

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

Bold underline light blue text/~~**Bold strikethrough light blue text**~~ – Consequential minor corrections

Underline blue highlight – Council alternative recommendations (including consequential amendments as a result)

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*Note that in the above, any **green text** represents a defined word or term, and any **blue text** represents a hyperlink.*

Text to add for any alternative Council recommendation:

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.

14A.1511 Rules – Matters of control and discretion

- a. When considering applications for controlled activities, the Council's power to impose conditions on the consent is restricted to the matters over which control is reserved in the relevant rule and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below.

14A.1511.1 Residential design principles

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.

- a. New developments shall be assessed against the seven residential design principles.
- b. Guidance for the application of the principles 1-7 is included beneath each principle, for the assistance of Plan users. For the avoidance of doubt the guidance is an aid to interpretation and understanding of the principle but is not itself a matter of discretion.
- c. There is no hierarchy to the principles, but appropriately considering the site layout (Principle 1) at the start of the design process makes the other principles easier to achieve.
- d. For the avoidance of doubt, when evaluating the principles, the applicable reservation of control or restriction of discretion includes all directly relevant actual or potential adverse and positive effects of the proposal.
- e. **Principle 1: Site layout:**

Whether the development achieves high quality design through a well-considered site layout that positively contributes to the adjacent street, orients residential units to face the street and public or shared spaces (external to or within the site) and incorporates safe and direct pedestrian access throughout the development.

Guidance:

- 1.A. Buildings are designed and positioned to ensure a positive street interface, with ground floor habitable space overlooking the street and a public frontage including front doors and planting.
- 1.B. Tree and garden planting is provided in appropriately sized spaces between buildings and the street and accessways, in locations adjacent to units.
- 1.C. Private outdoor living spaces are located to the side or rear of units, minimising the desire for tall privacy fencing in the front yard area.
- 1.D. Car parking, loading and service areas and elements are located away from the street front and unit entrances, in positions convenient to occupants that do not compromise the quality of the street edge, entrances and access to units.

- 1.E. Pedestrian accessways are located where they can be overlooked by habitable spaces, while still providing for privacy for unit occupants.
- 1.F. Larger **development sites** (exceeding 4,000m²) provides connections (or are designed not to foreclose potential future connections) through the site for the public.

f. Principle 2: Relationship to the street and public open spaces:

Whether the development engages with and contributes to adjacent streets, on-site communal space, and any other adjacent **public open spaces** to contribute to them being lively, safe and attractive.

Guidance:

- 2.A. **Building** frontages, including public entrances and **windows** to **habitable rooms**, are oriented toward the street, adjacent **public open spaces**, and on-site shared spaces.
- 2.B. **Buildings** on corner sites emphasise the corner and address both streets. **and**
- 2.C. **Habitable rooms** are located on the ground floor, with **windows** facing towards, and visible from, the street and accessways.

g. Principle 3: Built form and appearance:

Whether the development is designed to provide visual interest, a sense of **human scale**, and mitigate the effects of **building** bulk.

Guidance:

- 3.A. Places **building** bulk at the street front and otherwise limits long **buildings**.
- 3.B. Avoids blank elevations and facades dominated by **garage** doors or **breezeways**.
- 3.C. Create visual interest and a sense of **human scale** through the use of varied rooflines, **building** articulation, architectural detailing, glazing and variation of materials.
- 3.D. Moderate the massing at the top of **buildings** higher than 12 metres through upper floor setbacks and roof-form and integrate any rooftop plant and servicing into the roof-form.
- 3.E. Separate blocks of units within adequate setbacks that allow access to sunlight and daylight between buildings and provide privacy between blocks.

h. Principle 4: Liveability and well-being:

Whether internal and external residential amenity for occupants and neighbours is provided.

Guidance:

- 4.A. Outlook, sunlight and privacy is provided through the **site** layout, and orientation of **buildings**, internal layout of units, and the size and positions of **windows** and **balconies**.
- 4.B. Private outdoor spaces are directly connected to the living spaces within **residential units**.
- 4.C. Conveniently accessible storage and service spaces for each unit are provided with adverse effects on occupants, neighbours and public spaces minimised in the design and

location of these areas.

4.D. Where provided, communal outdoor living is conveniently located, oriented for good solar access, includes tree planting and is connected and accessible to **residential units** by **pedestrian access** that is high quality, safe, sufficiently wide and has a standard of formation to be used by people with differing mobility needs.

