

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

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

## 14.5 Rules - ~~Residential~~ Medium Density Residential Zone

### 14.5.1 Activity status tables

#### 14.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Residential~~ Medium Density Residential Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14.5.2](#) and the area specific rules in [Rule 14.5.3](#).
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5](#) and [14.5.1.6](#), or in the area specific rules in [Rule 14.5.3](#).

Activity		Activity specific standards
P1	<b>Residential activity</b> , except for <del>residential units containing more than six bedrooms and</del> boarding houses	<ol style="list-style-type: none"> <li>a. No more than one <b>heavy vehicle</b> shall be stored on the <b>site</b> of the <b>residential activity</b>.</li> <li>b. Any motor vehicles and/or boats dismantled, repaired or stored on the <b>site</b> of the <b>residential activity</b> shall be owned by people who live on the same <b>site</b>.</li> <li>e. <del>On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work):</del> <ol style="list-style-type: none"> <li>i. <del>the minimum site area for any residential unit shall</del></li> </ol> </li> </ol>

		<p>be 330m<sup>2</sup>.</p> <p>c. <u>There must be no more than 3 residential units per site.</u></p>
P2	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3	<del>Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument</del>	<p>a. <del>Each converted unit shall have:</del></p> <p>i. <del>a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m<sup>2</sup>; and</del></p> <p>ii. <del>a separate outdoor living space readily accessible from its living area that is at least 30m<sup>2</sup> with a minimum dimension of 3 metres.</del></p>
P43	Home occupation	<p>a. The gross total floor area of the building or part of the building (measured internally), plus the area used for any outdoor storage area, occupied by the home occupation shall be less no more than 40m<sup>2</sup>.</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing retail activity shall be limited to;</p> <p>i. the sale of goods grown or produced on the site;</p> <p>ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m<sup>2</sup> of floor area; or</p> <p>iii. internet-based sales where no customer visits occur; and</p> <p>iv. retail activity shall exclude food and beverage outlets.</p> <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p> <p>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <p>i. 07:00 - 21:00 Monday to Friday; and</p> <p>ii. 08:00 - 19:00 Saturday, Sunday and public holidays.</p> <p>f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback.</p> <p>g. Vehicle movements associated with the home occupation shall not exceed:</p> <p>i. heavy vehicles: 2 per week; and</p> <p>ii. other vehicles: 16 per day.</p>

		<p>h. <del>Outdoor advertising Signage</del> shall be limited to a maximum area of <u>20.5</u>m<sup>2</sup>.</p> <p>(Plan Change 5D Council Decision)</p>						
<b>P54</b>	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>a. There shall be:</p> <ul style="list-style-type: none"> <li>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>ii. at least one carer residing permanently within the residential unit.</li> </ul>						
<b>P6</b>	<p><del>Bed and breakfast</del></p> <p>(Plan Change 4 subject to appeal)</p>	<p><del>a. There shall be:</del></p> <ul style="list-style-type: none"> <li><del>i. a maximum of six guests accommodated at any one time;</del></li> <li><del>ii. at least one owner of the residential unit residing permanently on site; and</del></li> <li><del>iii. no guest given accommodation for more than 90 consecutive days.</del></li> </ul> <p>(Plan Change 4 Council Decision subject to appeal)</p>						
<b>P75</b>	Education activity	<p>a. The activity shall:</p> <ul style="list-style-type: none"> <li>i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;</li> <li>ii. only occupy a gross floor area of building of less than 200m<sup>2</sup>; or in the case of a health care facility, less than 300m<sup>2</sup>;</li> <li>iii. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</li> <li>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">A. Education activity</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Saturday; and</li> <li>II. Closed Sunday and public holidays.</li> </ul> </td> </tr> <tr> <td style="padding: 5px;">B. Preschools</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Friday, and</li> <li>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</li> </ul> </td> </tr> <tr> <td style="padding: 5px;">C. Health care facility</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>I. 07:00 – 21:00.</li> </ul> </td> </tr> </table>	A. Education activity	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Saturday; and</li> <li>II. Closed Sunday and public holidays.</li> </ul>	B. Preschools	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00 Monday to Friday, and</li> <li>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</li> </ul>	C. Health care facility	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00.</li> </ul>
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C. Health care facility	<ul style="list-style-type: none"> <li>I. 07:00 – 21:00.</li> </ul>							
<b>P86</b>	Preschools, other than as provided for in Rule 14.5.1.1 P54.							
<b>P97</b>	Health care facility							
<b>P108</b>	Veterinary care facility							
<b>P119</b>	Place of assembly							

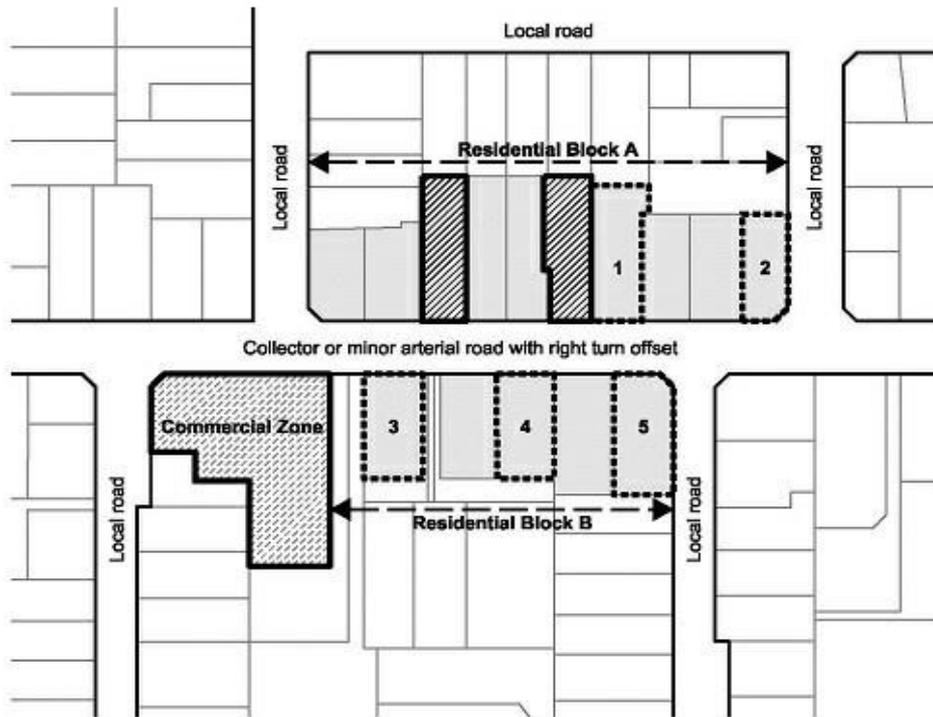
		<table border="1"> <tr> <td>D.Veterinary care facility</td> <td></td> </tr> <tr> <td>E.Places of assembly</td> <td></td> </tr> </table>	D.Veterinary care facility		E.Places of assembly	
D.Veterinary care facility						
E.Places of assembly						
		<ul style="list-style-type: none"> <li>v. in relation to <b>preschools</b>, limit outdoor play areas and facilities to those that meet <b>Rule 6.1.5.2.1</b> Table 1: Zone noise limits outside the Central City;</li> <li>vi. in relation to <b>preschools</b>, <b>veterinary care facilities</b> and <b>places of assembly</b> (See Figure 1.): <ul style="list-style-type: none"> <li>A. only locate on <b>sites</b> where any <b>residential activity</b> on an <b>adjoining front site</b>, or <b>front site</b> separated by an <b>access</b>, with <b>frontage</b> to the same <b>road</b> is left with at least one residential neighbour. That neighbour shall be on an <b>adjoining front site</b>, or <b>front site</b> separated by an <b>access</b>, and have <b>frontage</b> to the same <b>road</b>; and</li> <li>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</li> </ul> </li> <li>vii. in relation to <b>veterinary care facilities</b>, limit the boarding of animals on the <b>site</b> to a maximum of four;</li> <li>viii. in relation to <b>places of assembly</b>, <b>entertainment activities</b> shall be closed Sunday and public holidays; and</li> <li>ix. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul>				
<b><u>P12</u></b> <b><u>10</u></b>	<b>Community corrections facilities</b>	<ul style="list-style-type: none"> <li>a. The facilities shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation when the <b>site</b> is open to clients and deliveries to between the hours of 07:00 – 19:00; and</li> <li>ii. limit <b>signage</b> to a maximum area of 2m<sup>2</sup>.</li> </ul> </li> </ul>				
<b><u>P13</u></b> <b><u>11</u></b>	<b>Community welfare facilities</b>					
<b><u>P14</u></b> <b><u>12</u></b>	<b>Spiritual activities</b>	<ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation to 07:00-22:00; and</li> <li>ii. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul> </li> </ul>				
<b><u>P15</u></b> <b><u>13</u></b>	Emergency services facilities	Nil				
<b><u>P16</u></b> <b><u>14</u></b>	Repair or rebuild of <b>multi-unit residential complexes</b> damaged by the Canterbury earthquakes of 2010 and 2011 on properties with	<ul style="list-style-type: none"> <li>a. Where the repair or rebuild of a <b>building</b> will not alter the <del><b>building footprint</b></del> <b>building footprint</b>, location, or <b>height</b>, the <b>building</b> need not meet the built form standards.</li> </ul>				

	<p>cross leases, company leases or unit titles as at the date of the earthquakes</p>	<p>b. Where the <del>building footprint</del> <b>building footprint</b>, location, or <b>height</b> is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <ul style="list-style-type: none"> <li>i. the only built form standards that shall apply are those specified in <a href="#">Rules 14.5.2.3 – Building height and 14.5.2.6 – <del>Daylight recession planes</del> Height in relation to boundaries</a>;</li> <li>ii. in relation to the <b>road boundary setback</b>, the repaired or rebuilt <b>building</b> shall have a <b>setback</b> of at least <b>3 1.5</b> metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <b>building</b> increases the level of non-compliance with the standard(s) compared to the <b>building</b> that existed at the time of the earthquakes.</li> </ul> <p>Advice note:</p> <ul style="list-style-type: none"> <li>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <b>Council</b> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</li> </ul> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <b>adjoining</b> property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
<p><b>P17</b> <b>15</b></p>	<p>Temporary lifting or moving of earthquake damaged <b>buildings</b> where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> <li>a. <a href="#">Rule 14.5.2.3</a> – Building height and maximum number of storeys;</li> <li>b. <a href="#">Rule 14.5.2.4</a> – Site coverage;</li> <li>c. <a href="#">Rule 14.5.2.5</a> – Outdoor living space;</li> </ul>	<p>a. <b>Buildings</b> shall not be:</p> <ul style="list-style-type: none"> <li>i. moved to within 1 metre of an internal <b>boundary</b> and/or within 3 metres of any <b>water body</b>, scheduled tree, listed <b>heritage item</b>, areas listed as Sites of Ecological Significance (in <a href="#">Sub-chapter 9.1</a>), Natural Landscapes, Features or Character (in <a href="#">Sub-chapter 9.2</a>), or Sites of Ngai Tahu Cultural Significance (in <a href="#">Sub-chapter 9.5</a>), any <b>Council</b> owned structure, <b>archaeological site</b>, or the coastal marine area; or</li> <li>ii. lifted to a <b>height</b> exceeding 3 metres above the applicable recession plane or <b>height</b> control.</li> </ul>

	<p>d. <del>Rule 14.5.2.6 – Daylight recession planes</del><b>Height in relation to boundary</b>; or</p> <p>e. <del>Rule 14.5.2.7 – Minimum building setbacks from internal boundaries and railway lines.</del></p>	<p>b. The <b>building</b> must be lowered back or moved back to its original position, or a position compliant with the <b>District Plan</b> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a <b>building</b> being moved or lifted, the owners/occupiers of land <b>adjoining</b> the <b>sites</b> shall be informed of the work at least seven days prior to the lift or move of the <b>building</b> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <b>Council’s</b> Resource Consents Manager shall be notified of the lifting or moving the <b>building</b> at least seven days prior to the lift or move of the <b>building</b> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<b>P1816</b>	Salvation Army Addington Overlay	
	<b>P1816.1 Family store</b>	a. The activity shall take place in the existing (20 August 2014) <b>Family store</b> within the Salvation Army Addington Overlay.
	<b>P1816.2 Addiction services</b>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> <li>i. only locate within the Salvation Army Addington Overlay;</li> <li>ii. provide for a maximum of 19 overnight beds; and</li> <li>iii. take place in the existing (20 August 2014) <b>addiction services buildings</b>, or in upgraded or replacement <b>buildings</b> that meet the built form standards (<b>Rule 14.5.2</b>).</li> </ul>
	<b>P1816.3 Supportive housing</b>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> <li>i. only locate within the Salvation Army Addington Overlay;</li> <li>ii. provide for a maximum of 85 residents including those on reintegration programmes, which may be in a mixture of individual and shared housing; and</li> <li>iii. take place in the existing (20 August 2014) <b>supportive housing buildings</b>, or in upgraded or replacement <b>buildings</b> that meet the built form standards (<b>Rule 14.5.2</b>).</li> </ul>
	<b>P1816.4 Offices and meeting rooms for administration, counselling, family meetings, budgeting, education or training and</b>	a. The activity shall take place in the existing (20 August 2014) <b>buildings</b> , or in upgraded or replacement <b>buildings</b> that meet the built form standards ( <b>Rule 14.5.2</b> ).

	worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).	
<del>P19</del> <u>17</u>	a. The use of the existing control tower buildings (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> <li>i. Residential activities;</li> <li>ii. Preschools;</li> <li>iii. Health care facility;</li> <li>iv. Education activity;</li> <li>v. Place of assembly;</li> <li>vi. Retail activity;</li> <li>vii. Office; or</li> <li>viii. Warehouse activity</li> </ul>	a. The maximum gross floor area of retail activity shall be 1500m <sup>2</sup> . b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.
<del>P20</del> <u>18</u>	Relocation of a building	Nil
<del>P21</del> <u>19</u>	Market gardens, community gardens, and garden allotments	
<del>P22</del> <u>20</u>	Hosted visitor accommodation  (Plan Change 4 Council Decision subject to appeal)	a. A maximum of six guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am,

		<p>and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p><b>p23</b> <b>21</b></p>	<p>Visitor accommodation in a heritage item</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>



**KEY**

-  Complying residential activities with frontage to the same road
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

### 14.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 14.15.3](#), as set out in the following table.

Activity	The matters over which Council reserves its control:
<p><b>C1</b> Residential units (including any sleep-outs) containing more than six bedrooms in total</p>	<p>a. <del>Scale and nature of activity – Rule 14.15.5</del></p> <p>b. <del>Traffic generation and access safety – Rule 14.15.6</del></p> <p>(Plan Change 5D Council Decision)</p>
<p><b>C2</b> Activities that do not comply with Rule 14.5.2.2 – Tree and garden planting</p>	<p>a. <del>Street scene – road boundary building setback, fencing and planting – Rule 14.15.17</del></p>
<p><b>C3</b> Activities and buildings that do not meet Rule 14.5.2.11 – Building overhangs</p>	<p>a. <del>Residential design principles – Rule 14.15.1 d. and e only.</del></p>
<p><b>C4</b> Residential units that do not meet Rule 14.5.2.13 – Ground floor habitable space</p>	<p>a. <del>Residential design principles – Rule 14.15.1 d. and e only.</del></p>
<p><b>C5</b> Residential units that do not meet Rule 14.5.2.14 – Service, storage and waste management spaces</p>	<p>a. <del>Service, storage and waste management spaces – Rule 14.15.19</del></p>
<p><b>C6.1</b> Unhosted visitor accommodation:</p> <ol style="list-style-type: none"> <li>a. for a total per site of 60 nights or fewer per year;</li> <li>b. for a maximum of six guests at any one time.</li> </ol> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ol style="list-style-type: none"> <li>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</li> <li>b. Record keeping and provision of information to the Council</li> <li>c. Management of outdoor entertainment and recreation facilities</li> <li>d. Management of solid waste disposal</li> <li>e. Number and size of vehicles used by guests including large vehicles</li> <li>f. Building access arrangements and wayfinding</li> </ol>

Activity		The matters over which Council reserves its control:
		<p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
C72	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P2321.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

### 14.5.1.3 Restricted discretionary activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>a. The erection of new buildings and alterations or additions to existing buildings including all accessory</p>	<p>a. Residential design principles – Rule 14.15.1</p> <p>b. <del>Minimum unit size and unit mix – Rule 14.15.4</del></p>

	<p>buildings, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> <li>i. <del>three</del><u>four</u> or more residential units; or</li> <li>ii. <del>one or two residential units on a site smaller than 300m<sup>2</sup> gross site area (prior to subdivision); or</del></li> <li>iii. <del>one or two residential units resulting in residential floor area greater than 500m<sup>2</sup>; or</del></li> <li>iv. <del>ii.</del> over 40m<sup>2</sup> of a building used for other non-residential activities, on a site.</li> </ul> <p>b. <del>Except (until date of completion of the infrastructure work) on any site located within the Riccarton Wastewater Interceptor Overlay.</del></p> <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD2	Retirement villages	a. Retirement villages – Rule 14.15.9
RD3	Boarding house	<p>a. Scale <u>and nature</u> of activity – Rule 14.15.56</p> <p>b. Traffic generation and access safety – Rule 14.15.67</p> <p>(Plan Change 5D Council Decision)</p>
RD4	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	<p>a. Scale <u>and nature</u> of activity – Rule 14.15.56</p> <p>(Plan Change 5D Council Decision)</p>
RD5	<p>a. Convenience activities where:</p> <ul style="list-style-type: none"> <li>i. the site is located on the corner of a minor arterial road;</li> <li>ii. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>iii. the activity does not include the sale of alcohol;</li> <li>iv. outdoor advertising is limited to no more than 2m<sup>2</sup> and shall be within the road boundary setback;</li> <li>v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00</li> </ul>	<p>a. Residential design principles – Rule 14.15.1</p> <p>b. Scale <u>and nature</u> of activity – Rule 14.15.56</p> <p>c. Non-residential hours of operation – Rule 14.15.245</p> <p>d. Traffic generation and access safety – Rule 14.15.67</p> <p>(Plan Change 5D Council Decision)</p>

	<p>– 22:00 Monday to Sunday and public holidays; and</p> <p>vi. there is no provision of on-site parking area for visitors or service purposes.</p>	
<b>RD6</b>	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14.15.6)	a. Urban design - Rule 15.134.1.a.viii only
<b>RD7</b>	<p>a. Integrated Family Health Centres where:</p> <p>i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available;</p> <p>ii. the centre is located on sites adjoining a Neighbourhood Local centre, District Town centre or Key activity centre;</p> <p>iii. the centre occupies a gross floor area of building of between 301m<sup>2</sup> and 700m<sup>2</sup>;</p> <p>iv. outdoor advertising signage is limited to a maximum area of 2m<sup>2</sup>; and</p> <p>v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00.</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Traffic generation and access safety – Rule 14.15.67</p> <p>c. Non-residential hours of operation – Rule 14.15.245 (Plan Change 5D Council Decision)</p>
<b>RD8</b>	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 (except for P75-P108 standard ix., refer to Rule 14.5.1.4 D2) for:</p> <p>i. P43 Home occupancies:</p> <p><u>A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings;</u></p> <p><u>B. that do not meet one or more of standards b. to h.</u></p> <p>ii. P75 Education activity;</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <p>i. Scale and nature of activity – Rule 14.15.56</p> <p>ii. Traffic generation and access safety – Rule 14.15.67</p> <p>iii. Non-residential hours of operation – Rule 14.15.245 (Plan Change 5D Council Decision)</p>

	<ul style="list-style-type: none"> <li>iii. <b>P86 Preschools</b>, other than as provided for in <a href="#">Rule 14.5.1.1 P54</a> and <a href="#">Rule 14.5.1.4 D2</a>;</li> <li>iv. <b>P97 Health care facility</b>; or</li> <li>v. <b>P108 Veterinary care facility</b>.</li> </ul> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p> <p><b>(Plan Change 5D Council Decision)</b></p>	
<b>RD9</b>	<ul style="list-style-type: none"> <li>a. <b>Community corrections facilities</b> and community welfare facilities that do not meet one or more of the activity specific standards in <a href="#">Rule 14.5.1.1 P120</a> or <a href="#">P131</a>.</li> <li>b. Any application arising from these rules shall not be limited or publicly notified.</li> </ul>	
<b>RD10</b>	<ul style="list-style-type: none"> <li>a. Within the Salvation Army Addington Overlay: <ul style="list-style-type: none"> <li>i. Provision for overnight beds for <b>addiction services</b> which exceed the maximum number in activity specific standard <a href="#">Rule 14.5.1.1, P186.2 a ii.</a>, up to a maximum total of 25 overnight beds.</li> <li>ii. Provision for <b>supportive housing</b> which exceeds the maximum number of residents in activity specific standard <a href="#">Rule 14.5.1.1 P186.3 a ii.</a>, up to a maximum total of 100 residents.</li> <li>iii. Any upgrades (including exterior alterations or additions) to <b>buildings</b> existing on the 20 August 2014, or any replacement <b>buildings</b> for the activities specified in <a href="#">Rule 14.5.1.1 P186.2, P186.3 and P186.4</a>, that do not meet one or more of the relevant built form standards <a href="#">Rule 14.5.2</a>.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. Scale <b>and nature</b> of activity – <a href="#">Rule 14.15.56</a></li> <li>b. Traffic generation and access safety – <a href="#">Rule 14.15.67</a></li> </ul> <p><b>(Plan Change 5D Council Decision)</b></p>
<b>RD11</b>	<ul style="list-style-type: none"> <li>a. Temporary lifting or moving of earthquake damaged <b>buildings</b> that does not meet the standards in <a href="#">Rule 14.5.1.1 P175</a>.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – <a href="#">Rule 14.15.167</a></li> </ul>

RD12	Buildings that do not meet <a href="#">Rule 14.5.2.7(vi)</a> relating to rail corridor <a href="#">boundary setbacks</a>	a. Whether the reduced <a href="#">setback</a> from the rail corridor will enable <a href="#">buildings</a> to be maintained without requiring <a href="#">access</a> above, over, or on the rail corridor.
RD13	<p>a. <a href="#">Spiritual activities</a> that do not meet the hours of operation in <a href="#">Rule 14.5.1.1 P142</a>.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).</p>	a. Non-residential hours of operation – <a href="#">Rule 14.15.245</a>
RD14	<p><del>Buildings that do not meet <a href="#">Rule 14.5.2.3</a> up to a maximum <a href="#">height</a> of 14 metres (unless otherwise provided for in that rule)</del></p> <p>a. <a href="#">Buildings that do not meet <a href="#">Rule 14.5.2.3</a> – Building height and maximum number of storeys (except for <a href="#">Rule 14.5.2.3 (iv)</a> (within the Industrial Interface Qualifying Matter Area) refer to <a href="#">Rule 14.5.1.4 D11</a>).</a></p> <p>b. <a href="#">Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</a></p>	a. Impacts on neighbouring property – <a href="#">Rule 14.15.3.a</a>
RD15	<p>a. <a href="#">Buildings</a> that do not meet <a href="#">Rule 14.5.2.6 – Daylight recession planes Height in Relation to Boundary</a>.</p> <p>b. <a href="#">Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</a></p>	<p>a. Impacts on neighboring property – <a href="#">Rule 14.15.3.a</a></p> <p>b. <a href="#">Height in relation to boundary breaches – <a href="#">Rule 14.15.4</a></a></p>
RD16	<p>a. Activities and <a href="#">buildings</a> that do not meet <a href="#">Rule 14.5.2.4 – Site coverage</a></p> <p>b. <a href="#">Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</a></p>	a. Site density and site coverage – <a href="#">Rule 14.15.2</a>
RD17	<p>a. <a href="#">Buildings</a> that do not meet <a href="#">Rule 14.5.2.7 – Minimum building setbacks <del>internal boundaries and railway lines</del></a> (other than <a href="#">14.5.2.7(vi)</a>; refer RD12).</p> <p>b. <a href="#">Any application arising from <a href="#">Rule 14.5.2.7 road setback (only)</a> shall not be publicly or limited notified.</a></p> <p>c. <a href="#">Any application arising from this rule shall not be publicly notified.</a></p>	<p>a. Impacts on neighbouring property – <a href="#">Rule 14.15.3</a></p> <p>b. Minimum building, window and balcony setbacks – <a href="#">Rule 14.15.189</a></p>

<b>RD18</b>	<del><b>Buildings that do not meet Rule 14.5.2.8 – Minimum setback and distance to living area windows</b></del>	
<b>RD198</b>	<p>a. Residential units that do not meet <a href="#">14.5.2.5</a> – Outdoor living space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Outdoor living space – <a href="#">Rule 14.15.201</a>
<b>RD20</b>	<p><del>a. Buildings that do not meet Rule <a href="#">14.5.2.9</a> – Road boundary building setback.</del></p> <p><del>b. Any application arising from this rule shall not be limited or publicly notified.</del></p>	a. <del>Street scene – road boundary building setback, fencing and planting</del> <u>Residential fencing</u> – <a href="#">Rule 14.15.174</a>
<b>RD219</b>	<p>a. Buildings that do not meet <a href="#">Rule 14.5.2.109</a> – Street scene amenity and safety – fences</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
<b>RD220</b>	<p>a. Residential units that do not meet <a href="#">Rule 14.5.2.112</a> – Minimum unit size.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Minimum unit size and unit mix – <a href="#">Rule 14.15.4</a>
<b>RD231</b>	<p>a. Residential units that do not meet <a href="#">Rule 14.5.2.145</a> – Water supply for fire fighting.</p> <p>b. Any application arising from this rule shall not be publicly notified <del>and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</del></p>	a. Water supply for fire fighting – <a href="#">Rule 14.15.7</a>
<b>RD242</b>	Care facility	<p>a. Scale <u>and nature</u> of activity – <a href="#">Rule 14.15.56</a></p> <p>b. Traffic generation and access safety – <a href="#">Rule 14.15.67</a> <u>(Plan Change 5D Council Decision)</u></p>
<b>RD23</b>	<p>a. <u>The erection of new residential units and alterations or additions to residential units that do not meet <a href="#">Rule 14.5.2.10</a> – Windows to street.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	a. <u>Street-facing glazing</u> – <a href="#">Rule 14.13.23</a>
<b>RD24</b>	<p>a. <u>Activities that do not meet <a href="#">Rule 14.5.2.2</a> – Landscaped area and tree canopy cover.</u></p>	a. <u>Residential landscaping</u> – <a href="#">Rule 14.15.24</a>

