;**
- **Ensuring appropriate levels of maneuverability for vehicles on and off a site and carriageway width to promote safety**
- **Providing a range of opportunities to provide appropriate amenity planting and a suitable level of coverage to best compliment the function and purpose of the road.**

For the Living G (Highfield) Zones, an overall stormwater infrastructure system has been designed. It is important that as development occurs in Living G (Highfield) Zone, stormwater is controlled in a manner that accords with the overall design.

29.32 Residential allotment size and site density - residential activity.

Minimum and maximum development density standards are required to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be more efficiently served by strategic infrastructure and passenger transport. Residential development not achieving the minimum density standard also fails to achieve the long term goals and aspirations of Proposed Change 1 of the Canterbury Regional Policy Statement for Greater Christchurch. A mix of high, medium and low density residential densities are provided in response to the physical constraints and characteristics of the Highfield Block. High density residential areas are focused around significant open space areas and access to public transportation.

Planning Maps

Map 18A



Map 25A