4.E. Include tree and garden planting visible from, and relating to, the street frontage, **boundaries**, **access** ways, and **parking areas**.

i. **Principle 5: Integration of access, parking and servicing:**

Whether the development effectively integrates access for pedestrians, cyclists, and vehicles, provision for cycle and car parking, and the location of service areas, to ensure that these are safe and convenient and do not visually dominate the development, particularly when viewed from the street or other public open spaces.

Guidance:

- 5.A. Provide direct and convenient **access** for pedestrians from the street to the front door of each unit and from any cycle or car **parking area**.
- 5.B. Physically separate **pedestrian access** routes from vehicle accesses, and in parking and **manoeuvring areas** differentiate safe walking paths.
- 5.C. Where **parking areas** and/or **garages** are provided, these are designed and located so they do not visually dominate the development, particularly when viewed from the street or other **public open spaces**.
- 5.D. Pedestrian and cycle **accesses** are of sufficient width for the volume of users anticipated and have a standard of formation to enable use by people with different mobility needs.
- 5.E. Provide suitable storage, including bike storage, and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and designed to minimise adverse effects on occupants, neighbours and public spaces.

j. **Principle 6: Safety:**

Whether the development effectively incorporates Crime Prevention Through Environmental Design (CPTED) principles to the extent necessary to achieve a safe, secure environment.

Guidance:

- 6.A. Passive surveillance of public and shared spaces is provided from ground level **living area windows**, without compromising internal privacy.
- 6.B. **Building** entrances and **pedestrian accesses** are legible with good visibility and clear sightlines, and tight bends, blind corners and entrapment spaces are not created.
- 6.C. Create a sense of ownership of communal areas, front yards, planting areas and other transition spaces through the location of these in relation to unit entrances and **pedestrian accessways**.

- 6.D. Lighting is effectively incorporated into the development for wayfinding and safety in the hours of darkness, while avoiding glare and lightspill effects on neighbouring properties.

Advice note: Refer to NZS1158.3.1:2020 for guidance on effective lighting.

- 6.E. There is a clear demarcation of public and private space, while avoiding high fences at the street front and adjacent to accessways.

k. **Principle 7: Hillside areas:**

Whether the development maintains or enhances the context and amenity of the area.

Guidance:

- 7.A. Maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna.
- 7.B. Has regard to and protects historic heritage from inappropriate subdivision use and development, and recognizes the relationship of Ngāi Tahu mana whenua with their ancestral lands, water and other taonga, including Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and access to those sites and to mahinga kai.
- 7.C. Is designed and located in a way that reduces dominance of buildings and structures.
- 7.D. Incorporates environmentally sustainable and low impact subdivision, site and building design.
- 7.E. Where appropriate and possible, maintains views from properties.

I. Principle 8: Minimum road boundary setback - City Spine Transport Corridor

- i. Whether the reduced setback would provide sufficient space in the front yard to contribute positively to street amenity and provide for the planting of medium to large specimen trees.**
- ii. Whether the reduced setback would provide sufficient opportunity to achieve well integrated and multiple land use and infrastructure outcomes, including as a minimum and to achieve best practice guidelines, two traffic lanes, pedestrian, cycle and public transport services; landscape amenity and tree planting; and stormwater retention and treatment facilities, residential street relationships and servicing, and CPTED principles.**

14A.1511.2 Site density and site coverage

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.

- a. Whether the non-compliance is appropriate to its context taking into account:
- i. building dominance and privacy effects on surrounding properties;

- ii. compatibility of the additional **building** bulk on the planned urban built character of the local environment;
- iii. within the Medium Density Residential zone and High Density Residential zone only, whether additional landscaping above the 20% permitted standard is proposed;
- iv. The ability to practically use onsite space unoccupied by **buildings** and accessways, including any impacts in terms of usability and amenity on any onsite ground floor **outdoor living spaces** and opportunities for planting;
- v. The degree to which **site** layout and **building** design encourages a positive connection to the street and provides for a coherent street scene; and
- vi. ~~£~~The location of the **building** in relation to existing or planned public transport corridors, **community facilities**, or **commercial activities** and the connectivity of the **building** to these facilities;
- vii. Any impacts on the heritage values of the Papanui War Memorial Avenues (Appendix 14A16.13 [NEW]).**

14A.1511.3 Impacts on neighbouring property and planned urban built character

Advice note: Considerations of impacts on neighbouring property will be in terms of both effects on the environment (or persons) and the relevant outcomes sought by the Plan for development between neighbouring sites. Consideration of planned urban built character is however only a matter of considering the outcomes sought by the Plan; the potential future environment has no environmental effect(s) that can be measured or evaluated today.

