

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

Bold underline light blue text / ~~**Bold strikethrough light blue text**~~ – Consequential minor corrections: either directed in the IHP Recommendation for the chapter or a minor amendment under Clause 20A of the First Schedule of the Resource Management Act

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.

Bold Underline blue highlight / ~~**Bold struck through blue highlight**~~ – Council alternative recommendations (including consequential amendments as a result)

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

14A.6 Rules — High Density Residential Zone

14A.6.1 Activity status tables

- a. No rules in this chapter shall apply after an applicant has elected to apply the [Chapter 14B pathway](#), refer to Rules 14.2 d. to i.

14A.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the High Density Residential Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 14A.6.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.6.1.2, 14A.6.1.3, 14A.6.1.4, 14A.6.1.5 or 14A.6.1.6](#), or in the area specific rules in [14A.6.3](#).

Activity		Activity specific standards
P1	Residential activity	<p>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</p> <p>b. Any motor vehicles and/or boats built, dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.</p> <p>c. In relation to the building, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a building, or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved.</p> <p>d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².</p> <p>e. There shall be no more than 3 residential units per site.</p>
P2	(Deleted as part of Plan Change 4 Council decision dated 31 March 2022)	
P3	Relocation of a building	Nil
P4	Market gardens, community gardens, and garden allotments.	Nil
P5	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or	<p>a. Where the repair or rebuild of a building will not alter the footprint of the building, location, or height, the building need not meet the built form standards.</p> <p>b. Where the footprint of the building, location, or height is to be altered no more than necessary in order to comply with</p>

Activity	Activity specific standards
unit titles as at the date of the earthquakes	<p>legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14A.6.2.1 – Building height and 14A.6.2.2 – Height in relation to boundary; ii. the standards at i. shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <ul style="list-style-type: none"> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners, (where the consent authority considers this is required, and absent written approval).
P6 Care of non-resident children within a residential unit in return for monetary payment to the carer	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
P7 Outside of the Central City , home occupation	<ul style="list-style-type: none"> a. The total floor area of the building or part of the building (measured internally), plus any outdoor storage area, occupied by the home occupation shall be no more than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retail activity shall be limited to: <ul style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or iii. internet-based sales where no customer visits occur;

Activity		Activity specific standards
		<p>and</p> <ul style="list-style-type: none"> iv. retail activity shall exclude food and beverage outlets d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback. g. Vehicle movements associated with the home occupation shall not exceed: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. h. Signage shall be limited to a maximum area of 0.5m².
P8	<p>Within the Central City any non-residential activity, home occupation, education activity, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6), up to 40m² in total area (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for activities other than residential activities), except those activities provided for in Rule 14A.6.1.1 P9.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the site can be employed in the activity. b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. c. The maximum number of vehicle movements per site, other than for residential activities, shall be: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; ii. other vehicles: 16 per day; and <p>In addition, for home occupations and non-residential activities (other than education activity, health care facility or preschool):</p> <ul style="list-style-type: none"> d. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only; e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.

Activity	Activity specific standards
<p>P9 Within the Central City any community facility, preschool (other than as provided for in Rule 14A.6.1.1 P6), or visitor accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<p>a. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. iii. Except that these hours of operation in Rule 14A.6.1.1 P9 a.i. and a.ii. do not apply to visitor accommodation. <p>b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200 and:</p> <ul style="list-style-type: none"> i. Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.
<p>P10 Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p>P11</p> <ul style="list-style-type: none"> a. Activity associated with a retirement village. b. This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14A.6.1.3 RD4 and RD5). c. The built form standards in Rule 14A.6.2 do not apply to this activity. 	<p>Nil</p>
<p>P12 Activity associated with a cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200)</p>	<p>a. The hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.
<p>P13 Hosted visitor accommodation</p>	<p>a. A maximum of eight guests shall be accommodated at any one time.</p>

Activity		Activity specific standards
		<ul style="list-style-type: none"> 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.
P14	<p>Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is in residence on the site for the duration of any visitors' stay</p>	<ul style="list-style-type: none"> a. A maximum of 10 guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the heritage item shall keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.
P15	<p>Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is not in residence on the site for the duration of any visitors' stay</p>	<ul style="list-style-type: none"> a. A maximum of ten guests shall be accommodated at any one time. b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the heritage item shall: <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22:10.00pm and 07:00am. g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.

Activity		Activity specific standards
P16	Unhosted visitor accommodation	<ul style="list-style-type: none"> a. A maximum of eight guests shall be accommodated at any one time. b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 2210.00pm and 07:00am. g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.
P17	Spiritual activities outside the Central City	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one heavy vehicle on the site of the activity.
P18	Education activity outside the Central City	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> 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; ii. only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility, less than 300m²;
P19	Preschool outside the Central City (other than as provided for in Rule 14A.6.1.1 P6)	
P20	Health care facility outside the Central City	
P21	Veterinary care facility outside the Central City	

Activity	Activity specific standards								
P22 Place of assembly outside the Central City	<p>iii. limit outdoor advertising to a maximum area of 2m²;</p> <p>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="703 439 1390 1115"> <tr> <td data-bbox="703 439 935 633">A. Education activity</td><td data-bbox="935 439 1390 633">I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</td></tr> <tr> <td data-bbox="703 633 935 831">B. Preschools</td><td data-bbox="935 633 1390 831">I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.</td></tr> <tr> <td data-bbox="703 831 935 927">C. Health care facility</td><td data-bbox="935 831 1390 1115" rowspan="3">I. 07:00 – 21:00.</td></tr> <tr> <td data-bbox="703 927 935 1023">D. Veterinary care facility</td></tr> <tr> <td data-bbox="703 1023 935 1115">E. Places of assembly</td></tr> </table> <p>v. in relation to preschools, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City;</p> <p>vi. in relation to preschools, veterinary care facilities and places of assembly (See Figure 1.):</p> <p style="padding-left: 40px;">A. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p style="padding-left: 40px;">B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays;</p>	A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.	B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.	C. Health care facility	I. 07:00 – 21:00.	D. Veterinary care facility	E. Places of assembly
A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.								
B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.								
C. Health care facility	I. 07:00 – 21:00.								
D. Veterinary care facility									
E. Places of assembly									

Activity		Activity specific standards
		and ix. not include the storage of more than one heavy vehicle on the site of the activity.
P23	Community corrections facilities outside the Central City	a. The facilities shall: i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00-19:00; and ii. limit signage to a maximum area of 2m ² .
P24	Community welfare facilities outside the Central City	
P25	Emergency services facilities outside the Central City	Nil

