

## DISTRICT PLAN TEXT AMENDMENTS

### 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** – Council alternative recommendations (including consequential amendments as a result)

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

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

## Chapter 14A Residential

### 14A.4 Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

#### 14A.4.1 Activity status tables

- a. Rules in this chapter only apply to sites zoned Residential Suburban or Residential Suburban Density Transition that are contained within the Policy 3 MRZ overlay shown on the planning maps (New Brighton, Redcliffs, Sumner).

##### 14A.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14A.4.2](#), and the area specific rules in [Rule 14A.4.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.4.1.2](#), [14A.4.1.3](#), [14A.4.1.4](#), [14A.4.1.5](#), and [14A.4.1.6](#) or in the area specific rules in [Rule 14A.4.3](#).

Activity		Activity specific standards
P1	Residential activity, except for residential units containing more than six bedrooms and boarding houses	<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 dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.</p>

P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<p>a. The existing site containing both units shall have a minimum net site area of 450m<sup>2</sup>.</p> <p>b. The minor residential unit shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross floor area of 80m<sup>2</sup>.</p> <p>c. The parking areas of both units shall be accessed from the same access.</p> <p>d. This requirement replaces the general outdoor living space requirements set out in Rule 14A.4.2.5. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m<sup>2</sup> and a minimum dimension of 5 metres. This total space can be provided as:</p> <ul style="list-style-type: none"> <li>i. a single continuous area; or</li> <li>ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</li> </ul>															
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil															
P4	Multi-unit residential complexes within the Residential Suburban Density Transition Zone – up to and including four residential units.	<p>a. The minimum net floor area (including toilets and bathrooms, but excluding parking area, garages or balconies) for any residential unit in the complex shall be:</p> <table border="1"> <thead> <tr> <th></th><th>Number of bedrooms</th><th>Minimum Net floor area</th></tr> </thead> <tbody> <tr> <td>i.</td><td>Studio.</td><td>35m<sup>2</sup></td></tr> <tr> <td>ii.</td><td>1 Bedroom.</td><td>45m<sup>2</sup></td></tr> <tr> <td>iii.</td><td>2 Bedrooms.</td><td>60m<sup>2</sup></td></tr> <tr> <td>iv.</td><td>3 or more Bedrooms</td><td>90m<sup>2</sup></td></tr> </tbody> </table>		Number of bedrooms	Minimum Net floor area	i.	Studio.	35m <sup>2</sup>	ii.	1 Bedroom.	45m <sup>2</sup>	iii.	2 Bedrooms.	60m <sup>2</sup>	iv.	3 or more Bedrooms	90m <sup>2</sup>
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iii.	2 Bedrooms.	60m <sup>2</sup>															
iv.	3 or more Bedrooms	90m <sup>2</sup>															
P5	Social housing complexes – up to and including four residential units.	<p>b. Any residential unit fronting a road or public open space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.</p> <p>c. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m<sup>2</sup> and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</p>															
P6	Older person's housing unit	<p>a. Any older person's housing unit shall have a maximum gross floor area of 120m<sup>2</sup>.</p>															