- a. Whether the increased **height** or reduced **setbacks** would result in **buildings** that do not compromise the amenity of adjacent properties and/or that contribute to the planned urban built character, with particular consideration of:
 - i. **Building** bulk and dominance effects on surrounding neighbours;
 - ii. Privacy and shading effects on surrounding neighbours, including on **habitable rooms** or **outdoor living spaces**;
 - iii. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the **site**, or the long term protection of significant trees or natural features on the site;
 - iv. Modulation or design features of the roof-form and façade to reduce its visual impact;
 - v. How an increased **building** form may affect boundary retaining walls or other neighbouring structural **building** features;
 - vi. Reverse sensitivity effects on existing lawfully established non-residential activities;
 - vii. Whether the **building** is for the purposes of papakāinga / kāinga nohoanga housing;
 - viii. Impacts on the heritage values of adjoining properties.

ix. **Any impacts on the heritage values of the Papanui War Memorial Avenues (Appendix 14A16.13 [NEW]).**

- b. In addition, for height breaches within the Medium Density Residential zone and the High Density Residential zone, mitigation of the effects of additional height, considering:
- i. the location of the **building** in relation to existing or planned public transport corridors, **community facilities**, or **commercial activities** and the connectivity of the **building** to these facilities;
 - ii. The degree of alignment of the **building** with the planned urban character of the zone or applicable precinct;
 - iii. The effects of **building** bulk and dominance on the relationship between **buildings**, public spaces, and views;
 - iv. The extent to which the ground floor area of the **building** provides adequate, appropriately located and glazed activated indoor space to link the **building** to the street and to accessways within the development, including through the provision of ground floor **habitable space** and/or communal living space that provides such activation, and by locating **garages** or **access** to internal carparking areas to the rear of such spaces to ensure the ground floor elevation is not dominated by **garage**/carpark access doors when viewed from the street or **site access**;
 - v. The extent to which the development provides for greater housing choice, by typology or price point compared to existing or consented development within the surrounding area;
 - vi. Matters in 14A.1511.1.d. Principle 1: Site layout and 14A.1511.1.g h. Principle 4: Liveability and well-being);

xvii. In addition, for any building greater than 14 metres in height within the Medium Density Residential zone, or greater than 22 metres in **height within** the High Density Residential zone:

A. Where any part of the building does not meet the following standards:

- i. Minimum of 6 metre setback from side and rear boundaries;
- ii. Minimum 3 metre setback from front boundaries;

Consideration of the effects of building dominance on the immediate and wider neighbourhood, and the loss of opportunities for the outlook between buildings and access to sunlight and daylight.

B. Where the development does not provide a communal outdoor living space:

- i. at ground level;
- ii. with an area of 5m² per residential unit at forth floor level and above;
- iii. to a maximum of 20% of the development site; and
- iv. with a minimum dimension of 8 metres;

Consideration of:

1. the nature and extent of outdoor living available on the site;
2. whether any communal indoor spaces are proposed;
3. the proximity of the development site to public open space;
4. the ability for the site to support tree and garden planting;
5. the effects on occupants of a smaller or no communal space; and
6. whether the lack of communal space contributes to cumulative dominance of built form in the immediate and wider area and any mitigation offered.

C. For sites within a 1.2km walking distance of the City Centre zone:

Consideration of any direct or indirect economic effects on the city centre, including the effects of directing investment away from the city centre.

14A.1511.4 Height in relation to boundary breaches

- a. The nature and degree of:
 - i. **Building** bulk and dominance effects on **adjoining** neighbours;
 - ii. Privacy effects on neighbours, including the loss of privacy in **habitable rooms** or **outdoor living spaces**;
 - iii. Shading effects on adjoining neighbours including the degree of impact on any internal or **outdoor living spaces** or windows to **habitable rooms**;
 - iv. Any impacts on **heritage values** of **adjoining** properties; and
 - v. Reverse sensitivity effects on existing lawfully established non-residential activities.

14A.1511.5 Minimum unit size and unit mix

- a. When considering under-sized **residential units**, whether the reduced unit size is appropriate taking into account:
 - i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
 - ii. other on-site factors that would compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the **site**; and
 - iv. needs of any social housing tenants.