	<p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	
RD25	<p><u>Residential units that do not meet Rule 14.5.2.13 – Service, storage, and waste management spaces</u></p>	<p>a. <u>Service, storage and waste management spaces – Rule 14.15.20</u></p>
RD26	<p>a. <u>Any garage or carport that does not comply with the garage and carport building location standards under Rule 14.5.2.15 – Garaging and carport building location; or</u></p> <p>b. <u>Any habitable room that does not comply with Rule 14.5.2.12 – Ground floor habitable room.</u></p> <p>c. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Residential design principles – Rule 14.15.1.d and 14.15.1.h</u></p>
RD27	<p>a. <u>New buildings, structures or additions greater than 20 metres in height from ground level that do not result in wind conditions that exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100 metres of the site, based on modelling:</u></p> <p style="padding-left: 40px;">i. <u>4m/s at the any boundary of any site, if that boundary adjoins public open spaces, private outdoor living spaces, or footpath(s); or</u></p> <p style="padding-left: 40px;">ii. <u>6m/s within any carriageway or car parking areas provided within or outside the site.</u></p> <p>b. <u>New buildings, structures or additions greater than 20 metres in height that do not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.</u></p> <p>c. <u>The requirements of a. and b. shall be demonstrated by a suitably qualified professional.</u></p>	<p>a. <u>Assessment of wind – Rule 14.15.29</u></p>
RD28	<p>a. <u>Residential units that do not meet Rule 14.5.2.8 – Outlook space per unit.</u></p> <p>b. <u>Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.</u></p>	<p>a. <u>Outlook space occupation – Rule 14.15.22</u></p>

<b>RD29</b>	<b>Residential units</b> that do not meet <a href="#">Rule 14.5.2.16 – Building reflectivity</a>	a. <a href="#">Residential design principles – Rule 14.15.1.i. – Hillside and small settlement areas</a>
<b>RD30</b>	a. <b>Activities that do not meet <a href="#">Rule 14.5.2.17 – Location of outdoor mechanical ventilation</a></b> b. <b>Any application arising from this rule shall not be limited or publicly notified.</b>	a. <a href="#">Residential design principles – Rule 14.15.1.d and 14.15.1.e</a>
<b>RD31</b>	Any <b>building</b> that does not meet <a href="#">Rule 14.5.2.18 – Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor</a>	a. <a href="#">Residential design principles – Rule 14.15.1.j</a>

#### 14.5.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
<b>D2</b>	a. Activities that do not meet one or more of the activity specific standards in <a href="#">Rule 14.5.1.1</a> for: <ul style="list-style-type: none"> <li>i. <a href="#">P1 Residential activity</a>;</li> <li>ii. <del><a href="#">P3 Conversion of an elderly person’s housing unit into a residential unit</a>;</del></li> <li>iii. <del><a href="#">P54 Care of non-resident children in a residential unit</a>;</del></li> <li>iiii. <del><a href="#">P6 Bed and breakfast</a>;</del></li> <li>iv. <a href="#">P119 Place of assembly</a>; or</li> <li>vi. Storage of more than one <a href="#">heavy vehicle</a> for activities for <del><a href="#">P75-P108</a></del> and <a href="#">P142</a>.</li> <li>vii. <a href="#">P197</a> The use of the existing control tower <a href="#">building</a> (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068). (Plan Change 4 Council Decision subject to appeal)</li> </ul>
<b>D3</b>	Student hostels owned or operated by a secondary <a href="#">education activity</a> or <a href="#">tertiary education and research activity</a> containing 10 or more bedrooms
<b>D4</b>	<a href="#">Show homes</a>
<b>D5</b>	<a href="#">Integrated family health centres</a> which do not meet one of more of the requirements specified in <a href="#">Rule 14.5.1.3 RD7</a>
<b>D6</b>	a. Redevelopment of <a href="#">brownfield</a> areas for mixed commercial and <a href="#">residential activities</a> on the following sites: <ul style="list-style-type: none"> <li>i. Deans Avenue (Former Saleyards)</li> </ul>

<b>D7</b>	<p>a. <b>Hosted visitor accommodation</b> that does not comply with activity specific standards in Rule <b>14.5.1.1 P2720</b> and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<b>D8</b>	<p>a. <b>Unhosted visitor accommodation</b> that does not comply with Rule <b>14.5.1.2 C61</b> and that does not exceed twelve guests per <b>site</b> at any one time; and</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<b>D9</b>	<p>a. <b>Visitor accommodation</b> in a <b>heritage item</b> that does not comply with activity specific standards (b) - (e) in Rule <b>14.5.1.1 P2321</b> and that does not exceed twenty guests per <b>site</b> at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<b>D10</b>	<p><u><b>Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.</b></u></p> <p>(Plan Change 5D Council Decision)</p>
<b>D11</b>	<p><u><b>Any building for a residential activity that does not meet Rule 14.5.2.3 (a)(iv) Building height and maximum number of storeys within the Industrial Interface Qualifying Matter Area.</b></u></p>

### 14.5.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	<del>Activities and buildings that do not meet Rule 14.5.2.3 where the height is over 14 metres (unless otherwise specified in that rule)</del>
<b>NC21</b>	<p>a. <b>Sensitive activities</b> and <b>buildings</b> (excluding <b>accessory buildings</b> associated with an existing activity):</p> <ol style="list-style-type: none"> <li>i. within 12 metres of the centre line of a 110kV or 220kV <b>National Grid transmission line</b> or within 12 metres of the foundation of an associated <b>support structure</b>; or</li> <li>ii. within 10 metres of the centre line of a 66kV <b>National Grid transmission line</b> or</li> </ol>

	<b>Activity</b>
	<p>within 10 metres of a foundation of an associated <b>support structure</b>; or</p> <p>b. Fences within 5 metres of a <b>National Grid transmission line support structure</b> foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. The <b>National Grid transmission lines</b> are shown on the planning maps.</li> <li>2. Vegetation to be planted around the <b>National Grid</b> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <b>Electricity (Hazards from Trees) Regulations 2003</b>.</li> <li>3. <b>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</b> contains restrictions on the location of structures and activities in relation to <b>National Grid transmission lines</b>. Buildings and activity in the vicinity of <b>National Grid transmission lines</b> must comply with <b>NZECP 34:2001</b>.</li> </ol>
<b>NC32</b>	<p>a. <b>Sensitive activities</b> and <b>buildings</b> (excluding <b>accessory buildings</b> associated with an existing activity):</p> <ol style="list-style-type: none"> <li>i. within 10 metres of the centre line of a 66kV <b>electricity distribution line</b> or within 10 metres of a foundation of an associated <b>support structure</b>; or</li> <li>ii. within 5 metres of the centre line of a 33kV <b>electricity distribution line</b> or within 5 metres of a foundation of an associated <b>support structure</b>; or</li> <li>iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <b>electricity distribution line</b> or within 5 metres of a foundation of an associated <b>support structure</b>.</li> </ol> <p>b. Fences within 5 metres of a 66kV or 33kV <b>electricity distribution line support structure</b> foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <b>electricity distribution line support structure</b> foundation.</p> <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <b>electricity distribution</b> network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. The <b>electricity distribution lines</b> are shown on the planning maps.</li> <li>2. Vegetation to be planted around <b>electricity distribution lines</b> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <b>Electricity (Hazards from Trees) Regulations 2003</b>.</li> </ol>
<b>NC43</b>	<p>a. <b>Visitor accommodation</b> that is:</p>

	Activity
	<ul style="list-style-type: none"> <li>i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</li> <li>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D7;</li> <li>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D8;</li> <li>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.5.1.4 D9; or</li> </ul> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

### 14.5.1.6 Prohibited activities

There are no prohibited activities.

## 14.5.2 Built form standards

**NOTE:** None of the medium density residential standards (MDRS) are in immediate legal effect as the Council has proposed a sunlight access qualifying matter that applies to all of the medium and high density residential zones (see section 86BA(1)(c)(ii) of the Resource Management Act 1991). They will not be in legal effect until after an IHP hearing and recommendation by the IHP to Council on those rules.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1, unless otherwise stated.

### 14.5.2.1 Site density and servicing

Advice Notes:

1. There is no site density standard in the ~~Residential~~ Medium Density Residential Zone.
2. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at

WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

**14.5.2.2 ~~Tree and garden planting~~ Landscaped area and tree canopy cover**

- a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
- c. For single and/or multi residential unit developments, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.
- d. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.
- e. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.
- f. All other Ssites shall include the minimum tree and garden planting as set out in the below table:

	For all <b>non-residential</b> activities, except permitted <b>commercial activities</b> in the Sumner Master plan Overlay
i.	<ul style="list-style-type: none"> <li>a. A minimum of 20% of the <b>site</b> shall be provided for <b>landscaping</b> (which may include private or communal open space), where <ul style="list-style-type: none"> <li>i. at least 50% of the <b>landscaping</b> shall be trees and shrubs, and</li> <li>ii. a minimum of one tree for every 250m<sup>2</sup> of gross <b>site</b> area (prior to <b>subdivision</b>), or part thereof, is included within the landscaping, and</li> <li>iii. at least one tree shall be planted adjacent to the <b>road boundary</b>.</li> </ul> </li> <li>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</li> <li>c. All trees and <b>landscaping</b> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</li> <li>d. For <del>multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing units,</del> the minimum tree and garden planting requirements shall be determined over the <b>site</b> of the entire complex.</li> </ul>
ii.	In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full <b>site</b> area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention

shall be paid to that area 4 metres from the **boundary** with each **road** and around the stream to enhance the area, create restful space and encourage bird life.

### 14.5.2.3 Building height and maximum number of storeys

a. The maximum **height** of any **building** shall be:

	Activity	Standard
i.	All <b>buildings</b> in areas not listed below	<p><del>11 metres provided there is a maximum of 3 storeys</del></p> <p><b>a. Unless b. applies, buildings must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</b></p> <div data-bbox="724 909 1372 1375" data-label="Diagram"> </div> <p><b>b. Within the Local Centre Intensification Precinct, buildings containing residential units must not exceed 14 metres in height above ground level.</b></p>
ii.	<b>Residential Medium Density Lower Height Limit Overlay</b>	<p><del>8 metres</del></p> <p><b>a. On sites of 1500 m<sup>2</sup> or greater, the maximum height of any building shall be 11 metres, with a maximum of three storeys, except that:</b></p> <p><b>i. within 10 metres of a site boundary that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum height shall be 8 metres.</b></p>
iii.	<b>Residential Medium Density Lower Height Limit Overlay at Central Riccarton</b>	<p><del>8 metres</del></p>

	Activity	Standard
iv.	<del>Sumner Residential Medium Density Zone</del>	<del>9.5 metres</del>
v.	<del>Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14.16.6</del>	<del>a. 13 metres b. Provided that the area above 9.5 metres is limited to no more than 100m<sup>2</sup> in gross floor area and is located at the apex of the street corner.</del>
vi.ii.	Within the <u>Medium Density Residential Medium Density Zone</u> in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 <a href="#">Appendix 15.15.5</a>	14 metres
vii.	<del>Residential Medium Density Higher Height Limit Overlay at Deans Avenue</del>	<del>20 metres</del>
viii.	<del>Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road</del>	<del>30 metres</del>
ix.	<del>Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach</del>	<del>a. 14 metres North Beach (area bounded by Marine Parade, Pacific Road, Jutland Street, Cygnet Street, Tonks Street, and Bowhill Road) b. 20 metres Central New Brighton (Plan Change 5F Council Decision)</del>
x.	<del>All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)</del>	<del>Any building shall not exceed 5 storeys above ground level</del>
xi.	<del>In the Salvation Army Addington Overlay</del>	<del>11 metres</del>
iii.	<u>All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.</u>	<u>20 metres</u>
iv.	<u>Buildings for a residential activity within the Industrial Interface Qualifying Matter Area</u>	<u>7 metres or two storey, whichever is the lesser</u>
v.	<u>Buildings within the Riccarton Bush Interface Area</u>	<u>8 metres</u>

**Advice note:**

1. See the permitted height exceptions contained within the definition of height.

#### 14.5.2.4 Site coverage

- a. The maximum ~~percentage of the building coverage must not exceed net site area covered by buildings shall be~~ 50% of the net site area.
- b. For ~~multi-unit residential complexes, social housing complexes, retirement villages and groups of older person's housing units,~~ the percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.
- c. Eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.

