

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

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

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

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

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

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

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

14.11 Rules - Residential ~~Guest Visitor~~ Accommodation Zone

14.11.1 Activity status tables

14.11.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential ~~Guest Visitor~~ Accommodation Zone if they meet the activity specific standards set out in this table, and in relation to [Rule 14.11.1.1 P1](#) and [P3](#) the built form standards in [Rule 14.11.2](#). (Plan Change 4 Council Decision subject to appeal)
- b. Activities may also be controlled restricted discretionary discretionary, non-complying or prohibited activities as specified in [Rules 14.11.1.2](#), [14.11.1.3](#), [14.11.1.4](#), [14.11.1.5](#) or [14.11.1.6](#).

Activity	Activity specific standards
<p>P1 Guest Visitor accommodation including ancillary:</p> <ol style="list-style-type: none"> i. offices; ii. meeting and conference facilities; iii. fitness facilities; and iv. the provision of goods and services primarily for the convenience of guests <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ol style="list-style-type: none"> a. Guest Visitor accommodation located in the 50 dB Ldn Air Noise Contour shall be designed and constructed to meet the indoor design sound levels contained in Appendix 14.16.4. b. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all buildings on the same site, whichever is the lesser.

P2	Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) permitted in the zone listed for that site in Appendix 14.16.11 .	a. The activity or facility shall meet the activity specific standards and built form standards applicable in the zone listed for that site in Appendix 14.16.11 .
P3	<p>a. On the YMCA site listed as GA18 in Appendix 14.16.11:</p> <p>i. Recreation activities, and any of the following activities which are ancillary to guest visitor accommodation and/or recreation activities on the site:</p> <p>A. Education activities;</p> <p>B. Health care facility;</p> <p>C. Offices and administration facilities;</p> <p>D. Parking areas;</p> <p>E. Retail activity; and</p> <p>F. Public meeting rooms and conference facilities.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	Nil

14.11.1.2 Controlled activities

There are no controlled activities.

14.11.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 14.15](#), or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard a.
RD2	a. Retail activity in the Residential Guest Visitor Accommodation Zone – Rule 14.15.3840

		(Plan Change 4 Council Decision subject to appeal)
RD3	Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.16.11 .	a. The matters of discretion for the activity or facility as set out in the zone listed for that site in Appendix 14.16.11 .
RD4	New buildings , or additions to existing buildings , for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.1 – Urban design	a. Residential design principles – Rule 14.16.1
RD5	<p>a. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.2 - Maximum site coverage</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site density and site coverage – Rule 14.16.2</p> <p>and for the Commodore Hotel site only:</p> <p>b. Scale and nature of activity - Rule 14.16.56 (h).</p> <p>(Proposed Plan Change 5D subject to Council Decision)</p>
RD6	<p>Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.3 - Maximum building height.</p> <p>Standards for the applicable zones for each group listed under Appendix 14.16.11 apply.</p>	a. Impacts on neighbouring property – Rule 14.153.3 as they relate to the applicable zones for each group listed under Appendix 14.16.11 .
RD7	<p>a. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.4 - Minimum building setback from road boundaries</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.178
RD8	Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.5 - Minimum internal boundary setbacks	<p>a. Impacts on neighbouring property - Rule 14.15.3</p> <p>b. Minimum building, window and balcony setbacks – Rule 14.15.189</p>
RD9	Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the	a. Impacts on neighbouring property - Rule 14.15.3

	built form standard in Rule 14.11.2.6 - Daylight recession planes	
RD10	<p>a. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.7 - Fences and screening</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting Residential fencing - Rule 14.15.174</p>
RD11	<p>Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.8 - Landscaped areas and trees</p>	<p>a. Tree and garden planting in the Residential Guest Visitor Accommodation Zone – Rule 14.15.379</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
RD12	Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.9 – Vehicle access restrictions	<p>a. Traffic generation and access safety – Rule 14.15.67</p>
RD13	<p>a. Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.10 - Water supply for firefighting</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent written approval).</p>	<p>a. Water supply for firefighting - Rule 14.15.78</p>

14.11.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted or restricted discretionary activity.

14.11.1.5 Non-complying activities

There are no non-complying activities.

14.11.1.6 Prohibited activities

There are no prohibited activities.

14.11.2 Built form standards

14.11.2.1 Urban design

- a. For all sites, new **buildings** and additions to existing **buildings** including all **accessory buildings**, fences and walls associated with that development, shall not result in:
 - i. any new **building** with a GFA greater than 500m²; or
 - ii. any new **building** with a **building** length greater than 15 metres which is located within 30 metres of a **site boundary**; or
 - iii. any addition to an existing **building** with a **building** length greater than 10 metres which is located within 30 metres of a **site boundary**.