14A.1511.6 Scale and nature of activity

- a. Whether the scale of activities and their impact on residential character and amenity are appropriate, taking into account:

- i. the compatibility of the scale of the activity and the proposed use of the **buildings** with the scale of other **buildings** and activities in the surrounding area;
 - ii. the ability for the locality to remain a predominantly residential one; and
 - iii. the appropriateness of the use in meeting needs of residents principally within the surrounding living environment.
- b. The adverse effects of additional staff, pedestrian and traffic movements during the intended hours of operation on:
 - i. the character of the surrounding living environment; and
 - ii. noise, disturbance and loss of privacy of nearby residents.
- c. For **home occupations**:
 - i. whether the non-compliance is an integral and necessary part of the **home occupation**;
 - ii. the extent to which the scale and/or nature of the activity, including **signage**, has an adverse effect on the anticipated level of amenity and character of the **site** and the surrounding area; and
 - iii. whether the nature of the activity conflicts with **residential activities** and the wellbeing of the surrounding residents; and
 - iv. whether **retail activity** remains small in scale, does not create adverse effects through additional pedestrian and traffic movements, noise, disturbance and loss of privacy, and does not undermine the centres-based framework for **commercial activities**.
- d. For **residential units** with more than six bedrooms, whether there should be a limit on the number of bedrooms over six bedrooms based on the impact on the surrounding neighbourhood and residential character.
- e. The ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.
- f. The opportunity the activity provides to support an existing nearby **commercial centre**.
- g. The opportunity the activity provides to support and compliment any existing health-related activities and/or **community activities** in the surrounding area.
- h. For Residential Visitor Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the **Central City**.
- i. For the Accommodation and Community Facilities Overlay area, the extent to which any additional quantum of floorspace for activities ancillary to visitor accommodation avoids adverse effects on the function and recovery of other commercial centres.

14A.1511.7 Traffic generation and access safety

- a. Whether the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the **access** and **road** network taking into account:
 - i. in the case of effects on residential character and amenity:
 - A. any adverse effects in terms of noise and vibration from vehicles entering and leaving the **site** or **adjoining road**, and their incompatibility with the noise levels acceptable in the respective living environments;
 - B. any adverse effects in terms of glare from headlights of vehicles entering and leaving the **site** or **adjoining road** on residents or occupants of **adjoining** residential **sites**;
 - C. any adverse effects in terms of fumes from vehicles entering or leaving the site, on residents or occupiers of adjoining residential sites; and
 - D. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and
 - ii. in the case of the safe and efficient functioning of the **road** network:
 - A. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity;
 - B. adverse effects of the proposed traffic generation on activities in the surrounding living environment;
 - C. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the **adjoining road**;
 - D. the variance in the rate of **vehicle movements** throughout the week and coincidence of peak times with peak traffic movements on the wider network; and
 - E. the location of the proposed **access** points in terms of **road** and intersection efficiency and safety, and the adequacy of existing or alternative **access** points.

14A.1511.8 Water supply for fire fighting

- a. Whether sufficient fire fighting water supply to ensure the health and safety of the community, including neighbouring properties, is provided.

14A.1511.9 Acoustic insulation

- a. Whether a reduction in acoustic insulation is appropriate taking into account:
 - i. a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources;

- ii. there is an ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and
- iii. the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the [site](#).

14A.1511.10 Retirement villages

- a. Whether the development, while bringing change to existing environments, is appropriate to its context taking into account:
 - i. engagement with, and contribution to, adjacent streets and [public open spaces](#), with regard to:
 - A. fencing and boundary treatments;
 - B. sightlines;
 - C. [building](#) orientation and [setback](#);
 - D. windows and internal living areas within buildings; and
 - E. if on a [corner site](#) is designed to emphasise the corner;
 - ii. integration of [access](#), [parking areas](#) and [garages](#) in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - iii. retention or response to existing character [buildings](#) or established landscape features on the [site](#), particularly mature trees, which contribute to the amenity of the area;
 - iv. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
 - v. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through [site](#) design, [building](#), [outdoor living space](#) and service/storage space location and orientation, internal layouts, [landscaping](#) and use of screening;
 - vi. creation of visual quality and interest through the separation of [buildings](#), variety in [building](#) form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
 - vii. where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

14A.1511.141 Residential fencing

- a. Whether taller fencing on the road boundary is necessary to provide acoustic insulation of living spaces or screening for outdoor living space where the road carries high volumes of traffic;

- b. The extent to which the proposed fence will detract from the openness and coherence of the site and street scene;
- c. The use of materials or visual permeability to reduce dominance effects;
- d. The ability to provide passive surveillance of the street; and
- e. Visual amenity, privacy, dominance, and shading effects on occupants of adjoining sites arising from fences that exceed 2.0 metres in height on side and rear boundaries.