#### 14.5.2.5 Outdoor living space

- a. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
  - i. where located at ground level, has no dimension less than 3 metres; and
  - ii. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - iii. is accessible from the residential unit; and
  - iv. may be
    - A. grouped cumulatively by area in 1 communally accessible location; or
    - B. located directly adjacent to the unit.
  - v. is free of buildings, parking spaces, and servicing and manoeuvring areas.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
  - i. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - ii. is accessible from the residential unit; and
  - iii. may be
    - A. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - B. located directly adjacent to the unit.
- a. ~~For residential units with two or more bedrooms outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking areas or access. The required outdoor living space shall be within the following dimensions:~~

i.	<del>Minimum total area for each residential unit</del>	30m <sup>2</sup>
ii.	<del>Minimum private area</del>	16m <sup>2</sup>

iii.	Minimum dimension private area when provided at <b>ground level</b>	4 metres
iv.	Minimum dimension private area when provided by a <b>balcony</b>	1.5 metres
v.	Minimum dimension of communal space	4 metres
vi.	<b>Accessibility</b> of communal space	<b>Accessible</b> by all units
vii.	General <b>accessibility</b> for each <b>residential unit</b>	At least one private <b>outdoor living space</b> shall be <b>accessible</b> from a <b>living area</b> of a <b>residential unit</b>
viii.	Minimum required <b>outdoor living space</b> at <b>ground level</b> for entire site	50%

b. ~~The **outdoor living space** can be in a mix of private or communal areas at the **ground level** or in **balconies**.~~

c. ~~For one bedroom units or studios on the ground floor **outdoor living space** shall be provided, and shall not be occupied by **parking areas** or **access**, within the following dimensions:~~

i.	Minimum total private area for each <b>residential unit</b>	16m <sup>2</sup>
ii.	Minimum dimension private area when provided at <b>ground level</b>	4 metres

c. ~~d. For one bedroom units **exceeding 45m<sup>2</sup> in area** or studios **exceeding 35m<sup>2</sup> in area** entirely at an upper level, **outdoor living space** shall be provided within the following dimensions. ~~The required **outdoor living space** can be in a mix of private and communal areas, at the **ground level** or in **balconies** within the following dimensions:~~~~

i.	Minimum total private area for each <b>residential unit</b>	16m <sup>2</sup>
ii.	Minimum private <b>balcony</b> dimensions	A. 6m <sup>2</sup> area B. 1.5 metres dimension

d. ~~e. In the Salvation Army Addington Overlay the **outdoor living space** shall be communal and shall be based on 10m<sup>2</sup> per **residential unit**.~~

e. This rule does not apply to **residential units** in a **retirement village**.

#### 14.5.2.6 ~~Daylight recession planes~~ Height in relation to boundary

- a. No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

- b. This standard does not apply to—
- i. a boundary with a road:
  - ii. existing or proposed internal boundaries within a site:
  - iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed:
  - iv. within the Local Centre Intensification Precinct:
    - A. the construction of three or more residential units of a maximum of 14 metres in height from ground level, to any part of a building:
      1. along the first 20 metres of a side boundary measured from the road boundary;  
or
      2. within 60% of the site depth, measured from the road boundary, whichever is lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.
    - B. for any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below:
      1. northern boundary: 6 metres;
      2. southern boundary: 8 metres; and
      3. eastern and western boundaries: 7 metres

where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- a. ~~Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, Appendix 14.16.2 diagram C, from points 2.3 metres above:~~
- i. ~~ground level at the internal boundaries; or~~
  - ii. ~~where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or~~
  - iii. ~~where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.~~
- b. ~~Where the building is located in an overlay that has a permitted height of 11 metres or more, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.~~

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).
- d. Except that:
  - i. In the Residential Medium Density Zone Higher Height Limit Overlay, the recession plane shall be as shown in Appendix 14.16.2 diagram D, unless the height of the building is greater than 11 metres, in which case refer to diagram E.
  - ii. In the Residential Medium Density Lower Height Limit Overlay, the recession plane shall be as shown in Appendix 14.16.2 diagram B.

Advice note:

- 1. Refer to Appendix 14.16.2 for permitted intrusions.
- 1. Applicable height in relation to boundary planes are shown in Appendix 14.16.2.

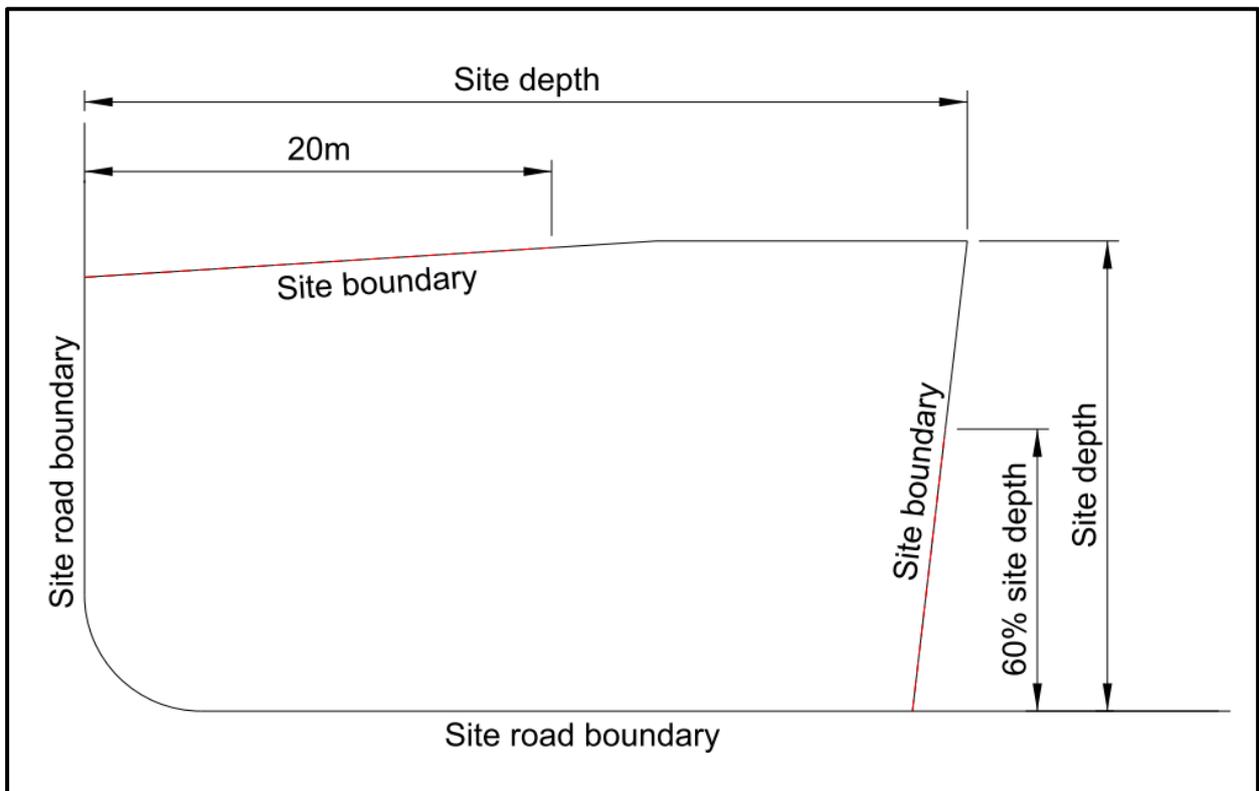


Figure 1: Application of height in relation to boundary exemption in Local Centres Intensification Precinct (14.5.2.6.b.iv)

#### 14.5.2.7 Minimum building setbacks from internal boundaries and railway lines

- a. The minimum building setback from internal boundaries shall be:

	Activity / area	Standard
i.	All buildings not listed below	<p><b>1-metre</b></p> <p><u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</u></p> <p><u>Front: 1.5 metres</u></p> <p><u>Side: 1 metre</u></p> <p><u>Rear: 1 metre (excluded on corner sites)</u></p>
ii.	<del>Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1 metre of the common internal boundary</del>	<p><b>1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window – refer diagram below.</b></p> <p><del>This rule also applies to accessory buildings.</del></p>
ii.	<u>Where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	<b>Nil</b>
iii.	<u>Eaves and roof overhangs and guttering.</u>	<p><b><u>Only road boundary: Eaves and roof overhangs to a maximum of 300mm in width measured from the wall of a building and guttering up to 200mm in width</u></b></p>
iii. iv.	<del>All other accessory buildings accessory buildings or garages that internally access a residential unit. where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length.</del>	<p><b>Nil</b></p> <p><b><u>Only for side and rear boundaries: where the building/s shall:</u></b></p> <p><b><u>A. be no greater than 3 metres in height above ground level; and</u></b></p> <p><b><u>B. Have a total length that does not exceed 10.1m in length.</u></b></p>
iv.	<del>Buildings that share a common wall along an internal boundary</del>	<b>Nil</b>
v.	<del>All other buildings where the internal boundary of the site adjoins an access or part of an access</del>	<b>1-metre</b>
vi. v.	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	<b>4 metres from the rail corridor boundary</b>

b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

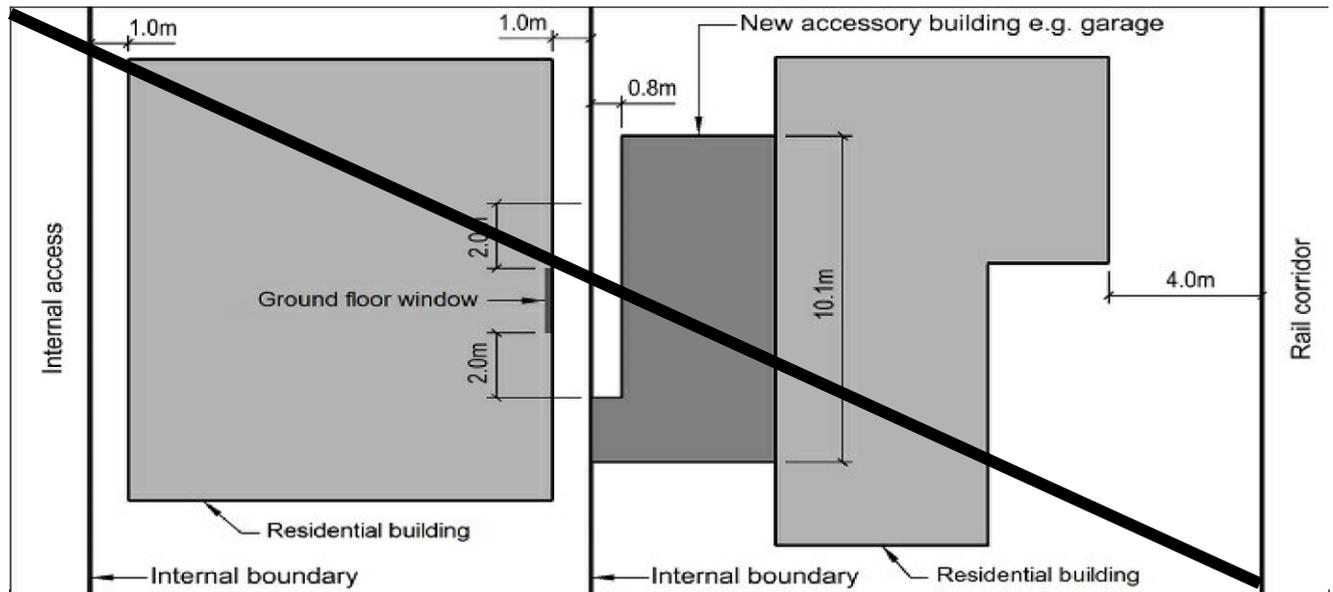


Figure 11: Separation from neighbours

**Advice note:**

1. This diagram is an illustrative example only, showing one way the rule may be applied (Refer to full rule for application of 1.8 metres separation).

#### 14.5.2.8 Minimum setback for balconies and living space windows from internal boundaries

- The minimum setback from an internal boundary for balconies shall be 4 metres.
- Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.
- For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.
- This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

**Advice note:**

1. See sill height in the definition of window.

### 14.5.2.9 Road boundary building setback

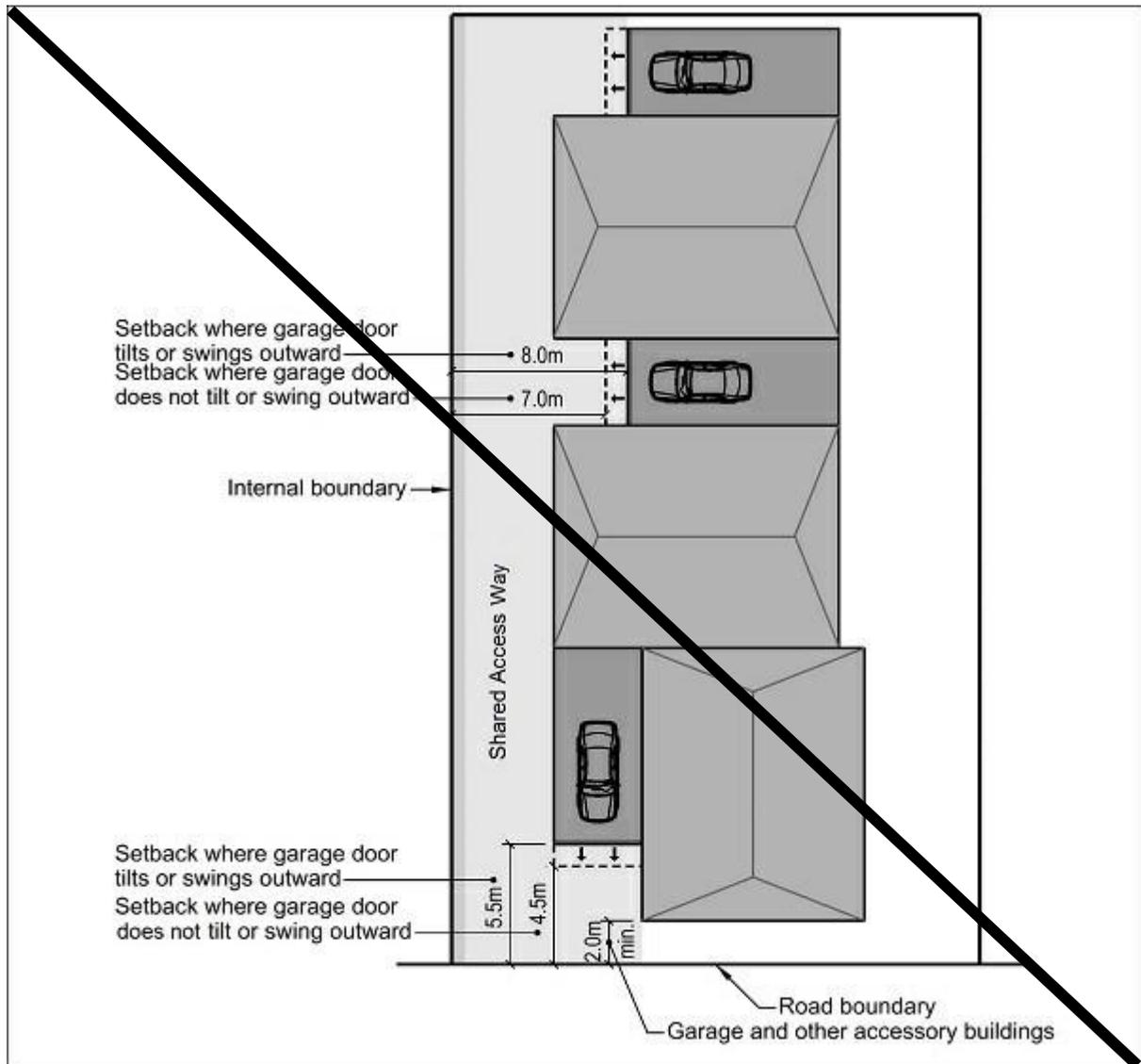
a. The minimum road boundary garage and building setback shall be:

	<b>Building type and situations</b>	<b>Standard</b>
i.	For all <b>buildings</b> and situations not listed below	2 metres
ii.	Where a <b>garage</b> has a vehicle door that does not tilt or swing outwards facing a <b>road</b>	4.5 metres
iii.	Where a <b>garage</b> has a vehicle door that tilts or swings outward facing a <b>road</b>	5.5 metres
iv.	Where a <b>garage</b> has a vehicle door that does not tilt or swing outward facing a shared <b>access-way</b>	7 metres measured from the <b>garage</b> door to the furthest formed edge of the adjacent shared <b>access</b> .
v.	Where a <b>garage</b> has a vehicle door that tilts or swings outward facing a shared <b>access-way</b>	8 metres measured from the <b>garage</b> door the furthest formed edge of the adjacent shared <b>access</b> .

b. Habitable space front façade

i. For **residential units** fronting **roads**, **garages**, and other **accessory buildings** (excluding basement **parking area** and swimming pools) shall be located at least 1.2 metres further from the **road boundary** than the front façade of any ground level **habitable space** of that **residential unit**.

ii. These **setback** distances apply where **garage** doors do not tilt or swing outwards.



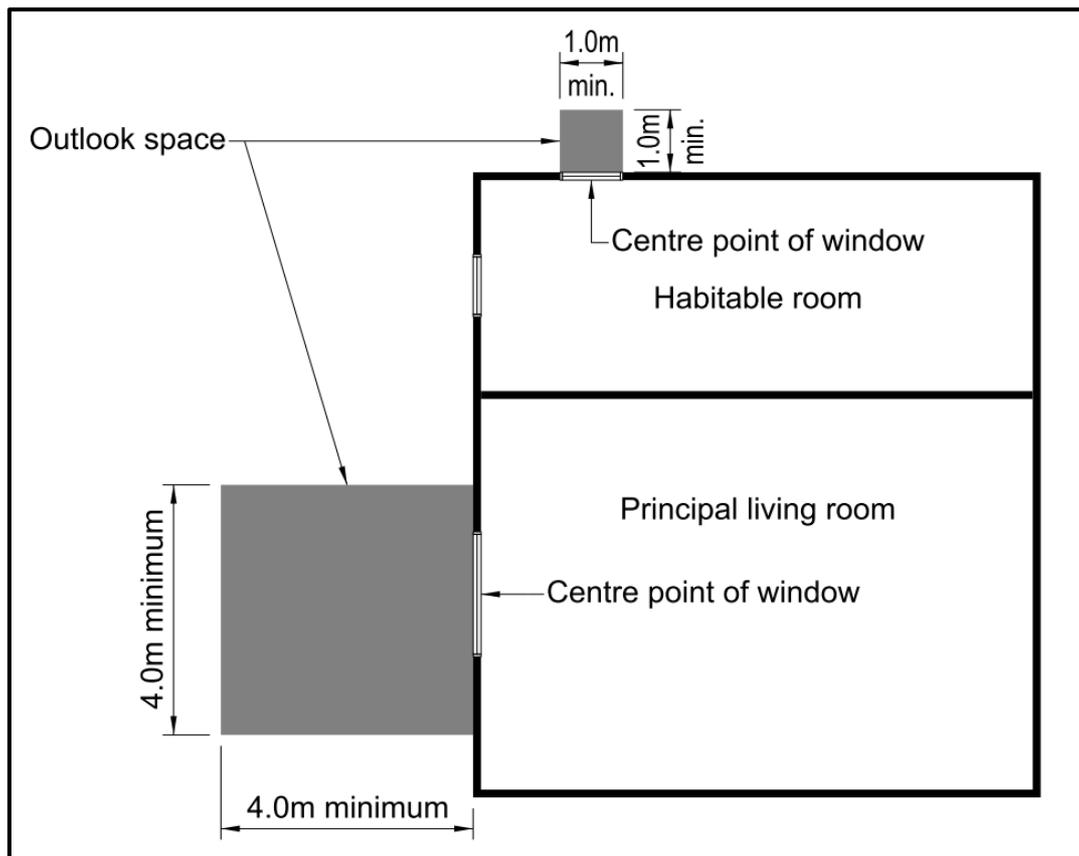
**Figure 7: Street scene and access ways**

**Advice note:**

1. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.

**14.5.2.8 Outlook space per unit**

- a. An outlook space must be provided for each residential unit as specified in this clause.
- b. An outlook space must be provided from habitable room windows as shown in the diagram (Figure 2) below:



**Figure 2: Outlook space**

- c. The minimum dimensions for a required outlook space are as follows:**
- i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and**
  - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.**
- d. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.**
- e. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.**
- f. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.**
- g. Outlook spaces may be under or over a balcony.**
- h. Outlook spaces required from different rooms within the same building may overlap.**
- i. Outlook spaces must—**
- i. be clear and unobstructed by buildings (excluding any doors opening into an outlook space from the principal living room); and**
  - ii. not extend over an outlook space or outdoor living space required by another dwelling.**

### 14.5.2.109 Street scene amenity and safety - fences

- a. Any fencing provided shall meet the following standards, being the maximum permitted height:

	<u>Fence location</u>	<u>Fence height standard</u>
i.	<u>Road boundary – non-arterial road</u>	<u>50% road boundary width (excluding accessways): 1.5m</u> <u>Remaining road boundary width: 1.0m</u>
ii.	<u>Road boundary – arterial road</u>	<u>50% road boundary width (excluding accessways): 1.8m</u> <u>Remaining road boundary width: 1.0m</u>
iii.	<u>Side, rear, and internal boundary.</u>	2.0m

- b. Any fencing requirements under 14.5.2.1 shall not be in addition to the above standards.

- c. Advice note:

- i. Additional controls on fence height and/or location may apply – refer Chapter 6.6 (Water Body Setbacks) and Chapter 7 (Transport).

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

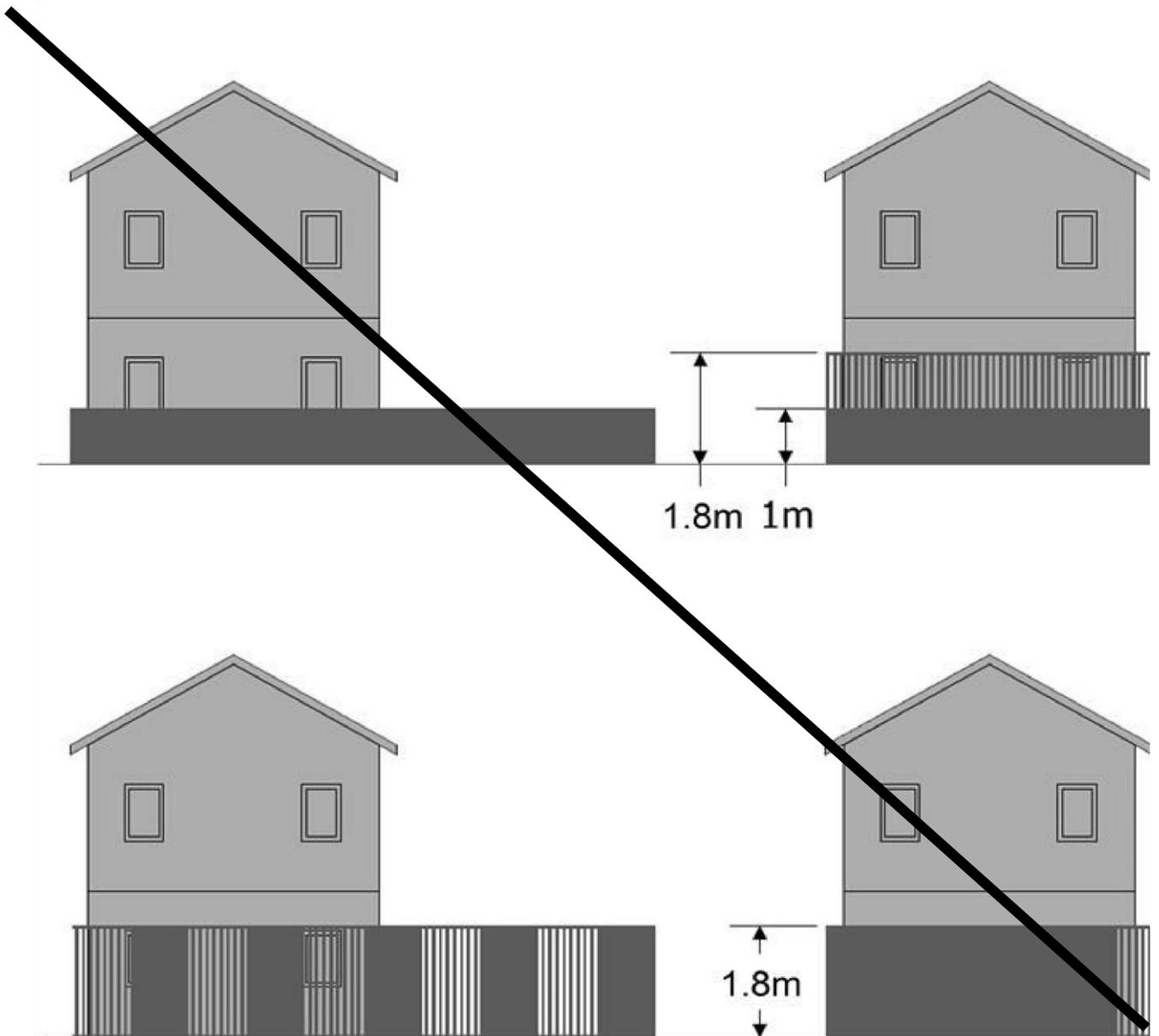
	<u>Fence type</u>	<u>Standard</u>
i.	<del>Where at least 50% of the fence structure is visually transparent.</del>	<del>1.8 metres</del>
ii.	<del>Where less than 50% of the fence structure is visually transparent.</del>	<del>1 metre</del>

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

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

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

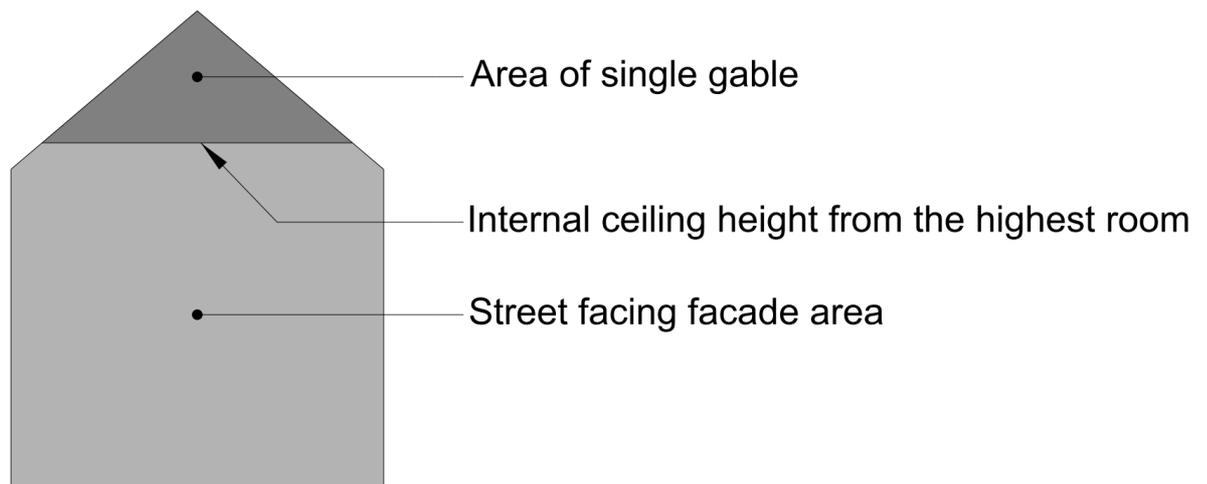
- e. ~~Parking areas shall be separated from road boundaries, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.~~



**Figure 8: Examples of acceptable fencing and screening structures**

#### **14.5.2.10 Windows to street**

- a. **Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.**
- b. **For the purpose of this rule:**
  - i. **the area of a single gable facing the street shall not be included in the calculation of the street facing façade, with the area of the gable as per Figure 3 below, where the internal ceiling height is measured from the highest room:**