14.11.2.2 Maximum site coverage

- a. The maximum percentage of the **net site area** covered by **buildings** ~~on the following sites as~~ identified in [Appendix 14.16.11](#) shall be ~~÷~~ **50%**.

	Applicable to	Standard
i.	Group A and B sites	45%
ii.	Group C sites	55%

14.11.2.3 Maximum building height

- a. The maximum **height** of any **building** on the following sites as identified in [Appendix 14.16.11](#) shall be:

	Applicable to	Standard
i.	Group A sites (excluding the Commodore Hotel)	9 metres, or 11 metres provided the roof has a pitch of more than 22 degrees 12 metres
ii.	Group A (Commodore Hotel)	15 metres
iii.	Group B sites	11 metres
iv.	Group C sites	As shown on the Central City Maximum Building Height planning map, 14 metres

14.11.2.4 Minimum building setback from road boundaries

- a. The minimum **building setback** from **road boundaries** ~~on the following~~ sites as identified in [Appendix 14.16.11](#) shall be **1.5 metres**.

i.	Applicable to	Standard
ii.	Group A and B sites	4.5 metres
iii.	Group C – All sites except as specified below.	2 metres
iv.	Group C – Peterborough, Montreal and Latimer sites	4.5 metres
v.	Group C – Avon site	2 metres for all road frontages, except on Hurley Street where 4.5 metres is required.

14.11.2.5 Minimum internal boundary setbacks

- a. The minimum **building setback** from an internal **boundary** on the following **sites** as identified in [Appendix 14.16.11](#) shall be:

	Applicable to	Standard
i.	Group A sites	A. 6 metres from a residential or open space zone boundary. B. 3 metres from all other zone boundaries .
ii.	Group B and C sites	3 metres from any zone boundary

- b. For all sites, the minimum **setback** for any **balcony** or **living area window** at first floor level or above from an internal **boundary** shall be 4 metres from any zone boundary

14.11.2.6 Daylight recession planes

- a. Where an internal **site boundary** adjoins a residential zone, **buildings** shall not project beyond a **building** envelope constructed by recession planes from points ~~2.3~~ **4** metres above **ground level** at the internal **boundaries** on the following **sites** as identified in [Appendix 14.16.11](#), in accordance with the following:

	Applicable to:	Applicable provisions
i.	Group A sites	Rule 14.4.2.6 (Residential Suburban Zone, Medium Density Residential Zone) and Diagram A in Appendix 14.16.2
ii.	Group B sites	Rule 14.5.2.6 (High density residential Medium Density Zone) and Diagram C in Appendix 14.16.2

iii.	Group C sites	Rule 14.6.2.2 (High density residential Central City Zone) and the diagram in Appendix 14.16.2C
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~~b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).~~

Advice note:

~~1. Refer to Appendix 14.16.2 for permitted intrusions.~~

14.11.2.7 Fences and screening

a. The maximum height of any fence in the setback from a road boundary on a local road shall be:

	Fence type	Standard
i.	Where at least 50% of the fence is visually transparent	1.8 metres
ii.	Where less than 50% of the fence is visually transparent	1.0 metre

b. The maximum height of any fence in the setback from a road boundary on any collector road or arterial road, shall be 1.8 metres.

c. a. and b. above shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

d. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

e. Parking areas shall be separated from road boundaries, open space or adjoining residential zones by fencing or landscaping that meets the requirements in a. above. Where landscaping is used, it shall have a minimum depth of 1.5 metres.

f. Any space designated for outdoor storage shall be fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8 metres, and shall not be located within the road boundary and internal boundary setbacks specified in Rules 14.11.2.4 and 14.11.2.5.

14.11.2.8 Landscaped areas and trees

a. Planting shall be provided as follows:

	Applicable to	Standard
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i.	Area adjoining the road frontage of all sites.	<p>A. Minimum density of one tree for every 10 metres of road frontage or part thereof, distributed across the frontage.</p> <p>B. Trees to be planted within a 2 metre wide landscape strip.</p> <p>C. All landscaping and trees shall accord with the provisions in Appendix 6.11.6.</p>
ii.	Area adjoining residential and open space zones of any site.	<p>A. Minimum density of one tree for every 10 metres of the shared boundary or part thereof, distributed across the boundary.</p> <p>B. All landscaping and trees shall accord with the provisions in Appendix 6.11.6.</p>

Advice note:

1. Screening provisions in Rule 14.11.2.7 also provide for landscaping.

14.11.2.9 Vehicle access restrictions

- a. There shall be no vehicle access in the following locations as identified in Appendix 14.16.11:
 - i. Group C (Avon only) - no vehicle access to Hurley Street or Bangor Street.
 - ii. Group B (Chateau on the Park only) - no vehicle access to Deans Avenue.

14.11.2.10 Water supply for firefighting

- a. Sufficient water supply and access to water supplies for fire-fighting shall be made available to all activities via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).