14A.1511.162 Development plans

- a. Whether the development need be in accordance with the development plan taking into account:
 - i. coordination of development, particularly roading access and cycle linkages, with adjoining land;
 - ii. the adequacy and location, of open space areas within the development;
 - iii. any adverse effects on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible;
 - iv. adverse effects on the strength of definition of the rural urban boundary;
 - v. any potential adverse effects on the surrounding road network;
 - vi. any adverse effects on Christchurch International Airport and its approach path, including any reverse sensitivity complaints;
 - vii. any adverse effects on the visual amenity of residents in adjoining areas;
 - viii. any adverse effects in terms of the enhancement of waterways within the development;
 - ix. effective, efficient and economically viable provision of services; and
 - x. any adverse effects on Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

14A.1511.173 Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings

- a. Whether the relocation of the building is appropriate taking into account:
 - i. the likely appearance of the building upon restoration or alteration;
 - ii. the compatibility of the building with buildings on adjoining properties and in the vicinity;
 - iii. the exterior materials used, and their condition and quality;
 - iv. the period required for restoration work to be undertaken; and
 - v. any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.
- b. Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:

- i. the effect of reduced proximity on the amenity and/or operation of any neighbouring **sites**, water way, coastal marine area, **archaeological site**, or protected tree;
- ii. the duration of time that the **building** will intrude upon the recession plane;
- iii. any adverse effects on **adjoining** owners or occupiers relating to shading and **building** dominance; and
- iv. occupancy of the neighbouring properties of the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

14A.1511.184 Street scene – road boundary building setback, fencing and planting

- a. The extent to which the proposed **building** or heat pump/ventilation unit will detract from the coherence, openness and attractiveness of the **site** as viewed from the street.
- b. The ability to provide adequate opportunity for garden and tree planting in the vicinity of **road boundaries**.
- c. The ability to provide passive surveillance of the street.
- d. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long term protection of **Sites of Ngāi Tahu Cultural Significance** identified in **Schedule 9.5.6.1**, significant trees listed in **Appendix 9.4.7.1**, or natural features on the **site**.
- e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of **living spaces** where the **road** carries high volumes of traffic.
- f. The ability to provide adequate **parking areas** and **manoeuvring areas** for vehicles clear of the road or shared **access** to ensure traffic and pedestrian safety.

14A.1511.2015 Service, storage and waste management spaces

- a. The convenience and **accessibility** of the spaces for **building** occupiers.
- b. The adequacy of the space to meet the expected requirements of **building** occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on amenity from the street or **adjoining sites**, and communal outdoor living spaces; and
- d. The effectiveness of landscaping as screening.

14A.1511.2116 Outdoor living space

- a. The extent to which **outdoor living spaces** provide useable space, contribute to overall on-site spaciousness and provide sunlight access for occupants.
- b. The connection and ease of access to the **outdoor living space** from the internal living area for occupiers of the residential unit(s) the outdoor living space serves.

- c. Whether the size, sunlight access and quality of on-site communal **outdoor living space** or other open space amenity compensates for any reduction in private **outdoor living space**.
- d. The extent to which a reduction in **outdoor living space** will result in retention of mature on-site vegetation;
- e. Whether space for bicycle storage, servicing, washing lines and heat-pump units are located outside of the outdoor living space.

14A.1511.22 17 Outlook space occupation

- a. Measures to ensure the outlook space remains unobstructed, while providing an open site outlook with access to daylight from the windows of habitable rooms;
- b. The contribution of the outlook space to onsite spaciousness and building separation and any effects of a reduction on these;
- c. The nature of occupation within the outlook space and effects on the use of the primary living room or bedroom (as applicable);
- d. The effects on amenity of future occupants from a reduced outlook space dimension; and
- e. Any privacy effects, including positive effects, from a reduced outlook space dimension.

14A.1511.23 18 Street-facing glazing

- a. The extent to which clear street-facing glazing, that is visible from the street, is provided for ground floor habitable rooms;
- b. Whether the majority of street-facing glazing is to habitable rooms within the unit/s;
- c. The level of passive surveillance from the residential unit/s to the street; and
- d. Any other building features such as porches or gables that will add visual interest to the street-facing façade.
- e. The shortfall associated with the need to provide appropriately sized windows to the upper-level bedrooms to maintain privacy while still providing for outlook and access to sun and daylight; and
- f. Whether the non-compliance is attributed to the orientation of the façade and the need for thermal efficiency, including consideration of the affordability of glazing to the reduced level, and any mitigation offered for reduced glazing that ensure visual interest to the façade and passive surveillance to the street.