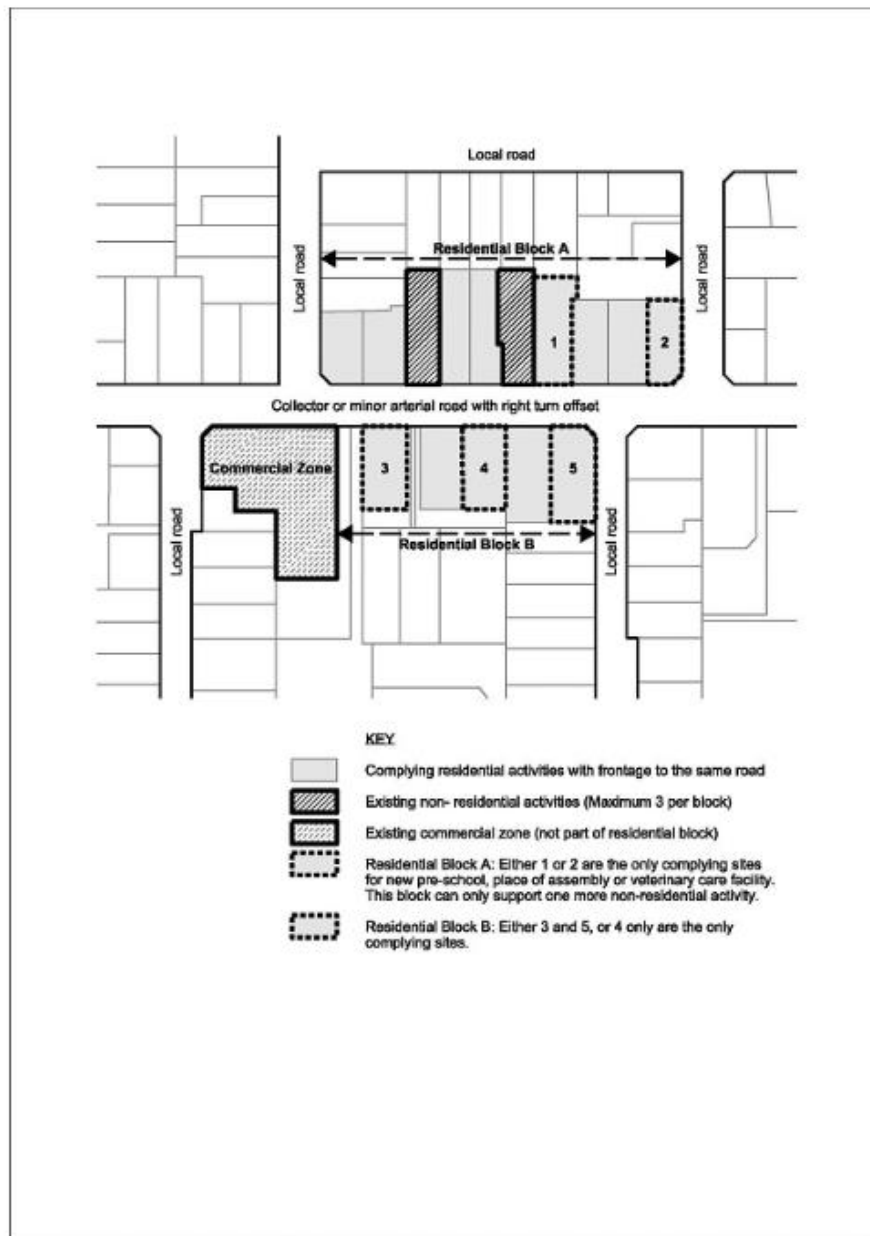


Figure 1: Residential coherence

14A.6.1.2 Controlled activities

Activity		The matters over which Council reserves its control:
C1	<ul style="list-style-type: none"> a. Communal waste and recycling area that does not comply with Rule 14A.6.2.11 Service, Storage and Waste Management a.i or iii. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Accessibility to the communal area for the required service vehicle size and type, including the extent of sealed areas required for onsite manoeuvring and effects on safety and onsite amenity; b. Scale of service space and size and number of receptacles to support the number of residential units; c. Screening of service area and separation from residential units and outdoor living areas; d. Management of odour and vermin; and e. Evidence of consultation with the Christchurch City Council Transport and Waste Management Unit about the suitability of the proposed waste management solution.

14A.6.1.3 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 14A.1511](#), as set out in the following table.

Text highlighted below represents 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.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200), that does not meet one or more of the built form standards in Rule 14A.6.2. b. Any application arising from Rule 14A.6.2.13 shall not be publicly notified. 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Building height Impacts on neighbouring property and planned urban built character - Rule 14A.1511.293.a.

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> ii. Daylight recession planes – Rule 14A.1511.3022. iii. Street scene and accessways – Rule 14A.1511.3123. iv. Minimum building setbacks from internal boundaries - Rule 14A.1511.3224. v. Fencing and screening – Rule 14A.1511.3325. vi. Landscaping and tree planting – Rule 14A.1511.3426. vii. Water supply for firefighting – Rule 14A.1511.8
RD2	<ul style="list-style-type: none"> a. Except for retirement villages, any activity involving the erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in: <ul style="list-style-type: none"> i. four or more residential units; or ii. any residential unit that does not meet the garage and carport Rule 14A.6.2.14 – Garaging and carpark location; or iii. any residential unit that does not meet Rule 14A.6.2.9 – Ground floor habitable room. b. Any application arising from a.ii or a.iii. of this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. For RD2 a.i., Residential design principles – Rule 14A.1511.1 b. For RD2 a.ii. and a.iii., Residential design principles – Rule 14A.1511.1 Principles 2, 5, and 6 only.

Activity		The Council's discretion shall be limited to the following matters:
	<p>c. Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards:</p> <ul style="list-style-type: none"> i. Rule 14A.6.2.1 – Building height ii. Rule 14A.6.2.2 – Height in relation to boundary iii. Rule 14A.6.2.3 – Setbacks iv. Rule 14A.6.2.4 – Outlook space v. Rule 14A.6.2.7 – Landscaped area and tree canopy cover vi. Rule 14A.6.2.8 – Windows to street vii. Rule 14A.6.2.10 – Outdoor living space viii. Rule 14A.6.2.12 – Building coverage 	
RD3	<ul style="list-style-type: none"> a. Cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200). b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Urban Design in the High Density Residential zone within the Central City – Rule 14A.1511.3527
RD4	<ul style="list-style-type: none"> a. Any new building, or alteration or addition to an existing building for a retirement village that meets the following built form standards: <ul style="list-style-type: none"> i. Rule 14A.6.2.1 Building height ii. Rule 14A.6.2.2 Height in relation to boundary iii. Rule 14A.6.2.3 Setbacks iv. Rule 14A.6.2.13 Water supply for firefighting b. Any application arising from this rule shall not 	<ul style="list-style-type: none"> a. Retirement villages – Rule 14A.1511.10