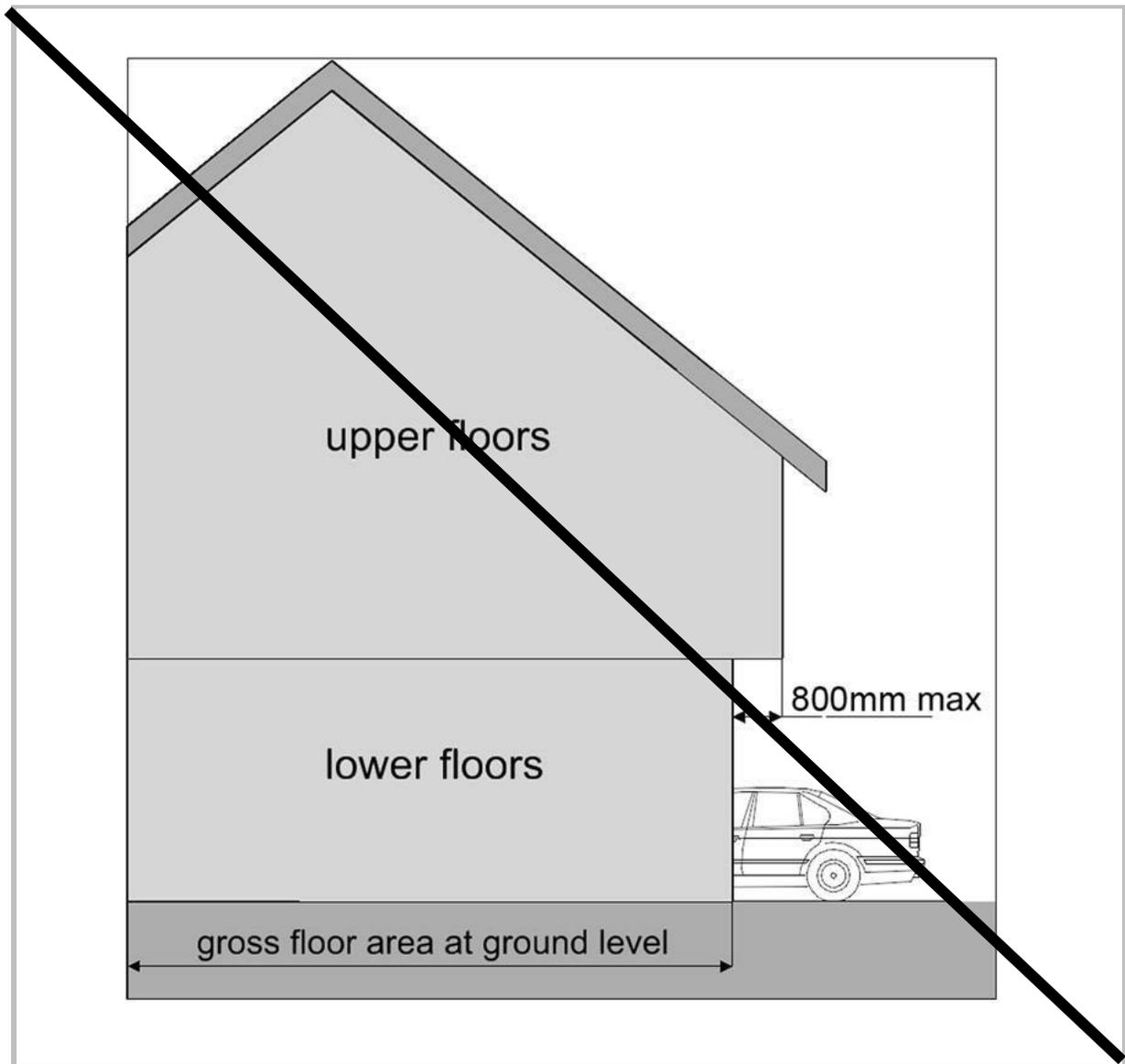


**Figure 3: How to measure street facing gable**

- c. **Rule 14.5.2.10 a. and b. shall only apply to the residential unit(s) with a street-facing façade within 12m of:**
- i. **a road boundary, and/or;**
  - ii. **a road designation on the site;**
- where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.**
- d. **Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m<sup>2</sup>, regardless of whether it is glazed or not.**
- e. **The total required glazing for the street-facing façade of that residential unit may be further reduced to 17.5% (inclusive of the door area), provided that:**
- i. **there is at least 1m<sup>2</sup> of clear glazing with a sill height no higher than 1.2m above interior floor level from ground floor of habitable rooms, in addition to any glazing in the hinged front door; and**
  - ii. **at least 20% of the ground floor of the street-facing façade of residential units consist of glazing (inclusive of a hinged the front door as described above).**

#### **14.5.2.11 Building overhangs**

- a. **No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.**



**Figure 9: Building overhangs**

**Advice note:**

~~1. This diagram is an illustrative example only, showing a way the rule may be applied.~~

**14.5.2.1211 Minimum unit size**

a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit shall be:

	Number of bedrooms	Minimum net floor area
i.	Studio	35m <sup>2</sup>
ii.	1 bedroom	45m <sup>2</sup>
iii.	2 bedrooms	60m <sup>2</sup>

	Number of bedrooms	Minimum net floor area
iv.	3 or more bedrooms	90m <sup>2</sup>

- b. This rule does not apply to residential units in a retirement village.

#### 14.5.2.1312 Ground floor habitable space room

- a. ~~Where the permitted height is 11 metres or less (refer to Rule 14.5.2.3) Any building that includes a residential unit shall:~~
- i. ~~where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at the ground floor level with minimum internal dimension of 3 metres; and~~
  - ii. ~~any residential unit shall have at least 50% of any ground floor area as habitable rooms.~~
  - i. ~~any residential unit fronting a road or public open space shall have a habitable space located at the ground level; and~~
  - ii. ~~at least 50% of all residential units within a development shall have a habitable space located at the ground level; and~~
  - iii. ~~for each residential unit, at least one habitable space located at the ground level shall have a minimum floor area of 9m<sup>2</sup> and a minimum internal dimension of 3 metres and be internally accessible to the rest of the unit.~~
- b. Where the permitted height limit is over 11 metres (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.
- c. This rule does not apply to residential units in a retirement village.

#### 14.5.2.1413 Service, storage, and waste management spaces

- a. ~~For multi-unit residential complexes and social housing complexes any development resulting in four or more residential units on a site only:~~
- i. each residential unit shall be provided with at least 2.25m<sup>2</sup> with a minimum dimension of 1.25 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins, and where located between a residential unit and the road boundary or access (pedestrian or vehicle) bins shall be screened by a solid fence with a minimum height of 1.2 metres;
  - ii. each residential unit shall ~~be provided with~~ have at least 3m<sup>2</sup> ~~with a minimum dimension of 1.5 metres~~ of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; and

iii. the required spaces in ~~a-i~~ and/or ~~b-ii~~ for each residential unit shall be provided either individually, or within a dedicated shared communal space. Any communal area shall be at least the sum total of the space required under (i) and (ii) for each residential unit.

**b.** Each residential unit shall have covered and secure storage areas (in addition to storage in kitchens, bathrooms, bedrooms, and garages) with a minimum dimension of 600mm, and with a total cumulative volume of:

i. 6m<sup>3</sup> for one-bed units;

ii. 8m<sup>3</sup> for two-bedroom units; or

iii. 10m<sup>3</sup> for three-bedroom or greater units;

with at least 50% of storage provided within the unit.

#### **14.5.2.15~~14~~ Water supply for fire fighting**

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

**b.** Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

#### **14.5.2.15 Garaging and carport building location**

a. When developing four or more residential units on a single site, any garage or carport shall be located at least 1.2 metres behind the front façade of a residential unit.

#### **14.5.2.16 Building reflectivity**

a. Within the Residential Hills Precinct, all roof finishes are not to exceed 30% light reflectance value (LRV).

#### **14.5.2.17 Location of outdoor mechanical ventilation**

a. Outdoor heat pump units, or other similar mechanical ventilation units, located at ground level shall not be located within 3 metres from the boundary between a residential site and a road or shared accessway (including a proposed accessway).

#### **14.5.2.18 Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor**

**a.** For all properties fronting the City Spine Transport Corridor:

i. where the road is 24m or less in width, a minimum building setback from the road boundary of 4m is required; and

ii. any fencing provided along the road boundary shall not exceed 1m in height maximum, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 75% transparent; and

iii. any outdoor living space must not be located within 1.5m of the road boundary.

### 14.5.3 Area-specific rules - Residential Medium Density Residential Zone

a. The following rules apply to the areas specified. All activities are also subject to [Rules 14.5.1](#) and [14.5.2](#) unless specified otherwise.

#### 14.5.3.1 Area-specific activities

##### 14.5.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in [Rule 14.5.2](#) unless specified otherwise in [Rule 14.5.3.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5, and 14.5.1.6](#) (unless specified otherwise in area specific rules); and [Rules 14.5.3.1.2, 14.5.3.1.3, 14.5.3.1.4, 14.5.3.1.5 or 14.5.3.1.6](#).

Activity/area	Activity specific standards
<p><b>P1</b> a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> <li>i. Preschools;</li> <li>ii. Health care facility;</li> <li>iii. Veterinary care facility;</li> <li>iv. Education activity;</li> <li>v. Place of assembly</li> <li>vi. Spiritual activities;</li> <li>vii. Community corrections facilities;</li> <li>viii. Community welfare facilities;</li> <li>ix. Care facility.</li> </ul>	<p>a. The activity specific standards in <a href="#">Rule 14.5.1.1</a> do not apply.</p> <p>b. The facility or activity shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> gross leasable floor space; and</li> <li>ii. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.</li> </ul>
<p><b>P2</b> <del>Guest</del> <a href="#">Visitor accommodation</a> in the Accommodation and Community Facilities Overlay in the Accommodation and</p>	<p><b>Nil</b></p> <p>a. The maximum size of all <a href="#">ancillary</a> activities shall not exceed 25% of the <a href="#">GFA</a> of all <a href="#">buildings</a> on the same <a href="#">site</a>.</p>

Activity/area	Activity specific standards
<p>Community Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>b. No individual types of ancillary activity shall be more than 250m<sup>2</sup> GLFA.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p><b>P3</b> Retirement villages in the Accommodation and Community Facilities Overlay</p>	<p>a. The activity shall achieve the following built form standards as follows:</p> <ul style="list-style-type: none"> <li>i. 14.5.2.3 Building height</li> <li>ii. 14.5.2.4 Site coverage</li> <li>iii. 14.5.2.6 <del>Daylight recession planes</del> <b>Height in relation to boundary</b></li> <li>iv. 14.5.2.7 Minimum building setbacks <del>from internal boundaries</del></li> <li>v. 14.5.2.97.a.i <del>Road boundary</del> <b>Minimum</b> building setbacks</li> <li>vi. 14.5.2.153 Water supply for fire fighting</li> </ul> <p>b. <b>Building</b> façade length – there must be a recess in the façade of a <b>building</b> where it faces a side or rear <b>boundary</b> from the point at which a <b>building</b> exceeds a length of 16 metres. The recess must:</p> <ul style="list-style-type: none"> <li>i. be at least 1 metre in depth, for a length of at least 2 metres;</li> <li>ii. be for the full <b>height</b> of the wall; and</li> <li>iii. include a break in the eave line and roof line of the façade.</li> </ul>
<p><b>P4</b> <u>Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</u></p> <p><b>Advice note:</b></p> <p><u>Refer to Rule 14.8.1.1 P18 for the Akaroa and Lyttelton Character Area Overlays.</u></p>	<p><u>Nil</u></p>

### 14.5.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control:
C1	Character Area Overlay	<p>a. <del>The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:</del></p> <ol style="list-style-type: none"> <li>i. <del>visible from the street;</del></li> <li>ii. <del>located in that part of the site between the road boundary and the main residential unit on the site; or</del></li> <li>iii. <del>involves changes to the front façade of the main residential unit of the site.</del></li> </ol> <p>b. <del>This rule does not apply to:</del></p> <ol style="list-style-type: none"> <li>i. <del>fences that are 1 metre in height or less;</del></li> <li>ii. <del>accessory buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height;</del></li> <li>iii. <del>fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public open space.</del></li> </ol> <p>a. <u>The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</u></p> <ol style="list-style-type: none"> <li>i. <u>less than 5 metres in height; and</u></li> <li>ii. <u>meets the built form standards applicable to the Character Area Overlay within which it is located.</u></li> </ol> <p>b. <del>e</del> Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Character Area Overlay – <a href="#">14.15.237</a></p>