14A.1511.24 19 Residential landscaping

- a. The onsite amenity provided by the proposed landscaping;
- b. The appropriateness of any planting (including location, extent and species selection) to the local climatic environment;

- c. The need to reduce landscaped areas due to the presence of on-site infrastructure and lack of alternative locations on the site for either the planting or the infrastructure and whether mitigation in the form of planter boxes or similar above ground planting solutions can be accommodated and maintained on the site in appropriate locations;
- d. The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;
- e. How proposed landscaping enhances onsite and/or offsite amenity;
- f. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural or heritage features on the site;
- g. Any additional accessibility and safety benefits of providing a reduced landscaped area;
- h. The effect of any reduction in landscaping on adjoining properties, the street, or other public open spaces; and
- i. Any maintenance programme proposed for the landscaping, including the replacement of any vegetation that is damaged, diseased, or dies.

14A.1511.2520 Non-residential hours of operation

- a. Whether the hours of operation are appropriate in the context of the surrounding residential environment taking into account:
 - i. traffic or pedestrian movements which are incompatible with the character of the surrounding residential area;
 - ii. any adverse effects of pedestrian activity as a result of the extended hours of operation, in terms of noise, disturbance and loss of privacy, which is inconsistent with the respective living environments;
 - iii. any adverse effects of the extended hours of operation on the surrounding residential area, in terms of loss of security as a result of people other than residents frequenting the area; and
 - iv. the ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.

14A.1511.2721 Character Area Overlay

- a. Area context
 - i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:

- A. retaining and enhancing the areas' natural features;
 - B. integrating with the existing pattern and grain of **subdivision** and **building**;
 - C. the relationship with **adjoining sites** and **buildings**, including any recorded **historic heritage** values;
 - D. the visual coherence of the area.
- b. Street interface
 - i. Whether the development contributes to the coherency and character of the street by:
 - A. providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;
 - B. recognising the positive contribution of buildings that are representative of the primary characteristics of the area and are proposed to be retained, through a reduction in the front yard building setback;
 - C. reducing the extent of paved surface on the site and avoiding the location of vehicle access, manoeuvring, parking areas and garaging within the front yard, or where it visually dominates the streetscene;
 - D. utilising, as a preference, a shared driveway and avoiding co-location of driveways and/or garages to minimise the impacts on the quality of the streetscene;
 - E. having low height or no fencing on the street frontage or within the front boundary setback; and
 - F. orientating the building on the site to face the street, with sufficient building frontage to reinforce the street edge.
- c. Site character
 - i. Whether the development complements the residential character and enhances the amenity of the character area by:
 - A. providing a balance of open space to **buildings** across the **site** consistent with the surrounding **sites** within the block, and to a lesser extent, the wider area;
 - B. maintaining the extent and scale of vegetation, most importantly trees;
 - C. separating buildings on the site with open space and planting between buildings;
 - D. retaining the front and rear yards for open space and tree and garden planting; and
 - E. ensuring paved areas, fencing and buildings are visually softened through the provision of adjacent planting.
- d. Built character
 - i. Whether the development supports the residential built character values of the character area in regard to:

- ~~A.~~ retaining residential buildings built prior to 1945 ~~prior to 1970~~;
- ~~B.~~ retaining or locating of the primary building on the site at the street interface, with a lesser scale dwelling to the rear;¹
- ~~A~~B. the scale and form of the building, including the roof form;
- ~~B~~C. architectural detailing including features such as verandas, materials, window and front entry design and placement;
- ~~C~~D. complementary and compatible building design;
- ~~D~~E. the recognition of recorded historic heritage values of adjacent buildings.

e. Lyttelton

- i. In addition to the matters listed above, in respect to Lyttelton character areas, whether the development:
 - A. retains important views from public places;
 - B. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - C. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - D. retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - E. reflects the small scale and simple forms of residential building; and
 - F. recognises any recorded historic heritage values adjacent and opposite to the development.
- ii. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.
- iii. Where the site is within the Lyttelton Character Area, the extent to which the development is consistent with the Lyttelton Character Area Design Guide.
- iv. Where the development is for Papakāinga/Kāinga Nohoanga and the site is within the Lyttelton Character Area:
 - A. the extent to which the matters listed above are not compatible with providing for the housing needs of Ngāi Tahu whānui; and
 - B. the context of the site and the extent to which the overall integrity and cohesiveness of the Character Area will be retained.

~~14A.15.29 — Building height in the High Density Residential zone within the Central City~~

¹ Consequential to the rejection of the associated rule/s in MRZ.