Activity		The Council's discretion shall be limited to the following matters:
	be limited or publicly notified.	
RD5	<p>a. Any new building, or alteration or addition to an existing building for a retirement village that does not meet one or more of the following built form standards:</p> <ul style="list-style-type: none"> i. 14A.6.2.1 Building height ii. Rule 14A.6.2.2 Height in relation to boundary iii. Rule 14A.6.2.3 Setbacks iv. Rule 14A.6.2.13 Water supply for firefighting <p>b. Any application arising from Rule 14A.6.2.3 shall not be limited or publicly notified.</p> <p>c. Any application arising from Rule 14A.6.2.13 shall not be publicly notified.</p>	<p>a. Retirement villages – Rule 14A.1511.10</p> <p>And as relevant to the built form standard that is not met:</p> <p>Within the Central City:</p> <ul style="list-style-type: none"> b. Building height in the High Density Residential zone within the Central City – Rule 14A.15.29 Impacts on neighbouring property and planned urban built character - Rule 14A.11.3.a c. Daylight recession planes High Density Residential zone within the Central City – Rule 14A.1511.3022 d. Street scene and access ways in the High Density Residential zone within the Central City – Rule 14A.1511.3122 e. Minimum building setbacks from internal boundaries in the High Density Residential Zone within the Central City – Rule 14A.1511.3224 <p>Outside the Central City:</p> <ul style="list-style-type: none"> f. Impacts on neighbouring property and planned urban built character – Rule 14A.1511.3.a. and eb. g. Height in relation to boundary breaches – Rule 14A.1511.4 h. Street scene – road boundary building setback,

Activity		The Council's discretion shall be limited to the following matters:
		fencing and planting – Rule 14A.1511.18 Within and outside the Central City: i. Water supply for firefighting – Rule 14A.1511.8
RD6	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.6.1.1 P13 that does not exceed 12 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>	Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14A.15.40 14A.11.34
RD7	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.6.1.1 P14 or P15 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	
RD8	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.6.1.1 P16 that does not exceed 12 guests</p>	

Activity		The Council's discretion shall be limited to the following matters:	
	<p>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>		
RD9		a. Any building that does not meet rule 14A.6.2.1.a – Building height.	a. Impacts on neighbouring property <u>and planned urban built character</u> – Rule 14A.1511.3.a. and <u>e.b.</u>
RD10		<p>a. Any building that does not meet Rule 14A.6.2.1.b – Building height.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Impacts on neighbouring property <u>and planned urban built character</u> – Rule 14A.1511.3.a, and <u>e.b-xvii</u> . A and B only.
RD11		<p>a. Buildings that do not meet Rule 14A.6.2.2 – Height in Relation to Boundary</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Height in relation to boundary breaches – Rule 14A.1511.4
RD12		<p>a. Buildings that do not meet Rule 14A.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14A.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule shall not be publicly notified.</p>	a. Impacts on neighbouring property <u>and planned urban built character</u> – Rule 14A.1511.3.a
RD13		<p>a. Buildings that do not meet Rule 14A.6.2.4 – Outlook space.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Impacts on neighbouring property – Rule 14A.15.3 <u>Outlook space occupation – Rule 14A.11.17</u>
RD14		<u>a.</u> Development that does not meet Rule 14A.6.2.6 – Fencing and screening	a. Residential fencing – Rule 14A.1511.1411

Activity		The Council's discretion shall be limited to the following matters:
	a.b. Any application arising from this rule shall not be publicly notified.	
RD15	<ul style="list-style-type: none"> a. Development that does not meet Rule 14A.6.2.7 – Landscaped area. b. Any application arising from this rule shall not be limited or publicly notified. 	a. Residential landscaping – Rule 14A. 1511.24 19
RD16	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.6.2.10 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified. 	a. Outdoor living space – Rule 14A. 1511.24 16
RD17	<ul style="list-style-type: none"> a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14A.6.2.8 – Windows to street. b. Any application arising from this rule shall not be limited or publicly notified. 	a. Street-facing glazing non-compliance – Rule 14A. 1511.23 18
RD18	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.11 a.ii and/or b. – Service, storage and waste management. b. Any application arising from this rule shall not be publicly notified. 	a. Service, storage and waste management spaces – Rule 14A. 1511.20 15
RD19	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.12 – Building coverage. b. Any application arising from this rule shall not be publicly notified. 	a. Site density and site coverage – Rule 14A. 1511.2
RD20	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.6.2.5 – Building separation. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Height in relation to boundary breaches – Rule 14A.1511.4 b. The impact on any communal spaces, including access ways.

Activity		The Council's discretion shall be limited to the following matters:
RD21	<ul style="list-style-type: none"> a. Activities that do not meet Rule 14A.6.2.15 – Location of outdoor mechanical ventilation. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – road boundary setback, fencing and planting – Rule 14A.1511.1814 a.-d.
RD22	<ul style="list-style-type: none"> a. Any residential unit that does not meet the building height Rule 14A.6.2.1.c – Building height. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Minimum building height in the High Density Residential Zone – Rule 14A.1511.4031
RD23	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.16 – Minimum unit size. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Minimum unit size and unit mix – Rule 14A.1511.5
RD24	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.13 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Water supply for fire fighting – Rule 14A.1511.8
RD25	<ul style="list-style-type: none"> a. Outside the Central City, activities that do not meet one or more of the activity specific standards in Rule 14A.6.1.1 for: <ul style="list-style-type: none"> i. P67 Home occupations: <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale and nature of activity - Rule 14A.1511.6 ii. Traffic generation and access safety - Rule 14A.1511.7 iii. Non-residential hours of operation - Rule 14A.1511.2520

Activity		The Council's discretion shall be limited to the following matters:
	<p>the GFA calculation excluding detached accessory buildings;</p> <p>B. that do not meet one or more of standards b. to h.</p> <p>ii. P16-P17 Spiritual activities that do not meet the hours of operation in P16 a.i.</p> <p>iii. P17 P18 Education activities;</p> <p>iv. P18 P19 Preschools, (other than as provided for in Rule 14A.6.1.1 P56)</p> <p>v. P19-P20 Health care facilities;</p> <p>vi. P20-P21 Veterinary care facilities;</p> <p>vii. P22 P23 Community corrections facilities; and</p> <p>viii. P23 P24 Community welfare facilities</p> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD26	<p>a. Buildings that do not comply with Rule 14A.6.2.17 – Building length.</p> <p>b. Any application arising from these rules shall not be publicly notified.</p>	<p>a. Residential design principles – Rule 14A.1511.1.f-g</p>
RD27	<p>a. Residential units that do not meet Rule 14A.6.2.18 a. or b. – Residential units within the Industrial interface</p>	<p>a. Industrial interface – Rule 14A.1511.4333</p>
RD28	<p>a. Buildings that do not comply with Rule 14A.6.2.19 relating to rail corridor boundary setbacks</p>	<p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.</p>