### 14.5.3.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

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

Activity/area		The Council's discretion shall be limited to the following matters:
RD1	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay in <a href="#">Appendix 14.16.6</a>	a. Urban design - <a href="#">15.13.1.a.viii</a>
RD2	a. Activities and buildings that do not meet <a href="#">Rule 14.5.3.2.2</a> road boundary garage and building setback, for sites <del>with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road), and</del> within the Sumner Master plan Overlay ( <a href="#">Appendix 14.16.6</a> ) b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting – <a href="#">Rule 14.15.178</a>
RD3	<del>a. Activities that do not meet <a href="#">Rule 14.5.3.2.1</a> – Area specific development plans, Wigram special RNZAF provisions shown in Figure 6. b. Any application arising from this rule shall not be publicly notified, and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required, and absent written approval).</del>	<del>a. Specific setback provisions – Residential Suburban Zone Wigram – <a href="#">Rule 14.15.13</a></del>
RD4	Development in Areas A, B and C of the Commercial Local Zone / Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan Chapter 15 <a href="#">Appendix 15.15.5</a>	a. Development plans - <a href="#">Rule 14.15.156</a>
RD5	Activities that do not meet <a href="#">Rule 14.5.3.2.1</a> – Area specific development plans, <del>Residential</del> Residential Medium Density Residential Higher Height Limit and Site Density Overlay at Deans Avenue, and Sumner Master plan Overlay ( <a href="#">Appendix 14.16.6</a> )	a. Development plans - <a href="#">Rule 14.15.156</a>
RD6	Residential units in the Character Area Overlay that do not meet <a href="#">Rule 14.5.3.2.7</a> – <del>Site density</del> <u>Number of residential units per site</u>	a. Character Area Overlay – <a href="#">Rule 14.15.237</a>
RD7	a. Service stations in the Accommodation and Community Facilities Overlay. b. Any application arising from this rule shall not be limited or publicly notified.	a. Scale <del>and nature</del> of activity – <a href="#">Rule 14.15.56</a> b. <del>Non-residential Hh</del> hours of operation – <a href="#">Rule 14.15.245</a> c. Traffic generation and access safety – <a href="#">Rule 14.15.67</a>

Activity/area		The Council's discretion shall be limited to the following matters:
		(Plan Change 5D Council Decision)
RD8	Activities in the Accommodation and Community Facilities Overlay listed in Rule 14.5.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P1.	<ul style="list-style-type: none"> <li>a. Scale and nature of activity – Rule 14.15.56</li> <li>b. Non-residential Hours of operation – Rule 14.15.245</li> <li>c. Impacts on neighbouring property – Rule 14.15.3</li> <li>d. Traffic generation and access safety – Rule 14.15.67</li> </ul> (Plan Change 5D Council Decision)
RD9	<ul style="list-style-type: none"> <li>a. Buildings in the Accommodation and Community Facilities Overlay, and Residential Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development plan area that do not meet Rule 14.5.3.2.3 – Building height</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Impacts on neighbouring property – Rule 14.15.3</li> </ul>
RD10	<ul style="list-style-type: none"> <li>a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.4 – Maximum continuous building length.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Impacts on neighbouring property – Rule 14.15.3</li> <li>b. Residential design principles – Rule 14.15.1.c only</li> </ul>
RD11	<ul style="list-style-type: none"> <li>a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.5 – Front entrances and facades.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.15.1</li> </ul>
RD12	<ul style="list-style-type: none"> <li>a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.6 – Landscaped areas for select areas.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178</li> </ul>
RD13	Ancillary activities to visitor accommodation listed in Rule 14.5.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P2.	<ul style="list-style-type: none"> <li>a. Scale of activity - Rule 14.15.5</li> <li>b. Hours of operation - Rule 14.15.245</li> </ul>

	Activity/area	The Council's discretion shall be limited to the following matters:
	(Plan Change 4 Council Decision subject to appeal)	c. Traffic generation and access safety - Rule <a href="#">14.15.67</a>  (Plan Change 4 Council Decision subject to appeal)
RD14	<p><b>Within a Character Area Overlay:</b></p> <p>a. <u>The demolition or removal of a building greater than 30m<sup>2</sup> on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</u></p> <p>b. <u>This rule does not apply:</u></p> <ul style="list-style-type: none"> <li>i. <u>where <a href="#">14.5.3.1.2 C1</a> applies.</u></li> <li>ii. <u>to fences that meet the applicable built form standard <a href="#">14.5.3.2.12</a> for that Character Area;</u></li> <li>iii. <u>to accessory buildings that are less than 30m<sup>2</sup> and located to the rear of the main residential unit on the site and are less than 5 metres in height;</u></li> <li>iv. <u>to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</u></li> </ul> <p>c. <u>Activities that do not meet Built Form standard <a href="#">14.5.3.2.6</a>.</u></p> <p>d. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	a. <u>Character Area Overlay - Rule <a href="#">14.15.27</a></u>
RD15	a. <u>Activities that do not meet one or more of the built form standards for Residential Heritage Areas in Rule <a href="#">14.5.3.2</a>.</u>	<p>a. <u>Matters of Discretion for the applicable built form standards in Rule <a href="#">14.15</a>.</u></p> <p>b. <u>Matters of Discretion for the Character Area Overlay in Rule <a href="#">14.15.27</a>, where the site is also located in the Character Area Overlay.</u></p> <p>c. <u>Matters of Discretion for new buildings in Residential Heritage Areas – Rule <a href="#">9.3.6.4</a>.</u></p>

#### 14.5.3.1.4 Area-specific discretionary activities

- a. The activity listed below is a discretionary activity.

Activity/area	
D1	Retail activity and commercial activity in the Sumner Master plan Overlay that does not have frontage to public access ways identified in the Sumner Master plan Overlay in <a href="#">Appendix 14.16.6</a>

#### 14.5.3.1.5 Area-specific non-complying activities

There are no non-complying activities.

#### 14.5.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

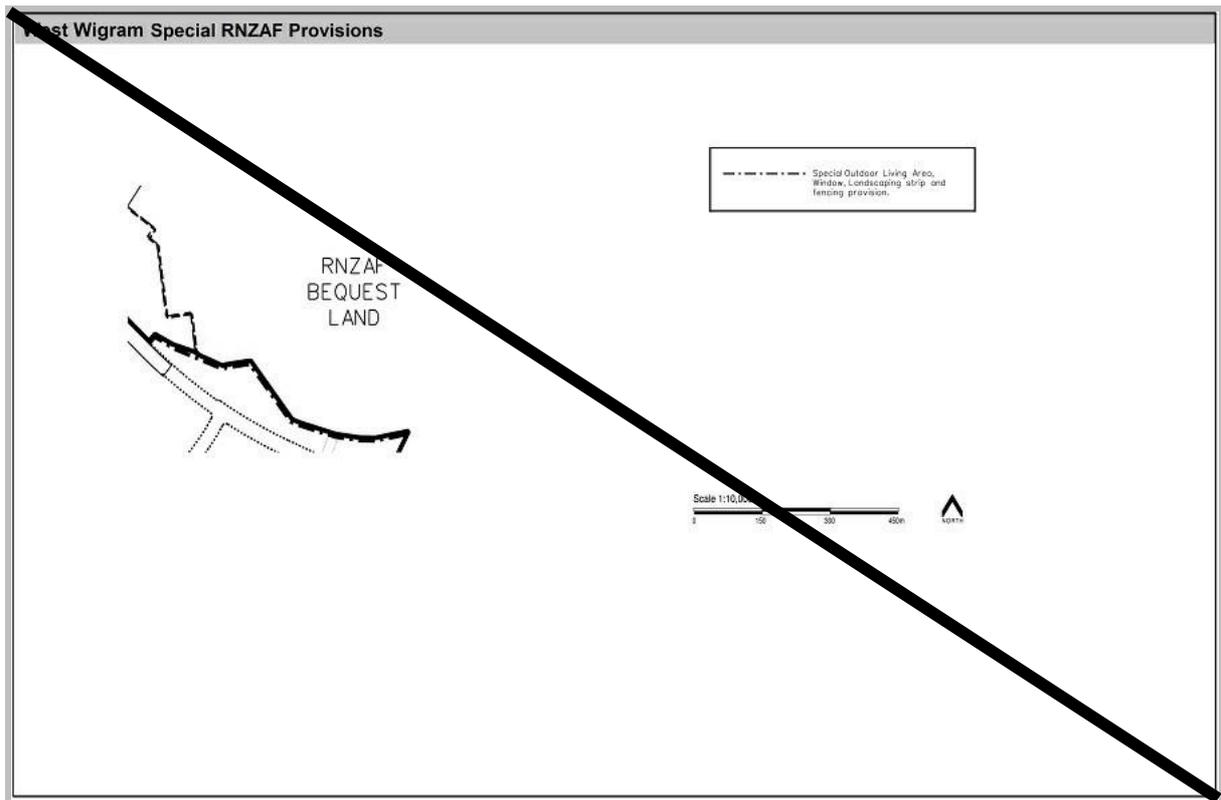
### 14.5.3.2 Area-specific built form standards

#### 14.5.3.2.1 Area specific development plans

a. This rule applies to:

- ~~i. Residential Medium Density Higher Height Limit at Deans Avenue;~~
- ~~ii. Residential Medium Density Zone Wigram shown on Figure 6; and~~
- ~~iii. Residential Medium Density Zone~~ Medium Density Residential zone in Sumner Master plan Overlay in [Appendix 14.16.6](#).

	Area	Standard
<del>b.</del>	<del>Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue</del>	<del>Sites shall not have access to Deans Avenue other than via the proposed road to be located between 100 metres and 110 metres from the intersection of Moorhouse and Deans Avenue. As shown on <a href="#">Appendix 14.16.3</a> Development plan Addington.</del>
<del>c.</del>	<del>Residential Medium Density Zone Wigram shown on Figure 6</del>	<del>Residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2 metre wide landscape strip and a close, solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.</del>
<del>d.a.</del>	Sumner Master plan Overlay ( <a href="#">Appendix 14.16.6</a> )	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay ( <a href="#">Appendix 14.16.6</a> )



**Figure 6: West Wigram Special RNZAF Provisions**

#### 14.5.3.2.2 Road boundary garage and building setback

- a. This rule applies to sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.16.6).
- b. Rule 14.5.2.97 Road boundary garage and building setback shall not apply on the above sites.
  - i. For sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), the road boundary setback shall be 6 metres.
  - ii. Sumner Master plan Overlay, shown in Appendix 14.16.6; for retail activities and commercial services with road frontage buildings; buildings shall:
    - A. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
    - B. provide a minimum of 60% and a maximum of 90% visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor;
    - C. provide pedestrian access directly from the road boundary; and
    - D. provide veranda or other means of weather protection along the full width of the building where it has frontage to a road.

- c. Sumner Master plan Overlay, shown in [Appendix 14.16.6](#); for **retail activity** and **commercial services** with frontage only to public **access ways**; **buildings** shall:
  - i. occupy the full public **access way frontage** of the **site**;
  - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
  - iii. provide pedestrian **access** directly from the public **access way**.

### 14.5.3.2.3 Building height

- a. This applies to:
  - i. ~~Residential~~ Medium Density **Residential** Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 [Appendix 15.15.5](#); and
  - ii. Accommodation and Community Facilities Overlay.
- b. The maximum **height** of any **building** shall be:

	Area	Standard
i.	<del>Residential</del> Medium Density <b>Residential</b> Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 <a href="#">Appendix 15.15.5</a> for all buildings	A. 14 metres B. <a href="#">Rule 14.5.2.3 Building height</a> and maximum number of storeys shall not apply within the above area.
ii.	Accommodation and Community Facilities Overlay	A. 11 metres, or B. 12 metres for that part of the <b>building</b> where a pitched roof of at least 22 degrees is provided.
iii.	<u>Heaton, Beverley, and Cashmere Character Areas</u>	A. <b>7 metres;</b> B. <b><u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 2 metre, where the entire roof slopes 15° or more.</u></b>
iv.	<u>Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese, Piko and Evesham/Bewdley Character Areas</u>	<b>5.5 metres</b>

	Area	Standard
v.	<p><b><u>In Residential Heritage Areas the maximum height of any building shall be:</u></b></p> <p><b><u>A. In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas</u></b></p> <p><b><u>B. In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u></b></p> <p><b><u>C. In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas</u></b></p> <p><b><u>D. In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u></b></p>	<p><b><u>7 metres, plus 2 metres for roof form</u></b></p> <p><b><u>5.5 metres</u></b></p> <p><b><u>5 metres</u></b></p> <p><b><u>11 metres</u></b></p>

#### 14.5.3.2.4 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay and in association with the following activities:

		Standards
i.	Guest Visitor accommodation; and a (Plan Change 4 Council Decision subject to appeal)	<p><b>A.</b> For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 10)</p> <p><b>B.</b> For existing buildings any addition to the building elevation shall not exceed a length of 10 metres</p>
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	

vi.	Place of assembly; and	
vii.	Veterinary care facility.	