P7	Retirement villages	<p>a. <b>Building</b> façade length – there must be a recess in the façade of a <b>building</b> where it faces a side or rear <b>boundary</b> from the point at which a <b>building</b> exceeds a length of 16 metres. The recess must:</p> <ul style="list-style-type: none"> <li>i. be at least 1 metre in depth, for a length of at least 2 metres;</li> <li>ii. be for the full <b>height</b> of the wall; and</li> <li>iii. include a break in the eave line and roof line of the façade.</li> </ul>
P8	<del>Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)</del>	<p>a. <del>There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.</del></p>
P9	Conversion of a <b>family flat</b> existing at 6 December 2013 into a <b>residential unit</b> that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	<p>a. Each converted flat shall have a minimum <b>gross floor area</b>, excluding terraces, <b>garages</b>, sun decks, and verandahs, of 35m<sup>2</sup>.</p> <p>b. This requirement replaces the general outdoor living space requirements set out in <b>Rule 14A.4.2.5</b>. There shall be a total <b>outdoor living space</b> on the existing <b>site</b> (containing the <b>residential unit</b> and the <b>family flat</b>) with a minimum area of 90m<sup>2</sup> and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an <b>outdoor living space</b> that is directly <b>accessible</b> from that unit and is a minimum of 30m<sup>2</sup> in area.</p>
P10	Conversion of a <b>residential unit</b> (within, or as an extension to, a <b>residential unit</b> ) into two <b>residential units</b>	<p>a. Each <b>residential unit</b> shall have a minimum <b>gross floor area</b>, excluding terraces, <b>garages</b>, sun decks and verandahs, of 35m<sup>2</sup>.</p> <p>b. This requirement replaces the general <b>outdoor living space</b> requirements set out in <b>Rule 14A.4.2.5</b>. There shall be a total <b>outdoor living space</b> on the existing <b>site</b> with a minimum area of 90m<sup>2</sup> and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an <b>outdoor living space</b> that is directly <b>accessible</b> from that unit and is a minimum of 30m<sup>2</sup> in area.</p> <p>c. The <b>residential unit</b> to be converted shall be outside:</p> <ul style="list-style-type: none"> <li>ii. any <b>Flood Management Area</b>.</li> </ul>

P11	Replacement of a residential unit with two residential units	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p> <p>b. The existing site shall be outside:</p> <ul style="list-style-type: none"> <li>i. any Flood Management Area.</li> </ul> <p>c. This requirement replaces the general outdoor living space requirements set out in Rule 14A.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m<sup>2</sup> and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</p>
P12	Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing site shall be outside:</p> <ul style="list-style-type: none"> <li>i. any Flood Management Area.</li> </ul> <p>b. This requirement replaces the general outdoor living space requirements set out in Rule 14A.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m<sup>2</sup> and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</p>
P13	Home occupation	<p>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 40m<sup>2</sup>.</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retail activity shall be limited to:</p> <ul style="list-style-type: none"> <li>i. the sale of goods grown or produced on the site;</li> <li>ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m<sup>2</sup> of floor area; or</li> <li>iii. internet-based sales where no customer visits occur; and</li> <li>iv. retail activity shall exclude food and beverage outlets.</li> </ul>

		<p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed <b>building</b>.</p> <p>e. The hours of operation, when the <b>site</b> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> <li>i. 07:00 – 21:00 Monday to Friday; and</li> <li>ii. 08:00 – 19:00 Saturday, Sunday and public holidays.</li> </ul> <p>f. Visitor, courier vehicle and staff <b>parking areas</b> shall be within the <b>net site area</b> of the property and outside the <b>road boundary setback</b>.</p> <p>g. <b>Vehicle movements</b> associated with the <b>home occupation</b> shall not exceed:</p> <ul style="list-style-type: none"> <li>i. <b>heavy vehicles</b>: 2 per week; and</li> <li>ii. other vehicles: 16 per day.</li> </ul> <p>h. <b>Signage</b> shall be limited to a maximum area of 0.5m<sup>2</sup>, except that where the activity is located on <b>sites</b> with <b>frontage</b> to Memorial Avenue or Fendalton Road there shall be no <b>signage</b>.</p>
<b>P14</b>	Care of non-resident children within a <b>residential unit</b> in return for monetary payment to the carer	<p>a. There shall be:</p> <ul style="list-style-type: none"> <li>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>ii. at least one carer residing permanently within the <b>residential unit</b>.</li> </ul>
<b>P15</b>	(Deleted as part of Plan Change 4 Council decision dated 31 March 2022)	
<b>P16</b>	<b>Education activity</b>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> <li>i. only locate on <b>sites</b> with <b>frontage</b> and the primary entrance to a <b>minor arterial road</b> or <b>collector road</b> where: <ul style="list-style-type: none"> <li>A. a <b>right turn offset</b>, either informal or formal, is available, or;</li> <li>B. a solid median prevents right turns into or out of the primary entrance.</li> </ul> </li> <li>ii. only occupy a <b>gross floor area</b> of <b>building</b> of less than 200m<sup>2</sup>, or in the case of a <b>health care facility</b>, less than 300m<sup>2</sup>;</li> <li>iii. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</li> </ul>
<b>P17</b>	<b>Preschools</b> , other than as provided for in <b>Rule 14A.4.1.1 P14A</b> .	
<b>P18</b>	<b>Health care facility</b>	
<b>P19</b>	<b>Veterinary care facility</b>	
<b>P20</b>	<b>Places of assembly</b>	