Activity		The Council's discretion shall be limited to the following matters:
RD29	a. Activities that do not comply with Rule 14A.6.2.20 – Development within the 50 dB L _{dn} Airport Noise Contour shown on the planning maps.	a. Any alternative methods to provide for heating, cooling and ventilation to mitigate the effects of aircraft noise on the occupants of residential units.
RD30	<p>a. Four Three or more residential units located within the 50 dB L_{dn} Air Noise Contour and 2023 Remodelled 50 dB L_{dn} Outer Envelope as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p> <p>b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14A.1512.4 and the ventilation requirements of the activity specific standards of Rule 14A.6.2.21 – Development within the 50 dB L_{dn} Airport Noise Contour.</p>

14A.6.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	a. Within the Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P56 and Rule 14A.6.1.4 D32) that is over 40m ² but less than 201m ² in total area (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for activities), other than:

Activity	
	<ul style="list-style-type: none"> i. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or ii. on a site with frontage to a local road, b. provided that the following standards are met: <ul style="list-style-type: none"> i. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> A. 0700 - 2100 Monday to Friday, and B. 0800 - 1900 Saturday, Sunday and public holidays.
D2	<ul style="list-style-type: none"> a. Activities that do not meet any one or more of the activity specific standards in Rule 14A.6.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity (except P1.e, which is considered under Rule 14A.6.1.3 RD2) ii. P56 Care of non-resident children in a residential unit; or iii. Storage of more than one heavy vehicle for activities for P14, P15, P16, P17, P18, P19, P20, and P18 P21. iv. P22 Place of assembly outside the Central City.
D3	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.
D4	<ul style="list-style-type: none"> a. Hosted visitor accommodation that exceeds 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D5	<ul style="list-style-type: none"> a. Visitor accommodation in a heritage item that exceeds 20 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D6	<ul style="list-style-type: none"> a. Unhosted visitor accommodation that exceeds 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14A.6.1.5 Non-complying activities

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

Activity	
NC1	In the Central City any non-residential activity or home occupation not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a total area over 40m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for that activity).

Activity	
NC2	Any activity listed in Rule 14A.6.1.1 P7 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P7 a. h. <u>Home occupation outside the Central City 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.</u>
NC3	Any activity listed in Rule 14A.6.1.1 P8 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P8 a.-e.
NC4	Any activity listed in Rule 14A.6.1.1 P9 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P9 a.-b.
NC5	Within the Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6 and Rule 14A.6.1.4 D2) with a total area over 40m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area) with frontage to a local road.
NC6	Within the Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6 and Rule 14A.6.1.4 D2) that exceeds a total area of 200m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets.
NC7	Any activity listed in Rule 14A.6.1.4 D1 that does not meet any one or more of the standards in Rule 14A.6.1.4 D1 b.
NC8	<p>a. Visitor accommodation (other than as provided for in Rule 14A.6.1.1 P9 and 14A.6.1.5 NC4): that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14A.6.1.6 Prohibited activities

There are no prohibited activities.

14A.6.2 Built form standards

Advice note:

1. 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.

2. Reference should be made to 6.1A for qualifying matters that may apply further restrictions to development.

14A.6.2.1 Building height

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. Buildings must not exceed the following height above ground level:
 - i. 14 metres; or
 - ii. 39 metres within the Central City Residential Precinct; or
 - iii. 22 metres within the walkable catchment of the Central City Zone that is not within the Central City Residential Precinct.
 - iv. **12 metres within the Reduced Building Heights Precinct.**
- b. The following standards also apply, except for any retirement village:
 - i. For any building exceeding 14 metres in height above ground level:
 - A. any part of the building above 14 metres ~~is shall be~~ set back at least 4 metres from the road boundary; and
 - B. A ground level communal outdoor living space shall be provided at a ratio of 50m² per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.
 - ii. For any building between 19-22 metres height above ground level (except in the Central City Residential Precinct or for any retirement village):
 - A. That part of the building above 19 metres in height above ground level shall be set back a minimum of 2 metres from the highest part of each façade (including balustrades or similar architectural features) at or below 19 metres; or

- B. the roof shall have a pitch of less than 45 degrees measured from the external walls of the **building** (excluding eaves and gutters to a maximum combined width of 650mm per wall);
- iii. For any **building** between 36-39 metres **height above ground level** within the Central City Residential Precinct (except for any **retirement village**):
 - A. That part of the **building** above 36 metres in **height** above **ground level** shall be set back between 2 and 5 metres from the highest part of each façade (including balustrades or similar architectural features) at or below 36 metres in **height** above **ground level**; or
 - B. the roof shall have a pitch of less than 45 degrees measured from the external walls of the **building** (excluding eaves and gutters to a maximum combined width of 650mm per wall);
- c. **Residential units** shall be a minimum of 7 metres in **height** above **ground level** when developing three or more **residential units**.

14A.6.2.2 Height in relation to boundary

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. No part of any **building** below a height of 12 metres shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14A.1612.2 Diagram **DG** from points **4.0-3.0** metres, ~~or 4 metres where specified on the diagram,~~ 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. For any part of a **building** above 12 metres in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12 metres in **height** is set back from the relevant **boundary** of a **development site** as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metres

where the **boundary** orientation is as identified in Appendix 14A.1612.2 Diagram **DG**, in which case there shall be no recession plane requirement for that part of the **building** above 12 metres in **height**.
- c. 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. the construction of three or more **residential units** to a maximum of 14 metres in **height** above **ground level**, to any part of a **building**:
 - A. along the first 20 metres of a side **boundary** measured from the **road boundary**; or
 - B. 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 2 below.

except where the **boundary** is with a site in a residential zone other than **HRZ**, or an Open Space zone, where iv. A and B shall not apply.