~~a. The matters set out in 14A.15.3(a).~~

14A.1511.3022 Daylight recession planes in the High Density Residential zone within the Central City

- a. The matters set out in 14A.1511.4.
- b. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long term protection of significant trees or natural features on the **site**.

14A.1511.3123 Street scene and access ways in the High Density Residential zone within the Central City

- a. The extent to which the proposed **building** will detract from the coherence, openness and attractiveness of the **site** as viewed from the street and **adjoining sites**, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of **road boundaries**;
- b. the extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long-term protection of significant trees or natural features on the **site**;
- c. the ability to provide adequate parking and manoeuvring space for vehicles clear of the **road** or shared **access** to ensure traffic and pedestrian safety;
- d. the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide **road** widths, street plantings and the orientation of existing **buildings** on **adjoining sites**.

14A.1511.3224 Minimum building setbacks from internal boundaries in the High Density Residential zone within the Central City

- a. Any effect of proximity of the **building** on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of **buildings**.
- b. Any adverse effect on the safe and effective operation of **site access**.
- c. The ability to provide adequate opportunities for garden and tree plantings around **buildings**.
- d. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the **site**, or the long term protection of significant trees or natural features on the **site**.

14A.1511.3325 Fencing and screening in the High Density Residential zone within the Central City

- a. The extent to which storage facilities and **parking areas** are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.

- b. The extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the **site** or area, or is appropriate to provide privacy or security or compromises **CPTED** principles. The extent to which the screening structure is varied in terms of incorporating steps, changes in **height**, variety in materials, or incorporates **landscaping** and avoids presenting blank façades to the street or to an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.

14A. ~~1511.3426~~ Landscaping and tree planting in the High Density Residential zone within the Central City

- a. Any reduction in **landscaping** on the amenity of the **site** and for neighbouring properties, including the street or other **public open spaces**.

14A. ~~1511.3527~~ Urban design in the High Density Residential zone within the Central City

- a. The extent to which the development, while bringing change to existing environments:
 - i. engages with and contributes to adjacent streets, lanes and **public open spaces**.
 - ii. integrates **access**, **parking areas** and **garages** in a way that is safe for pedestrians and cyclists, and that does not dominate the development.
 - iii. has appropriate regard to:
 - A. residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and
 - B. neighbourhood context, existing design styles and established landscape features on the **site** or adjacent **sites**.
 - iv. provides for **human scale** and creates sufficient visual quality and interest.

14A. ~~1511.3628~~ Outline development plan

- a. The appropriateness of the proposal taking into account the outcomes sought by the **outline development plan** and relevant environmental effects with respect to those outcomes.

14A. ~~1511.3829~~ Tree and garden planting in the Residential Visitor Accommodation Zone

- a. Whether there is sufficient tree and garden planting to provide a balance between **buildings** and hard surfacing, taking into account:
 - i. the effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the **buildings** on the **site**;

- ii. visibility of the **site** from **adjoining sites** and the likely effect of any reduction in tree planting standards for the amenity of neighbouring **sites**;
- iii. any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including **heritage items**) on the **site**;
- iv. the use of indigenous species endemic to the area;
- v. the visual appearance of the **site** in terms of the length of **road boundary** or any unusual characteristics of the **site**;
- vi. the adverse effect of the reduced tree planting on the Garden City image and the quality of the amenity of the **site** and neighbourhood;
- vii. the ability to retain large existing trees on the **site** so that overall the **site** provides a visual balance between **buildings** and **landscaping**, despite a reduction in the actual number of trees; and
- viii. the tree planting provided is evenly distributed across the **site**.

14A.1511.3930 Retail activity in the Residential Visitor Accommodation Zone

- a. Whether any **retail activity** would have significant adverse effects on any **adjoining** residential properties, particularly in terms of traffic generation.
- b. Whether the scale of **retail activity** proposed would adversely affect existing suburban **commercial centres** or the **Central City**.
- c. The likely impacts of additional **retail activity** on **access** and the safety and efficiency of the **road network**.
- d. The potential for general **retail activity** to become a dominant activity on the **site**.

14A.1511.4031 Minimum building height in the High Density Residential Zone

- a. How the **building** form and site development supports the anticipated urban form and density of the high density residential zone and applicable precinct;
- b. Whether the design of the development does not foreclose future increases in density on the site, including through **building** design and siting;
- c. Whether a lower **building height** is needed to better provide for older persons housing.

14A.1511.4132 Roof reflectivity

- a. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design, and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity and glare.