iv. limit the hours of operation when the **site** is open to visitors, students, patients, clients, and deliveries to between the hours of:

A. <b>Education activity</b>	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.
B. <b>Preschools</b>	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.
C. <b>Health care facility</b>	I. 07:00 – 21:00.
D. <b>Veterinary care facility</b>	
E. <b>Places of assembly</b>	

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**;

vi. in relation to **preschools**, **veterinary care facilities** and **places of assembly** (see **Figure 1**):

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

B. only locate on residential blocks where there are no more than two non-residential activities already within that block;

vii. in relation to **veterinary care facilities**, limit the boarding of animals on the **site** to a maximum of four;

viii. in relation to **places of assembly**, **entertainment activities** shall be closed Sunday and public holidays;

ix. in relation to noise **sensitive activities**, not be located within the 50 dB **L<sub>dn</sub>** Air Noise Contour as shown on the planning maps; and

		<ul style="list-style-type: none"> <li>x. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
P21	Spiritual activities	<ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation to 07:00-22:00; and</li> <li>ii. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul> </li> </ul>
P22	Community corrections facilities	<ul style="list-style-type: none"> <li>a. The facility shall: <ul style="list-style-type: none"> <li>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</li> <li>ii. limit signage to a maximum area of 2m<sup>2</sup>.</li> </ul> </li> </ul>
P23	Community welfare facilities	
P24	Emergency service facilities	Nil
P25	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 unit titles as at the date of the earthquakes.	<ul style="list-style-type: none"> <li>a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards.</li> <li>b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> <li>i. the only built form standards that shall apply are those specified in Rules 14A.4.2.3 – Building height and 14A.4.2.6 – Daylight recession planes;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) 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.</li> </ul> <p>Advice note:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> </li> <li>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</li> <li>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</li> </ul>



		<p>authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
<b>P26</b>	<p>a. Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> <li>i. 14A.4.2.3 – Building height;</li> <li>ii. 14A.4.2.4 – Site coverage;</li> <li>iii. 14A.4.2.5 – Outdoor living space;</li> <li>iv. 14A.4.2.6 – Daylight recession planes; or</li> <li>v. 14A.4.2.7 – Minimum building setbacks from internal boundaries and railway lines.</li> </ul>	<p>a. Buildings shall not be:</p> <ul style="list-style-type: none"> <li>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or</li> <li>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</li> </ul> <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<b>P27</b>	Relocation of a building	Nil
<b>P28</b>	Market gardens, community gardens, and garden allotments	
<b>P29</b>	Hosted visitor accommodation	<ul style="list-style-type: none"> <li>a. A maximum of six guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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 or commencement and provide those records to the Council on request.</li> </ul>

<b>P30</b>	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	<ul style="list-style-type: none"> <li>a. A maximum of ten guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>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.</li> </ul>
<b>P31</b>	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	<ul style="list-style-type: none"> <li>a. A maximum of 10 guests shall be accommodated at any one time.</li> <li>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.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the heritage item shall; <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request;</li> <li>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</li> <li>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.</li> </ul> </li> <li>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</li> <li>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.</li> <li>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.</li> </ul>
<b>P32</b>	Unhosted visitor accommodation	<ul style="list-style-type: none"> <li>a. A maximum of eight guests shall be accommodated at any one time.</li> <li>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.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the unit shall:</li> </ul>