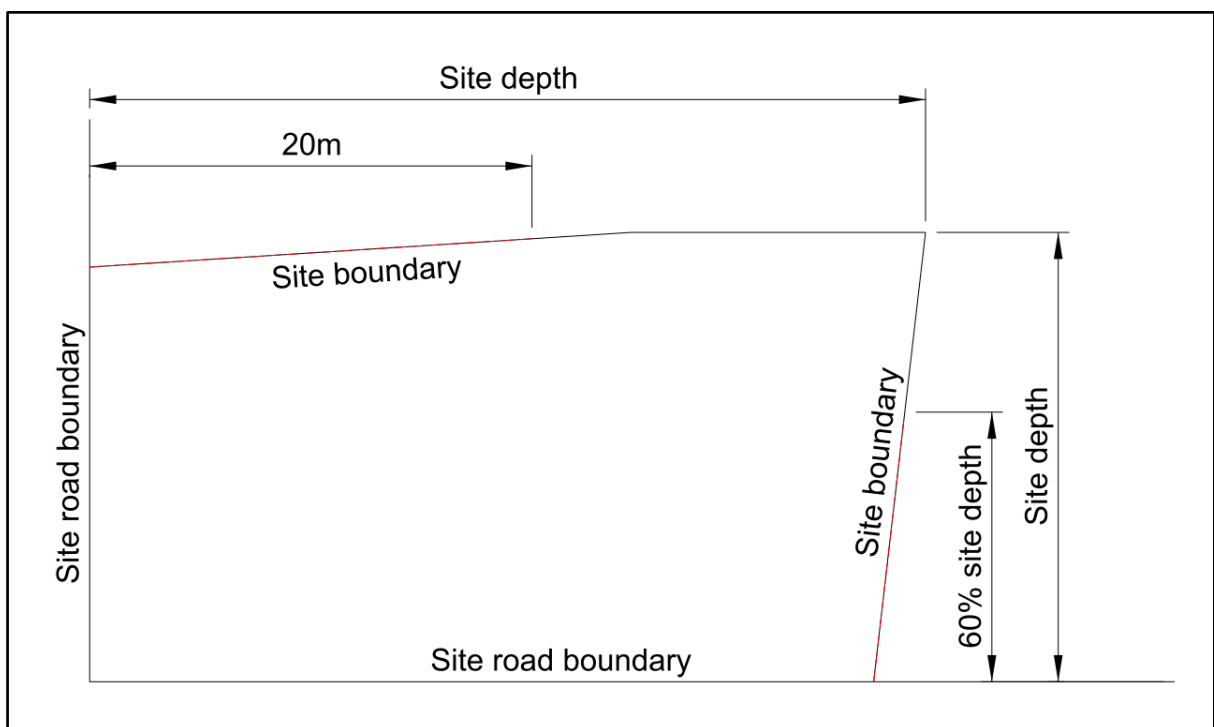


Figure 2: Application of **height in relation to boundary** exemption for corner sites (14A.6.2.2.c.iv.B)

14A.6.2.3 Setbacks

- a. **Buildings** must be set back from the relevant **boundary** by the minimum depth listed below:
 - i. Front: 1.5 metres
 - ii. Side: 1 metre
 - iii. Rear: 1 metre (excluded on corner sites)
- b. This standard does not apply to **site boundaries**:
 - i. where there is an existing common wall between 2 **buildings** on adjacent **sites** or where a common wall is proposed;

- ii. For side and rear **boundary** setbacks for **accessory buildings**, or **garages** that internally access a residential unit, where the **accessory building** or **garage** is less than 3 metres in **height** and the total length of the **building** does not exceed 10.1m; and
 - iii. For front **boundary** setbacks: eaves, roof overhangs, and gutters, may intrude into the front **boundary** setback by a maximum of 650mm (combined measurement); and/or a porch with a maximum width of 1.2m may intrude into the front **boundary** setback by a maximum of 800mm.
- c. For any **retirement village**, setback standards only apply to the perimeter **boundary** of the **site** or **development site** for the **retirement village**.

Advice note: Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.

14A.6.2.4 Outlook space

- 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 below:

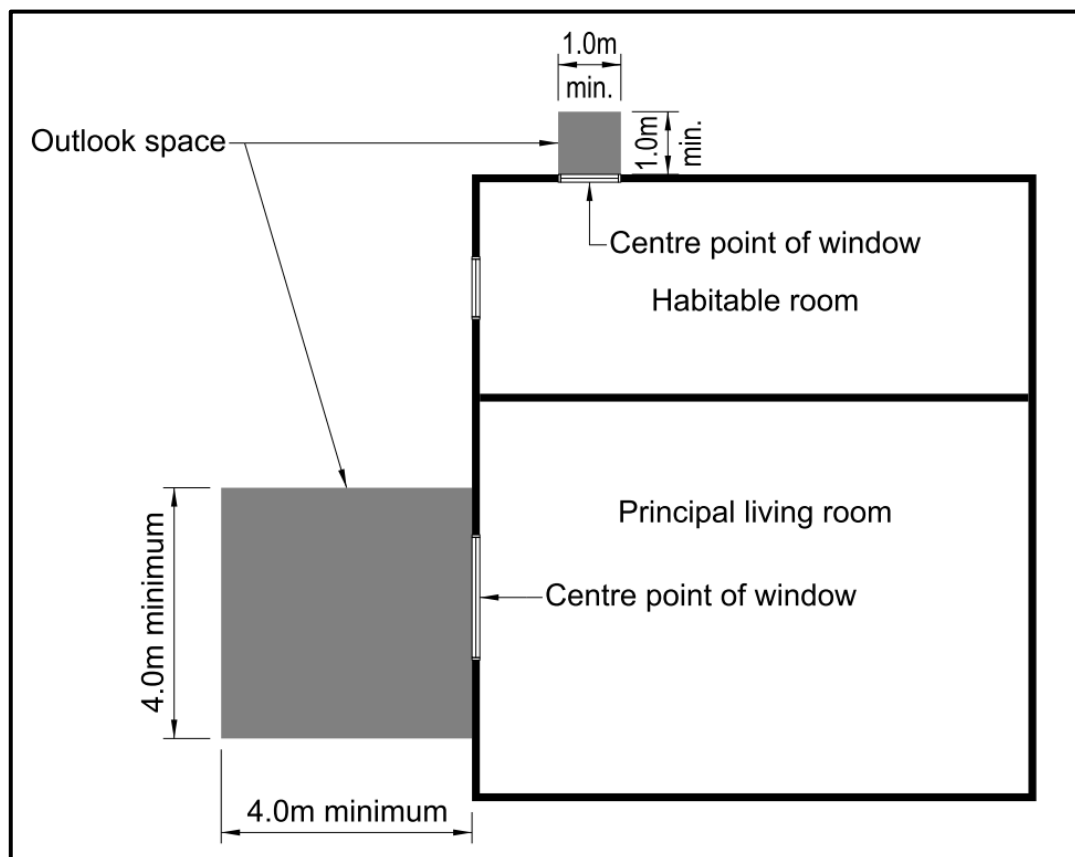


Figure 3: Outlook space

- 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 or **windows** opening into an outlook space from the **principal living room** or **habitable room**); and
 - ii. not extend over an outlook space or **outdoor living space** required by another dwelling.

14A.6.2.5 Building separation

- a. **Residential units** above 12 metres in **height** above **ground level** must be separated from any other **residential units** above 12 metres in **height** above **ground level** on the same **development site** by at least 10 metres measured horizontally, other than where these **buildings** are joined by a common wall.

14A.6.2.6 Fencing and screening

- a. The maximum **height** above **ground level** for any fencing shall be:

	Fence location	Fence height standard
i.	Road boundary —non-arterial road	50% road boundary width (excluding accessways): 1.8m Remaining road boundary width: 1.0m
ii.	road boundary —arterial road	50% road boundary width (excluding accessways): 1.8m Remaining road boundary width: 1.0m
iii.	Side, rear, and internal boundary (other than where iv. iii. applies)	2.0m
iiiv.	On the boundary with any land zoned Open Space Community	1.0m; or

	Fence location	Fence height standard
	Parks, Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro	2.0m where the whole fence or screening structure is a minimum of 50% visually transparent.