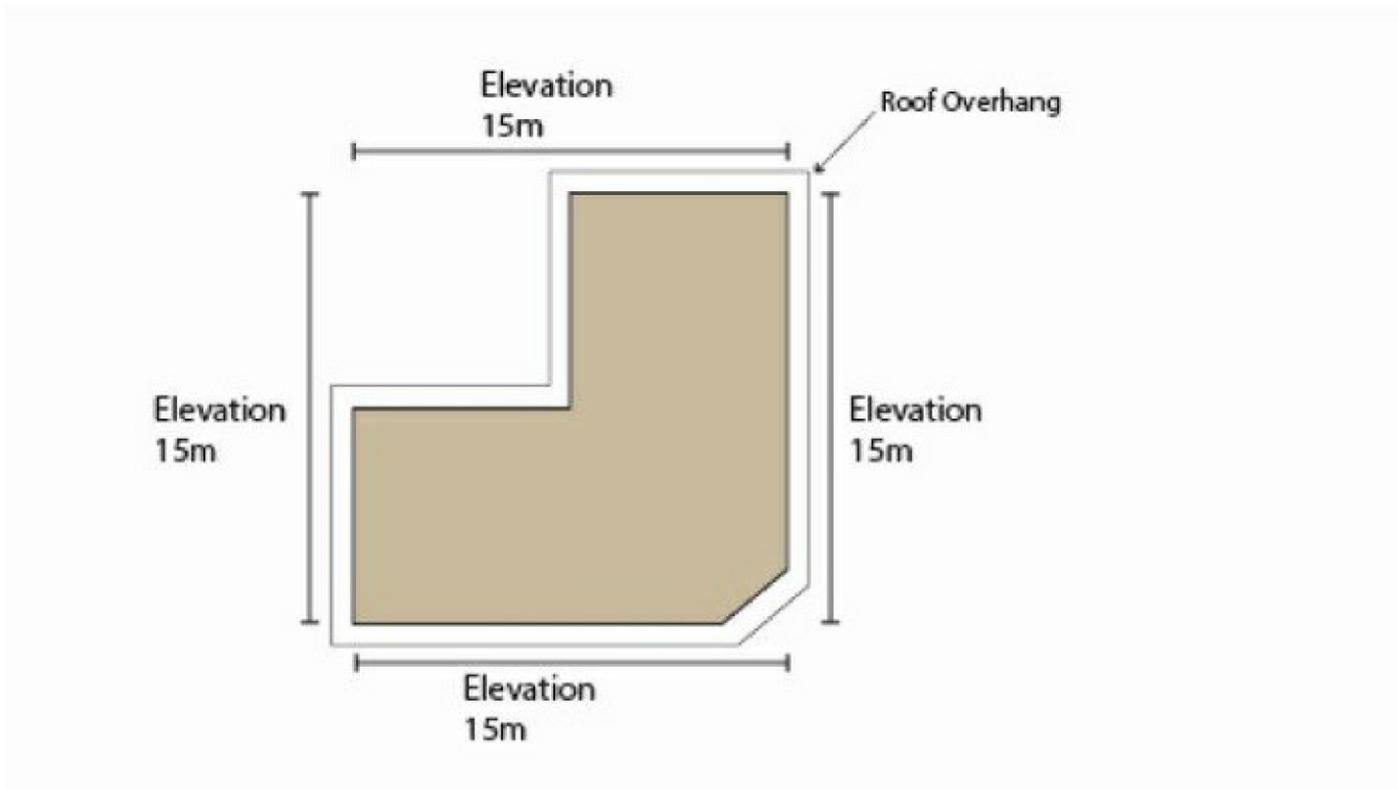


Figure 10: Measurement of a building elevation

#### 14.5.3.2.5 Front entrances and façades

- a. Within the Accommodation and Community Facilities Overlay the following front entrance and façade treatment shall be provided for:

	Buidings associated with:	Standards
i.	Guest <u>Visitor accommodation</u> ; and a (Plan Change 4 Council Decision subject to appeal)	A. Pedestrian <u>access</u> shall be directly from the <u>road frontage</u> . B. A minimum of 30% glazing on the road frontage on ground floor.
ii.	<u>Community facility</u> ;	

iii.	Preschool;	C. A minimum of 20% glazing on the road frontage on elevations above ground level.
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly; and	
vii.	Veterinary care facility.	

- b. **Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas:**
- i. **any residential unit shall be built across a minimum of 60% of the width of an allotment, where it abuts a road boundary.**
- c. **Within the Cashmere Character Area:**
- i. **the minimum dimension of the building frontage to the street, excluding any garage, shall be 8 metres.**
- d. **Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko, Cashmere, and Bewdley Character Areas:**
- i. **the maximum paved access width per site is 3.6 metres, or;**
- ii. **4.8 metres, where it includes a pedestrian access with a minimum width of 1.2 metres.**

#### **14.5.3.2.6 Landscaped areas for select areas**

- a. Planting shall be provided as follows:
- i. Within the Accommodation and Community Facilities Overlay for non-residential activities:
- A. In areas areas adjoining the road frontage of all sites:
- I. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and
- II. a minimum 2 metre planted strip.
- B. On sites adjoining residential and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
- ii. Within the Character Area Overlay for all activities:

- ~~A. A landscape strip of a minimum width of 2 metres comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.~~
- A. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with tree and garden planting.
- B. A landscaping strip with a minimum width of 2 metres shall be planted along the rear boundary, and shall include trees that will grow to a minimum height of 6–8 metres.
- C. In addition to A and B above:
1. Within the Heaton Character Area, a minimum of 3 specimen trees of 8-12 meters in height shall be planted within front setback and a landscaping strip, with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
  2. Within the Beverley and Englefield Character Areas, a landscaping strip, comprising a combination of tree and garden planting, and with a minimum width of 2 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
  3. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Dudley, Beckenham, Piko and Cashmere Character Areas, a landscaping strip, comprising a combination of tree and garden planting, and with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.
  4. Within the Bewdley Character Area, a landscaping strip of a minimum width of 3 metres, shall be located along the length of the road boundary excluding that part required for a driveway or pedestrian access.

#### **14.5.3.2.7 Site density**

- a. ~~Within the Character Area Overlay each residential unit shall be contained within its own separate site and the site shall have a minimum net site area as follows:~~

	Area	Standard
i.	<del>Residential Medium Density Zone within the Character Area Overlay</del>	400m <sup>2</sup>
ii.	<del>Character Area Overlay – Character Area 8 – Beverley</del>	500m <sup>2</sup>

### 14.5.3.2.7 Number of residential units per site

- a. Within the Character Area Overlay, there must be no more than 2 residential units per site.
- b. In Residential Heritage Areas there must be no more than 2 residential units per site.

### 14.5.3.2.8 Setbacks

- a. Within Character Area Overlays, buildings must be set back from the relevant boundary by the minimum depth listed in the table below, except as per b. and c below:

	<u>Setback</u>	<u>Area and setback distance</u>
i.	<u>Front</u>	<p>A. <u>Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas:</u></p> <ol style="list-style-type: none"> <li>1. <u>8 metres,</u></li> <li>2. <u>except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary.</u></li> </ol> <p>B. <u>Within the Beverley Character Area:</u></p> <ol style="list-style-type: none"> <li>1. <u>3 metres, where the front setback is on the north side of the street, or;</u></li> <li>2. <u>7 metres, where the front setback is on the south side of the street.</u></li> </ol> <p>C. <u>Within the Englefield Character Area:</u></p> <ol style="list-style-type: none"> <li>1. <u>3 metres, but with a maximum of 5m.</u></li> </ol> <p>D. <u>Within the Cashmere Character Area:</u></p> <ol style="list-style-type: none"> <li>1. <u>5 metres.</u></li> </ol> <p>E. <u>Within the Evesham/Bewdley Character Area:</u></p> <ol style="list-style-type: none"> <li>1. <u>6 metres</u></li> </ol>
ii.	<u>Side</u>	<p>F. <u>Within the Heaton Character Area:</u></p> <ol style="list-style-type: none"> <li>1. <u>3 metres.</u></li> </ol> <p>G. <u>Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas:</u></p> <ol style="list-style-type: none"> <li>1. <u>2 metres on one side and 3 metres on the other.</u></li> </ol> <p>H. <u>Within the Englefield, Bewdley and Roker Character Areas:</u></p> <ol style="list-style-type: none"> <li>1. <u>1 metre on one side and 3 metres on the other.</u></li> </ol> <p>I. <u>Within the Cashmere Character Area:</u></p>

		1. <u>3 metres.</u>
iii.	<u>Rear</u>	J. <u>Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas</u> 1. <u>3 metres.</u>
iv.	<u>Accessory buildings</u>	K. <u>In relation to side and rear boundaries only, where the total length of the accessory building does not exceed 10m: Nil</u>
v.	<u>Eaves and roof overhangs</u>	L. <u>Up to 300mm in width and guttering up to 200mm in width from the wall of a building may protrude into the front setback</u>

**b. Within Residential Heritage Areas, the minimum road boundary building setback shall be:**

i.	<u>In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u>	<u>6 metres, where existing house is relocated forward on the site</u>  <u>8 metres, where existing house not retained</u>
ii.	<u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, and Inner City West Residential Heritage Areas</u>	<u>Minimum: 3 metres;</u> <u>Maximum: 5 metres.</u>
iii.	<u>In Macmillan Avenue Residential Heritage Area</u>	<u>5 metres</u>

**c. In Residential Heritage Areas the minimum building setback from internal boundaries shall be:**

i.	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>3 metres</u>
ii.	<u>In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u>  <u>Side boundary</u>	<u>2 metres and 3 metres</u>

	<u>Rear boundary</u>	<u>3 metres</u>
iii.	<u>In Shelley/Forbes Street, Englefield Avonville, and Chester Street East/Dawson, and Inner City West Residential Heritage Areas:</u> <u>Side boundary</u>  <u>Rear boundary</u>	<u>1 metre and 3 metres</u>  <u>3 metres</u>
iv.	<u>In Macmillan Avenue Residential Heritage Area</u> <u>Side boundary</u>  <u>Rear boundary</u>	<u>3 metres</u>  <u>3 metres</u>

#### **14.5.3.2.9 Building coverage**

- a. In all Character Areas except the Englefield Character Area, the maximum **building coverage** must not exceed 35% of the **net site area**, except that eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a **building** shall not be included in the site coverage calculation.
- b. Within the Englefield Character Area, the maximum **building coverage** must not exceed 35% of the **net site area**, except that eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a **building** shall not be included in the site coverage calculation.
- c. In Residential Heritage Areas, the maximum percentage of the **net site area** covered by **buildings** shall be as follows:

i.	<u>In all Residential Heritage Areas, except the Englefield Residential Heritage Area</u>	<u>40%</u>
ii.	<u>In Englefield Residential Heritage Area</u>	<u>35%</u>

#### **Advice note:**

1. For building coverage in the Lyttelton Character Area Overlay and Lyttelton Residential Heritage Area, refer to [Rule 14.8.3.2.4](#).

### 14.5.3.2.10 Outdoor living space per unit

- a. Within the Heaton and Beverley Character Areas:
- i. a residential unit at ground floor level must have an outdoor living space that is at least 80 square metres at ground floor level and has no dimension less than 7 metres; and
  - ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and
  - iii. any outdoor living space must be:
    - A. accessible from the residential unit;
    - B. located directly adjacent to the unit; and
    - C. be free of buildings, parking spaces, and servicing and manoeuvring areas.
- b. Within the Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Piko, Cashmere, Bewdley and Roker Character Areas:
- i. a residential unit at ground floor level must have an outdoor living space that is at least 50 square metres at ground floor level and has no dimension less than 5 metres; and
  - ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and
  - iii. any outdoor living space must be:
    - A. accessible from the residential unit;
    - B. located directly adjacent to the unit; and
    - C. be free of buildings, parking spaces, and servicing and manoeuvring areas.
- c. In Residential Heritage Areas each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area as follows:

i.	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>80m<sup>2</sup></u>
ii.	<u>In Church Property Trustees North St Albans Subdivision (1923), Piko/Shand (Riccarton Block) State Housing, Macmillan Avenue, Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, and Inner City West Residential Heritage Areas.</u>	<u>50m<sup>2</sup></u>

#### 14.5.3.2.11 Windows to street

- a. Within the Heaton, Beverley, Englefield, Piko, and Cashmere Character Areas, any residential unit facing the street must have a minimum of 20% of the street-facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door.
- b. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Roker Character Areas, any residential unit facing the street must have a minimum of 30% of the street-facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door.
- c. Within the Bewdley Character Area, any residential unit facing the street must have a minimum of 40% of the street-facing façade in transparent glazing.
- d. For the purpose of this rule, any area of roofspace that is fully enclosed by a gable shall not be included in the area of the front façade.

#### 14.5.3.2.12 Fencing in character areas

- a. Within the Heaton Character Area, the maximum height of fencing along the front boundary is 1.8 metres.
- b. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Dudley, Beckenham and Therese Character Area, the maximum height of fencing along the front boundary is 1.2 metres.
- c. Within the Ryan Character Area, the maximum height of fencing along the front boundary is 0.8 metres.
- d. Within the Englefield and Piko Character Area, the maximum height of fencing along the front boundary is 1 metres.
- e. Within the Evesham/Bewdley Character Area, the maximum height of fencing along the front boundary is 0.5 metres.
- f. Within the Cashmere Character Area, the maximum height of:
  - i. fencing along the front boundary is 1.2 metres; and
  - ii. any retaining wall along the front boundary is 1.5 metres.
  - iii. And where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 metres with the intervening area containing planting.
- g. The maximum height of fencing for all side and rear (internal) boundaries is 2.0 metres.
- h. Any areas used for vehicular parking shall be separated from open space, or adjoining residentially zoned sites by fencing that meets the requirements in a) – f) above.

Advice Note: [Rule 7.4.3.7](#) – Access design – shall also apply, where applicable.

#### **14.5.3.2.13 Garaging and carport building location in character areas**

- a. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas, garages and carports (whether detached or not) shall be located:**
  - i. to the rear of any residential unit; or**
  - ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit.**
- b. Within the Cashmere Character Area, a single garage or carport less than 4.5 metres in width may be located within the street setback, where it is:**
  - i. located front on to the street;**
  - ii. less than 25% of the width of the street frontage; and**
  - iii. does not have a driveway or garage located within 2.5 metres.**

#### **14.5.3.2.14 Internal separation in character areas**

- a. Within the Englefield Character Area, except for the conversion of an existing residential unit into two residential units, any residential unit must be separated from any other residential unit on the same site by a minimum of 5 metres.**
- b. Within any Character Area, any building on a site that contains 2 detached residential units must be setback by a minimum of 5 metres from the second residential unit or any accessory building associated with that unit.**
- c. Any building must be set back from a shared access by a minimum of 1 metre.**