		<ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for <b>unhosted visitor accommodation</b> and provide those records to the <b>Council</b> on request;</li> <li>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</li> <li>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.</li> <li>e. There shall be a maximum of 16 vehicle movements per day associated with <b>unhosted visitor accommodation</b>.</li> <li>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between <b>2210.00pm</b> and 07:00am.</li> <li>g. Guest activities shall meet daytime and night time noise limits in Rule <b>6.1.5.2.1</b> and Rule <b>6.1.5.2.2</b>.</li> </ul>
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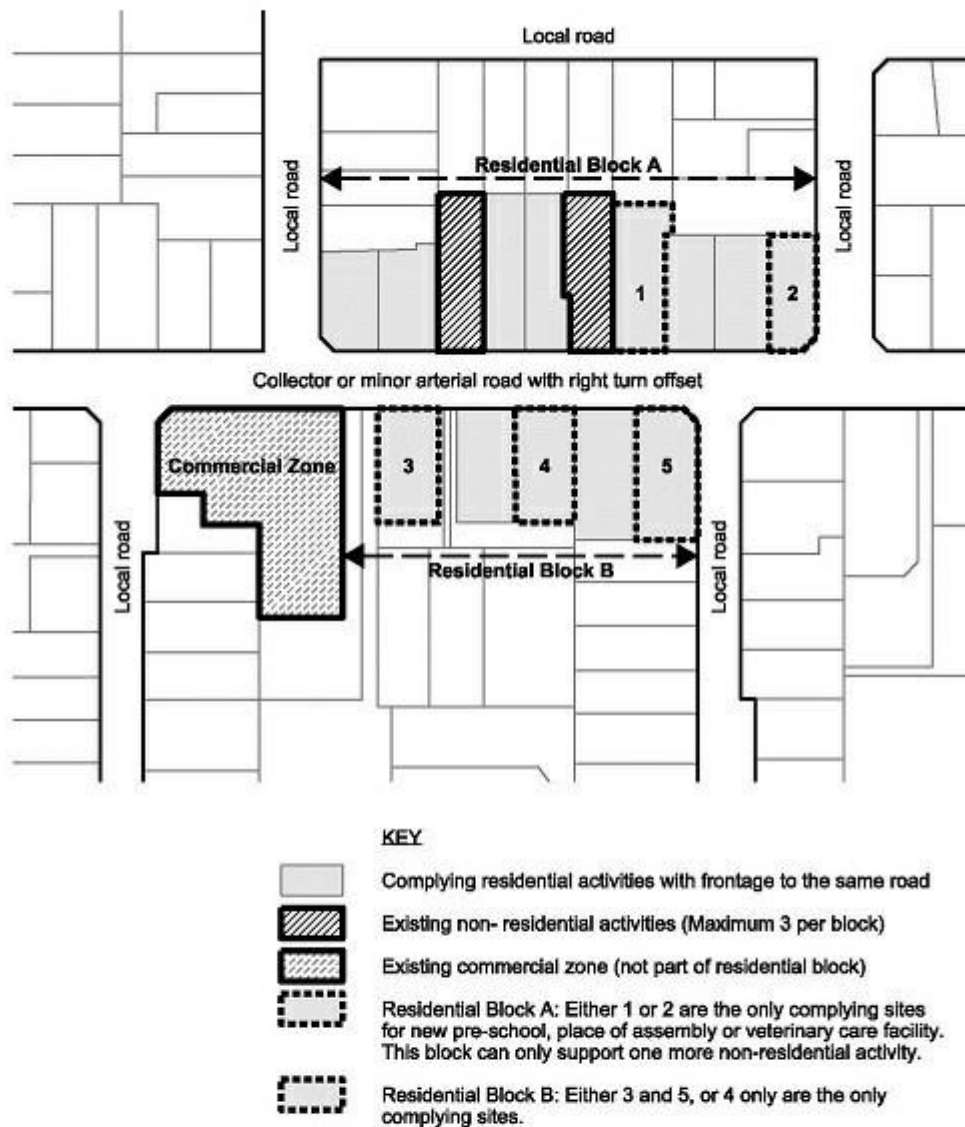