- b. Any fencing requirements under [Rule 14A.6.2.11](#) shall not be in addition to the above standards, unless the required fence height in this rule [14A.6.2.6](#) is less than 1.2m adjacent to the proposed storage area/s.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
- d. Any fencing under this [a.i of this](#) rule shall be provided on the site boundary or within the applicable front yard setback from the road boundary.

14A.6.2.7 Landscaped area

- 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. The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.6m.
- d. For developments not intended for residential activity, a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments), where:
 - i. at least 50% of the landscaping shall be trees and shrubs; and
 - ii. a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
 - iii. all trees shall be not less than 1.5 metres high at the time of planting;
 - iv. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

14A.6.2.8 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 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 4 below, where the internal ceiling height is measured from the highest room:

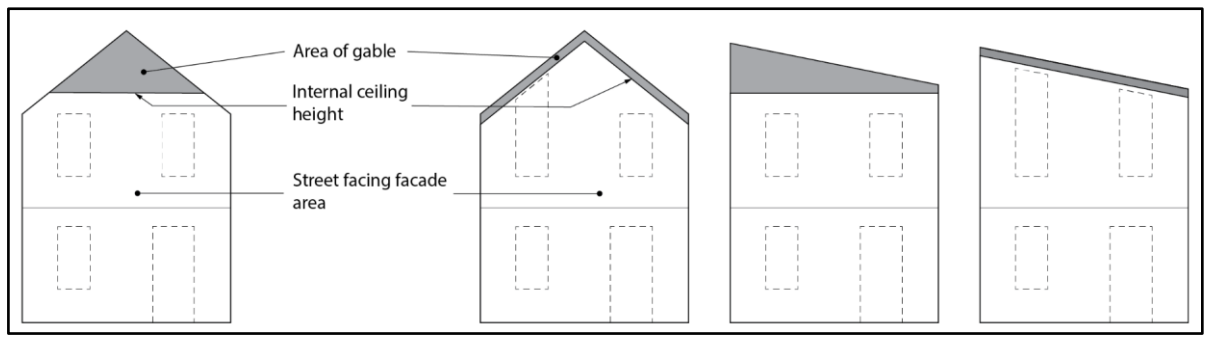


Figure 4: Example of different buildings with front gables excluded from calculation

- c. Rule 14A.6.2.8 a. and b. shall only apply to a residential unit with a street-facing façade within 12 metres 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 2m², regardless of whether it is glazed.
- e. Total required glazing for that residential unit may further be reduced to 15% (inclusive of the door area) provided that the residential unit has:
- i. a hinged front door facing the street that has direct access to the residential unit (but not where this access is directly to a garage); and
 - ii. a ground floor habitable room with a transparent glazed window on the street facing facade with a minimum area of 1m² and a maximum sill height of 1.2 metres (measured from the internal floor level).

14A.6.2.9 Ground floor habitable room

- a. Any building containing residential units shall:
- i. where a residential unit fronts a road or public open space, unless built over another ground floor residential unit, have a habitable room located at ground level with minimum internal dimension of 3 metres. This rule does not apply to any upper-level residential unit that is built over a ground floor residential unit; and
 - ii. have at least 50% of any ground floor area as habitable rooms, except where at least 25% of the gross floor area of the building is at fifth floor level and above, which shall have at least 30% of the ground floor area as habitable rooms.

14A.6.2.10 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.
- c. For residential studio units with an internal floor area exceeding 35m², or single bedroom units with an internal floor area exceeding 45m², the following outdoor living space areas apply:
 - i. 15m² for residential units on the ground floor, with a minimum dimension of 3 metres; and
 - ii. 6m² for residential units above the ground floor, with a minimum dimension of 1.5 metres for balconies, patios or roof terraces.

14A.6.2.11 Service, storage and waste management

- a. For any development resulting in four or more residential units on a development site:
 - i. each residential unit shall have at least 2.25m² of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins with a minimum dimension of 1.2 metres. Where located between a residential unit and the road boundary or pedestrian access or vehicle access (pedestrian or vehicle) bins shall be screened by a solid fence with a minimum height of 1.2 metres;

- ii. each ground floor **residential unit** shall have at least 3m² 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 i. 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 spaces required under (i) for serviceable **residential units**.
- b. Each **residential unit** shall have covered and secure storage areas, with a minimum dimension of 600mm, to a total cumulative volume of:
- i. 6m³ for one-bed units;
 - ii. 8m³ for two-bedroom units; or
 - iii. 10m³ for three-bedroom units or greater;

with at least 50% of storage provided internal to the unit. The required storage shall be additional to any storage in the kitchen, bathroom/s and/or bedroom/s of the **residential unit**, and additional to the area dedicated to car parking in any **garage** which for the purpose of this rule is deemed to be an area 5.5m deep, 3.1m wide and 2.4m high, per **garage**.

14A.6.2.12 Building coverage

- a. The maximum **building coverage** must not exceed 50% of the **net site area**;
- i. Any eaves and roof overhangs and guttering up to 650mm in total cumulative width from the wall of a **building** shall not be included in the **building coverage** calculation.
 - ii. In addition to 14A.6.2.12.a.i, a total **building coverage** of up to 60% of the **net site area** is permitted when the following are met:
 - A. except where required under Chapter 7, no on-site vehicle parking is provided;
 - B. a ground level communal **outdoor living space** is provided, with an area of 10% of the **development site** area, with a minimum dimension of 8 metres;
 - C. the minimum **development site** dimension is 25m; and
 - D. at least 50% of the landscaping provided in compliance with 14A.6.2.7 shall be shrubs.

14A.6.2.13 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **buildings** (excluding **accessory buildings** that are not **habitable buildings**) via **Council's** urban reticulated system (where available) in accordance with the **New Zealand Fire Service Firefighting 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.

14A.6.2.14 Garaging and carpark location

- a. For residential units fronting roads; garages, carports, loading bays and car parking areas shall be located at least 1.2 metres further from the road boundary than the street-facing façade of that residential unit.

14A.6.2.15 Location of outdoor mechanical ventilation

- a. Outdoor heat pump units, or other similar mechanical ventilation units, located at ground level between a street-facing façade and a road boundary shall be screened by a maximum of 50% visually transparent fencing a minimum of 1.2 metres in height above ground level, or the height of ventilation/heat pump unit, whichever is higher). This rule shall not apply:
 - i. to an outdoor mechanical ventilation unit located within 1.5 metres of the road boundary where fencing has been provided along the road boundary that meets Rule 14A.5.2.9; or
 - ii. where screening is provided in the form of bushes and/or shrubs, either existing or planted at a height of at least 80% of the height of the outdoor mechanical ventilation unit, where those bushes/shrubs are maintained and replaced if diseased or dying; or
 - iii. to outdoor mechanical ventilation unit/s installed to service residential units constructed prior to 2 December 2024 where the street-facing façade is at least 4.5 metres from the road boundary.

14A.6.2.16 Minimum unit size

- a. The minimum net floor area for any residential unit shall be:
 - i. Studio 35m²
 - ii. 1 Bedroom 45m²
 - iii. 2 Bedroom 60m²
 - iv. 3 or more Bedrooms 90m².