- b. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the roof form.
- c. The extent to which the proposal will result in adverse cumulative effects.

14A.1511.4333 Industrial Interface

- a. The provision of a report from an acoustic specialist which demonstrates that the **residential unit** will achieve an internal sound level of 35 dB LAeq(1h) for bedrooms and 40 dB LAeq(1h) for other **habitable spaces** above 8m in **height** where there is line of sight to industrial zones. The above internal sound levels shall be based on the noise standards that industrial activities need to achieve in Table 1 clause 'e' of **Rule 6.1.5.2.1**.
- b. The necessity of acoustic mitigation for habitable rooms and the effects of noise received at **balconies**, taking into account the adequacy of any screening from existing and anticipated industrial activities generating noise at levels permitted within the relevant industrial zone.
- c. The impact of the **residential activity** on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.
- d. The degree to which the health, safety and amenity of residential occupants may be adversely affected by permitted industrial noise levels.
- e. The effects of not providing the required mechanical ventilation on the health of occupants.
- f. The effects of noise from mechanical ventilation or air conditioning units on the health, comfort and wellbeing of occupants.

14A.1511.3934 Hosted visitor accommodation, visitor accommodation in a heritage item and unhosted visitor accommodation

- a. The extent to which the scale and/or nature of the activity has an adverse effect on the anticipated level of amenity and residential character of neighbouring sites and the immediate surrounding area.
- b. Whether the traffic generated and vehicle access is appropriate to the residential character and amenity of the neighbourhood and the safety and functioning of the transport network.
- c. The extent to which the operation is managed to minimise disturbance to occupiers of neighbouring sites through noise, functions and events, poor wayfinding information, loss of privacy, use of outdoor areas and recreation facilities at night and the management of complaints.
- d. Whether each residential block retains a high proportion of residential activities and whether each residential activity retains a high proportion of residential neighbours.

14A.1511.35 Belfast/Northwood Outline Development Plan Area – Outline Development Plan

- a. Community facilities
 - i. Ensures that community facilities are publicly accessible and can be easily accessed from Main North Road and Radcliffe Road; and

- ii. Ensures that sufficient floor space is provided for community facilities across the zone, being a minimum gross floor area of 1,600m².
- b. Open space
 - i. Ensures that external public open space is provided in convenient, publicly accessible locations within the zone; and
 - ii. Ensures that sufficient open space is provided across the zone, being 1200m² of public open space with at least one space making up 1200m² and capable of containing a circle with a minimum diameter of 1.8 metres.
- c. Connectivity
 - i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the site and which provides a high quality pedestrian environment and
 - ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public accessibility along the river.
- d. Public transport interchange
 - i. Ensures provision is made for the future development of an area for a public transport interchange in the location shown on the outline development plan that is at least 4,000m²; and
 - ii. The degree to which interim uses of land identified for a public transport interchange affect the ability to develop a public transport interchange at a future date.

14A.1511.36 Belfast/Northwood Outline Development Plan Area – Design and amenity

- a. Whether any proposed signage, building colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and
- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

14A.1511.2637 Minor residential units

- a. Whether the minor **residential unit** is appropriate to its context taking into account:
 - i. location of the minor **residential unit** so that it is visually hidden from the **road** leaving the **site** with a similar street scene to that of a single **residential unit**;
 - ii. the adverse visual effects associated with **parking areas** and **access** of any additional driveway to accommodate the minor **residential unit** on the street-scene;
 - iii. the size and visual appearance of the minor **residential unit** and its keeping with the existing level of **buildings** in rear gardens or rear sections surrounding the **site**;
 - iv. the consistency of the number of bedrooms and level of occupancy with a single large **residential unit**;

- v. the convenience of the location of **outdoor living space** in relation the respective **residential units**; and
- vi. the adequacy of size and dimension of the **outdoor living space** to provide for the amenity needs of future occupants.

14A.1511.1838 Minimum Building, window and balcony setbacks

- a. Any effect of proximity of the **building** on the amenity of neighbouring properties through loss of privacy, outlook, overshadowing or visual dominance of the **buildings**.
- b. Any adverse effects on the safe and effective operation of **site access**.
- c. The ability to provide adequate opportunities for garden and tree plantings around **buildings**.
- d. The extent to which the intrusion is necessary to enable more efficient cost effective and/or practical use of the remainder of the **site**, or the long term protection of significant trees or natural features on the **site**.
- e. Where the **site** is within the Akaroa Heritage Area, the matters set out in Rule **9.3.6.3**.