Figure 1: Residential coherence

### 14A.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 14A.11](#), as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Fences that do not meet <a href="#">Rule 14A.4.2.10</a> – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – <a href="#">Rule 14A.11.184</a>
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale and nature of activity – <a href="#">Rule 14A.11.6</a> b. Traffic generation and access safety – <a href="#">Rule 14A.11.7</a>
C3	Multi-unit residential complexes and social housing complexes that do not meet <a href="#">Rule 14A.4.2.2</a> – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – <a href="#">Rule 14A.11.184</a>
C4	Multi-unit residential complexes and social housing complexes that do not meet <a href="#">Rule 14A.4.2.12</a> – Service, storage and waste management spaces	a. Service, storage and waste management spaces – <a href="#">Rule 14A.11.2015</a>
C5	Social housing complexes, where the complex does not meet one or more of the activity specific standards in <a href="#">Rule 14A.4.1.1</a> P5 b. or c.	a. Street scene – road boundary building setback, fencing and planting – <a href="#">Rule 14A.11.184</a>
C6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where the complex does not meet one or more of the activity specific standards in <a href="#">Rule 14A.4.1.1</a> P4 b. or c.	

### 14A.4.1.3 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.11](#), or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m <sup>2</sup>	a. Site density and site coverage – Rule 14A.11.2
<b>RD2</b>	Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m <sup>2</sup> and 330m <sup>2</sup>	
<b>RD3</b>	Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14A.4.1.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14A.11.2437
<b>RD4</b>	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet one or more of the activity specific standards in Rule 14A.4.1.1 P10 a. and b.	
<b>RD5</b>	Social housing complexes, where any residential unit in the complex does not meet activity specific standard Rule 14A.4.1.1 P5 a.	a. Minimum unit size and unit mix – Rule 14A.11.5
<b>RD6</b>	Multi-unit residential complexes in the Residential Suburban Density Transition Zone where any residential unit in the complex does not meet activity specific standard Rule 14A.4.1.1 P4 a.	
<b>RD7</b>	Social housing complexes – over four residential units	a. Residential design principles – Rule 14A.11.1
<b>RD8</b>	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	
<b>RD9</b>	Older person's housing units that do not meet activity specific standard in Rule 14A.4.1.1 P6 a.	a. Scale and nature of activity - Rule 14A.11.6
<b>RD10</b>	Retirement villages that do not meet one or more of the activity specific standards in Rule 14A.4.1.1 P7	a. Retirement villages - Rule 14A.11.10
<b>RD11</b>	Boarding house	a. Scale and nature of activity - Rule 14A.11.6 b. Traffic generation and access safety - Rule 14A.11.7
<b>RD12</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale and nature of activity – Rule 14A.11.6
<b>RD13</b>	a. Convenience activities where: <ul style="list-style-type: none"> <li>i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road;</li> </ul>	a. Residential design principles - Rule 14A.11.1 b. Scale and nature of activity – Rule 14A.11.6