14A.6.2.17 Building length

- a. For new buildings the maximum length of a building elevation shall not exceed 30 metres (see Figure 5 below), measured from the external face of the building.

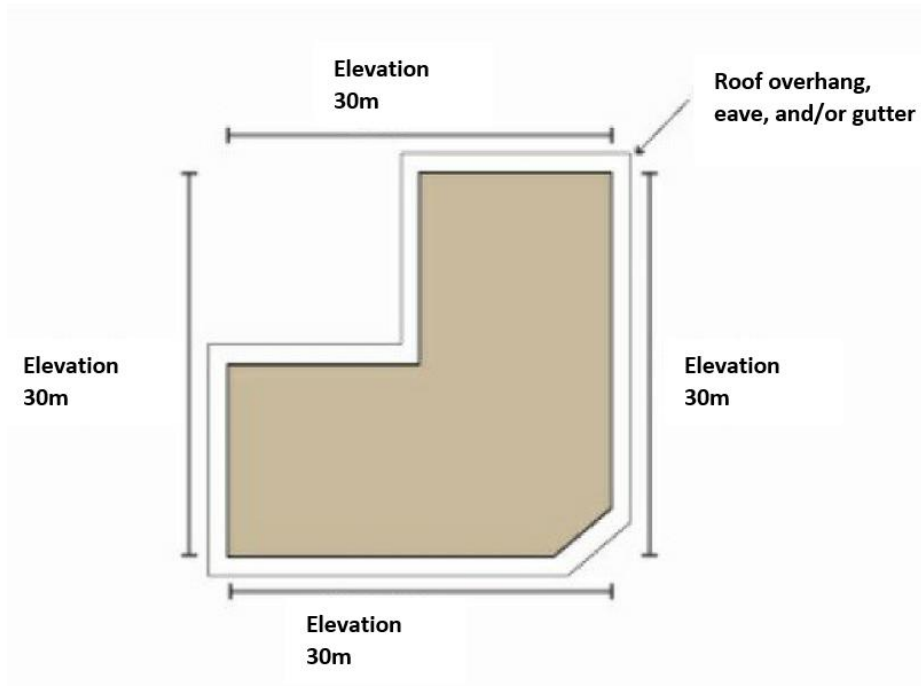


Figure 5: Measurement of building elevation

14A.6.2.18 Residential units within the Industrial interface overlay

- a. New residential units and/or extensions to existing residential units with habitable room windows in any part of a building at or above 8 metres in height above ground level, where these windows have line of sight to a site or sites zoned Industrial General, Industrial Heavy, or Industrial Park:
 - i. Habitable rooms that contain these windows shall have mechanical ventilation systems and air conditioning units installed that meet the following specifications when in operation:
 - A. Satisfy clause G4 Ventilation of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened;
 - B. Emit noise not exceeding 35 dB LAeq (30s) between 2200-0700 hours when received in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. Emit noise not exceeding 40 dB LAeq (30s) in any other space at any time when measured 1 metre away from any grille or diffuser.
- b. Residential units shall not have balconies located above 8 metres in height above ground level that have line of sight to any site or sites within an Industrial General, Industrial Heavy or Industrial Park.
- c. For the purposes of a. and b. above, line of sight means sites within industrial zones are visible (whether partially obstructed or not) from any position within the habitable space out the window or windows or from any part of the balcony.

14A.6.2.19 Minimum building setbacks from railway lines

- a. All buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor shall be setback 4 metres from the rail corridor boundary.

14A.6.2.20 Development within the 50 dB L_{dn} Airport Noise Contour

- a. Within the 50 dB L_{dn} Air Noise Contour and 2023 Remodelled 50 dB L_{dn} Outer Envelope shown on the planning maps residential units shall provide and maintain:
 - i. heating and cooling devices that are capable of maintaining the internal habitable space to a temperature of 18-25 degrees Celsius year round with windows and doors closed, and where opening windows are provided mechanical ventilation is provided in compliance with NZBC G4 as if the windows were closed.
 - ii. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB LAEq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB LAEq (30s) in any other space when measured 1 metre away from any grille or diffuser.
 - iii. Air conditioning units shall meet the following specifications when running:
 - A. 35 dB LAEq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - B. 40 dB LAEq (30s) in any other space when measured 1 metre away from any grille or diffuser.
- b. Within the 50 dB L_{dn} Air Noise Contour and 2023 Remodelled 50 dB L_{dn} Outer Envelope shown on the planning maps new residential units and additions to existing ~~buildings~~ residential units¹ shall be insulated from aircraft noise and designed to meet the provisions of Appendix 14A.1612.4.
- c. This rule does not apply within the Airport Noise Rule Exclusion Overlay.

¹ Minute 58 states that the Panel's "preferred approach" is the text in MRZ for this rule. As the rule is the same in HRZ, the same phrasing has been applied.

14A.6.3 Area-specific rules - High Density Residential Zone

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14A.6.1](#) and [14A.6.2](#) unless specified otherwise.

14A.6.3.1 Area-specific activities

14A.6.3.1.1 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 14A.6.2](#) unless specified otherwise in [Rule 14A.6.3.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.6.1.2](#), [14A.6.1.3](#), [14A.6.1.4](#), [14A.6.1.5](#), and [14A.6.1.6](#) (unless specified otherwise in area specific rules); and [Rules 14A.6.3.1.2](#), [14A.6.3.1.3](#), [14A.6.3.1.4](#), [14A.6.3.1.5](#) or [14A.6.3.1.6](#).

Activity/area		Activity specific standards
P1	<p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly; vi. Spiritual activities; vii. Community correction facilities; viii. Care facility. 	<p>a. The activity specific standards in Rule 14A.6.1.1 do not apply.</p> <p>b. The facility or activity shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
P2	<p>a. Visitor accommodation in the Accommodation and 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>a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.</p> <p>b. No individual types of ancillary activity shall be more than 250m² GLFA.</p>
P3	<p>a. 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"> i. 14A.6.2.1 Building height ii. 14A.6.2.2 Height in relation to boundary iii. 14A.6.2.3 Setbacks iv. 14A.6.2.12 Building coverage

Activity/area	Activity specific standards
	<ul style="list-style-type: none"> v. 14A.6.2.13 Water supply for firefighting b. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must: <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.

14A.6.3.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

14A.6.3.1.3 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 14A.1511](#), or as specified, as set out in the following table:

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.