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> <li>ii. the total area occupied by <b>retailing</b> on the <b>site</b> is no more than 50m<sup>2</sup> <b>public floor area</b>;</li> <li>iii. the activity does not include the sale of alcohol;</li> <li>iv. outdoor advertising is limited to no more than 2m<sup>2</sup> and shall be within the <b>road boundary setback</b>;</li> <li>v. the hours of operation when the <b>site</b> is open to business visitors or clients are limited to between the hours of 07:00 – 22:00 Monday to Sunday and public holidays; and</li> <li>vi. there is no provision of on-site <b>parking area</b> for visitors or service purposes.</li> </ul>	<ul style="list-style-type: none"> <li>c. Non-residential hours of operation – <a href="#">Rule 14A.11.2520</a></li> <li>d. Traffic generation and access safety – <a href="#">Rule 14A.11.7</a></li> </ul>
<b>RD14</b>	<ul style="list-style-type: none"> <li>a. <b>Integrated family health centres</b> where: <ul style="list-style-type: none"> <li>i. the centre is located on <b>sites</b> with <b>frontage</b> and the primary entrance to a <b>minor arterial road</b> or <b>collector road</b> where <b>right turn offset</b>, either informal or formal is available;</li> <li>ii. the centre is located on <b>sites adjoining</b> a <b>Local centre, Town centre</b> or <b>Key activity centre</b>;</li> <li>iii. the centre occupies a <b>gross floor area</b> of <b>building</b> of between 301m<sup>2</sup> and 700m<sup>2</sup>;</li> <li>iv. outdoor advertising <b>signage</b> is limited to a maximum area of 2m<sup>2</sup>; and</li> <li>v. the hours of operation when the <b>site</b> is open to patients, or clients, and deliveries is limited to between the hours of 07:00 – 21:00.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. Scale and nature of activity - <a href="#">Rule 14A.11.6</a></li> <li>b. Traffic generation and access safety - <a href="#">Rule 14A.11.7</a></li> <li>c. Non-residential hours of operation - <a href="#">Rule 14A.11.2520</a></li> </ul>
<b>RD15</b>	<i>Deleted as outside Policy 3 area (provision remains in Chapter 14B)</i>	
<b>RD16</b>	<ul style="list-style-type: none"> <li>a. <b>Spiritual activities</b> that do not meet the hours of operation in <a href="#">Rule 14A.4.1.1</a> P21.</li> <li>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent their written approval).</li> </ul>	<ul style="list-style-type: none"> <li>a. Non-residential hours of operation – <a href="#">Rule 14A.11.2520</a></li> </ul>
<b>RD17</b>	<ul style="list-style-type: none"> <li>a. <b>Community corrections facilities</b> and <b>community welfare facilities</b> that do not meet one or more of the activity specific standards in <a href="#">Rule 14A.4.1.1</a> P22 or P23.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> <li>i. Scale and nature of activity – <a href="#">Rule 14A.11.6</a></li> </ul> </li> </ul>

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> <li>ii. Traffic generation and access safety – Rule 14A.11.7</li> <li>iii. Non-residential hours of operation – Rule 14A.11.2520</li> </ul>
RD18	<ul style="list-style-type: none"> <li>a. Temporary lifting or moving of earthquake damaged buildings that does not meet one or more of the activity specific standards in Rule 14A.4.1.1 P26.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14A.11.1713</li> </ul>
RD19	Buildings that do not meet Rule 14A.4.2.3 – Building height	<ul style="list-style-type: none"> <li>a. Impacts on neighbouring property – Rule 14A.11.3</li> </ul>
RD20	Buildings that do not meet Rule 14A.4.2.6 – Daylight recession planes	
RD21	<ul style="list-style-type: none"> <li>a. Activities and buildings that do not meet Rule 14A.4.2.4 – Site coverage where the site coverage is between 35% and 40%.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Site density and site coverage – Rule 14A.11.2</li> </ul>
RD22	<ul style="list-style-type: none"> <li>a. Multi-unit residential complexes, social housing complexes, and older person's housing units that do not meet Rule 14A.4.2.4 – Site coverage, where the site coverage is between 40-45% (calculated over the net site area of the site of the entire complex or group of units).</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	
RD23	<ul style="list-style-type: none"> <li>a. Market gardens where the site coverage exceeds 55%.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Site density and site coverage – Rule 14A.11.2</li> </ul>
RD24	<ul style="list-style-type: none"> <li>a. Residential units that do not meet Rule 14A.4.2.5 – Outdoor living space.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Outdoor living space – Rule 14A.11.2116</li> </ul>
RD25	<ul style="list-style-type: none"> <li>a. Buildings that do not meet Rule 14A.4.2.9 – Road boundary building setback.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Street scene – road boundary building setback, fencing and planting – Rule 14A.11.184</li> </ul>



Activity		The Council's discretion shall be limited to the following matters:
RD26	Buildings that do not meet Rule 14A.4.2.7 – Minimum building setbacks from internal boundaries and railway lines, other than Rule 14A.4.2.7(vi) (refer to Rule 14A.4.1.3 RD28)	a. Impacts on neighbouring properties – Rule 14A.11.3
RD27	Buildings that do not meet Rule 14A.4.2.8 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	
RD28	Buildings that do not meet Rule 14A.4.2.7(vi) relating to rail corridor boundary setbacks	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.
RD29	a. Residential units that do not meet Rule 14A.4.2.11 – Water supply for firefighting. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for fire fighting – Rule 14A.11.8
RD30	a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14A.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB <sub>Ldn</sub> Air Noise Contour, refer to Rule 14A.4.1.3 RD34; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14A.4.1.4 D2) for: <ul style="list-style-type: none"> <li>i. P13 Home occupations:               <ul style="list-style-type: none"> <li>A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings;</li> <li>B. that do not meet one or more of standards b. to h.</li> </ul> </li> <li>ii. P16 Education activity</li> <li>iii. P17 Preschools, other than as provided for in Rule 14A.4.1.1 P14 and Rule 14A.4.1.4 D2;</li> <li>iv. P18 Health care facility;</li> <li>v. P19 Veterinary care facility.</li> </ul>	a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> <li>i. Scale and nature of activity - Rule 14A.11.6</li> <li>ii. Traffic generation and access safety - Rule 14A.11.7</li> </ul> a. Non-residential hours of operation – Rule 14A.11.17 <del>13</del>

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.	
<b>RD31</b>	<p>a. Activities and buildings that do not meet one or more of Rule 14A.4.1.1 P10 standard c.iii, or Rule 14A.4.1.1 P11 standard b.iii, or Rule 14A.4.1.1 P12 standard a.iii.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. The setting of the minimum floor level.</p> <p>b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event.</p> <p>c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management.</p> <p>d. Any adverse effects on the scale and nature of the building and its location in relation to neighbouring buildings, including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.</p>
<b>RD32</b>	<p>a. Activities and buildings that do not meet one or more of Rule 14A.4.1.1 P10 standard c.ii, or P11 standard b.ii., or P12 standard a.ii.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity.</p>
<b>RD33</b>	Retirement villages that do not meet Rule 14A.4.2.4 – Site coverage, where the site coverage is greater than 45% (calculated over the net site area of the site of the entire village).	<p>a. Retirement villages – 14A.11.10.</p>
<b>RD34</b>	<p>a. The following activities and facilities located within the 50 dB <sup>L<sub>dn</sub></sup> Air Noise Contour as shown on the Planning Maps:</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,</p>

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> <li>i. Residential activities which are not provided for as a permitted or controlled activity;</li> <li>ii. Education activities (Rule 14A.4.1.1 P16);</li> <li>iii. Preschools (Rule 14A.4.1.1 P17); <del>or</del></li> <li>iv. Health care facilities (Rule 14A.4.1.1 P18);</li> <li>v. Visitor accommodation in a heritage item Rule 14A.4.1.1 P30 and P31); <u>or</u></li> <li>vi. Unhosted visitor accommodation (Rule 14A.4.1.1 P32)</li> </ul> <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>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.12.4.</p>
RD35	<ul style="list-style-type: none"> <li>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.4.1.1 P29 that does not exceed 12 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>	<p>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14A.11.3934</p>
RD36	<ul style="list-style-type: none"> <li>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.4.1.1. P30 or P31 that does not exceed 20 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly or limited notified.</li> </ul>	
RD37	<ul style="list-style-type: none"> <li>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.4.1.1 P32 that does not exceed 12 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>	

#### 14A.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14A.A.4.1.1 for:

Activity	
	<ul style="list-style-type: none"> <li>i. P1 Residential activity;</li> <li>ii. P8 Conversion of an elderly person's housing unit into a residential unit;</li> <li>iii. P14 Care of non-resident children;</li> <li>iv. P20 Places of assembly; or</li> <li>v. Storage of more than one heavy vehicle for P16-P19 and P21.</li> </ul>
<b>D3</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
<b>D4</b>	Show homes
<b>D5</b>	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14A.4.1.3 RD14
<b>D6</b>	Multi-unit residential complexes in Residential Suburban Zones
<b>D7</b>	<ul style="list-style-type: none"> <li>a. Hosted visitor accommodation that exceeds twelve guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>
<b>D8</b>	<ul style="list-style-type: none"> <li>a. Visitor accommodation in a heritage item that exceeds twenty guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>
<b>D9</b>	<ul style="list-style-type: none"> <li>a. Unhosted visitor accommodation that exceeds twelve guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>
<b>D10</b>	Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.