Activity	The Council's discretion shall be limited to the following matters:
RD1 <ul style="list-style-type: none"> a. Service stations in the Accommodation and Community Facilities Overlay. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Scale and nature of activity – Rule 14A.1511.6 b. Non-residential hours of operation – Rule 14A.1511.2520
RD2 <p>Ancillary activities to visitor accommodation listed in Rule 14A.6.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14A.6.3.1.1 P2.</p>	<ul style="list-style-type: none"> c. Traffic generation and access safety – Rule 14A.1511.7
RD3 <p>Any activity or building in the Styx River Setback Qualifying Matter that meets the built form standards in Rule 14A.6.2 and Rule 14A.6.3.2.</p>	<ul style="list-style-type: none"> a. Matters of discretion for the Belfast/Northwood Outline development plan area: Rule 14A.1511.4635 and Rule 14A.1511.4736

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> b. The extent to which development is in general accordance with the outline development plan in Appendix 14A.1512.12
RD4	<p>a. Any activity or building in the Styx River Setback Qualifying Matter that does not meet one or more of the built form standards in Rule 14A.6.3.2.1 b. unless otherwise specified in Rule 14A.6.3.1.5 NC1.</p> <p>Advice note:</p> <p>1. Refer to the relevant built form standard for provisions relating to notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Matters of discretion for the Belfast/Northwood Outline development plan area: 14A.1511.4635 and Rule 14A.1511.4736 b. The extent to which development is in general accordance with the outline development plan in Appendix 14A.1512.12
RD5	Activities in the Accommodation and Community Facilities Overlay listed in Rule 14A.6.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14A.6.3.1.1 P1 .	<ul style="list-style-type: none"> a. Scale and nature of activity - Rule 14A.1511.6 b. Non-residential hours of operation - Rule 14A.1511.2520 c. Impacts on neighbouring property and planned urban built character - Rule 14A.1511.3 d. Traffic generation and access safety - Rule 14A.1511.7
RD6	Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.1.a - Building height	<ul style="list-style-type: none"> a. Height in relation to boundary breaches Rule 14A.1511.4
RD7	<ul style="list-style-type: none"> a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.2 - Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Height in relation to boundary breaches - Rule 14A.1511.4 b. Residential design principles - Rule 14A.1511.1.d e only
RD8	<ul style="list-style-type: none"> a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.3 - Front entrances and façades. 	<ul style="list-style-type: none"> a. Residential design principles - Rule 14A.1511.1

Activity		The Council's discretion shall be limited to the following matters:
	b. Any application arising from this rule shall not be limited or publicly notified.	
RD9	a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.5.3.2.6 14A.6.3.2.4 - Landscaped areas. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting - Rule 14A.15.11.18 14
RD10	<u>Buildings that do not meet Rule 14A.6.3.2.5 road boundary building setback</u>	<u>a. Residential design principles – Rule 14A.11.1 Principle 8 only</u>

14A.6.3.1.4 Area-specific discretionary activities

There are no area-specific discretionary activities.

14A.6.3.1.5 Area-specific non-complying activities

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

	Activity
NC1	Any activity or building that does not meet Rule 14A.6.3.2.56 (Building setback and size).

14A.6.3.1.6 Area-specific prohibited activities

There are no area-specific prohibited activities.

14A.6.3.2 Area-specific built form standards

14A.6.3.2.1 Building height

- a. The maximum height of any building within the Accommodation and Community Facilities Overlay shall be:
 - i. 11 metres, or
 - ii. 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.
- b. The maximum building height of any building within the Styx River Setback qualifying matter shall be:

	Applicable to	Standard
i.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 14A.1612.12	12 metres
ii.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 14A.1612.12	5 metres

c. Any application arising from Rule [14A.6.3.2.1.b](#) shall not be publicly notified.

14A.6.3.2.2 Maximum continuous building length

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

		Standards
i.	Visitor accommodation; and a	a. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 6) b. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres.
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly; and	
vii.	Veterinary care facility.	

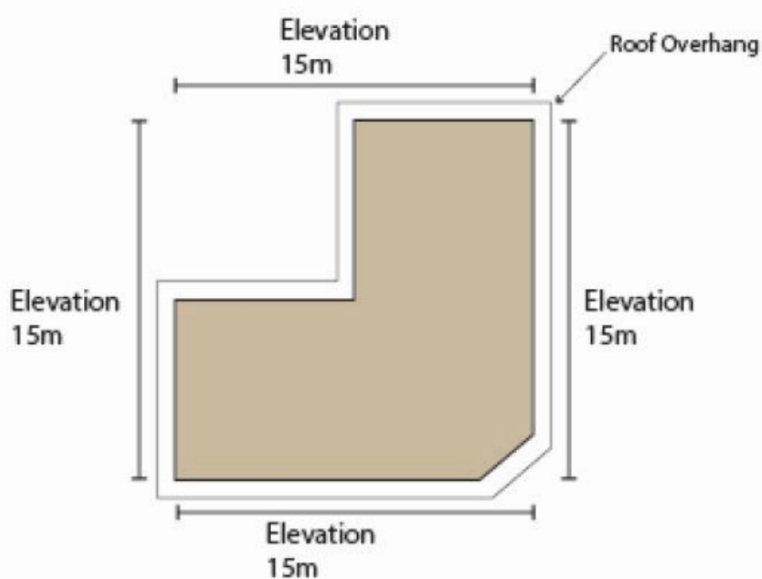


Figure 6: Measurement of a building elevation ([Accommodation and Community Facilities Overlay](#)).

14A.6.3.2.3 Front entrances and façades

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

	Buildings associated with:	Standards
i.	Visitor accommodation; and a	<p>a. Pedestrian access shall be directly from the road frontage.</p> <p>b. A minimum of 30% glazing on the road frontage on ground floor.</p> <p>c. A minimum of 20% glazing on the road frontage on elevations above ground level.</p>
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly; and	
vii.	Veterinary care facility.	

14A.6.3.2.4 Landscaped areas

- a. Planting shall be provided as follows:
- i. Within the Accommodation and Community Facilities Overlay for non-residential activities:
 - A. In 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.

14A.6.3.2.5 Road boundary building setback

Text highlighted below represents 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. This rule applies to sites with road frontage in the City Spine Transport Corridor.

	<u>Location of site in City Spine Transport Corridor - Chapter 14B overlay:</u>	<u>Road boundary setback:</u>
i.	<u>Residential Suburban or Residential Suburban Density Transition overlay</u>	<u>4.5 metres</u>
ii.	<u>Residential Medium Density overlay</u>	<u>2 metres</u>
iii.	<u>Residential Central City overlay</u>	<u>2 metres</u>

	Location of site in City Spine Transport Corridor - Chapter 14B overlay:	Road boundary setback:
iv.	Residential New Neighbourhood overlay	4 metres

Advice Note: The site's location in the Chapter 14B overlay is used to identify the applicable setback only.

14A.6.3.2.56 Building setback and size

- a. The minimum **building** setback and **building** size within the Styx River Setback qualifying matter shall be as follows:

	Standard
i.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
ii.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the High Density Residential zone.
iii.	Any buildings between 150 metres and 200 metres from the southern boundary of the High Density Residential zone shall not exceed a gross floor area of 500m ² .

- b. Any application arising from this rule shall not be publicly notified.