### 14A.4.1.5 Non-complying activities

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

Activity	
<b>NC1</b>	Any non-residential activity, other than a home occupation, located on a site with frontage to Memorial Avenue or Fendalton Road.
<b>NC2</b>	Residential units in the Residential Suburban Zone that do not meet Rule 14A.4.2.1, where the residential unit is contained within a site with a net site area of less than 400m <sup>2</sup> net site area.

Activity	
<b>NC3</b>	Residential units in the Residential Suburban Density Transition Zone that do not meet Rule 14A.4.2.1, where the residential unit is contained within a site with a net site area of less than 300m <sup>2</sup> net site area
<b>NC4</b>	Activities and buildings that do not meet Rule 14A.4.2.4 where the site coverage exceeds 40% (except as provided for in Rule 14A.4.1.5 NC5)
<b>NC5</b>	Multi-unit residential complexes, social housing complexes and older person's housing units that do not meet Rule 14A.4.2.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units)
<b>NC6</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> <li>i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or</li> <li>ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or</li> </ul> <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> <li>1. The National Grid transmission lines are shown on the planning maps.</li> <li>2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</li> <li>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.</li> </ul>
<b>NC7</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> <li>i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or</li> <li>ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or</li> <li>iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground section) or within 5 metres of a foundation of an associated support structure.</li> </ul> <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p>

Activity	
	<p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <b>electricity distribution line support structure</b> foundation.</p> <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <b>electricity distribution</b> network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. The <b>electricity distribution lines</b> are shown on the planning maps.</li> <li>2. Vegetation to be planted around <b>electricity distribution lines</b> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <b>Electricity (Hazards from Trees) Regulations 2003</b>.</li> <li>3. <b>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</b> contains restrictions on the location of structures and activities in relation to <b>electricity distribution lines</b>. <b>Buildings</b> and activity in the vicinity of <b>electricity distribution lines</b> must comply with <b>NZECP 34:2001</b>.</li> </ol>
<b>NC8</b>	<p>a. <b>Visitor accommodation</b> that is not <b>hosted visitor accommodation</b>, <b>unhosted visitor accommodation</b> or <b>visitor accommodation</b> in a <b>heritage item</b>;</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

#### 14A.4.1.6 Prohibited activities

There are no prohibited activities.

### 14A.4.2 Built form standards

#### 14A.4.2.1 Site density

- a. Each **residential unit** shall be contained within its own separate **site**. The **site** shall have a minimum **net site area** as follows:

	Activity	Standard
i.	Residential Suburban Zone (excluding <b>residential units</b> established under <b>Rule 14A.4.1.1</b> P8, P9, P10, P11 and P12)	450m <sup>2</sup>
ii.	Residential Suburban Density Transition Zone (excluding <b>residential units</b> established under <b>Rule 14A.4.1.1</b> P8, P9, P10, P11 and P12)	330m <sup>2</sup>
iii.	<b>Social housing complexes</b>	

	Activity	Standard
iv.	Multi-unit residential complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
v.	Older person's housing units	
vi.	Retirement village	

### 14A.4.2.2 Tree and garden planting

- a. For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:
  - i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
    - A. at least 50% of the landscaping shall be trees and shrubs, and
    - B. a minimum of one tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
    - C. at least one tree shall be planted adjacent to the road boundary;
  - ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
  - iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
  - iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

### 14A.4.2.3 Building height

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

	Activity / area	Standard
i.	All buildings unless specified below.	8 metres
ii.	Minor residential units in the Residential Suburban Zone	5.5 metres and of a single storey only

Advice note:

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

### 14A.4.2.4 Site coverage

- a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Zone/activity	Standard
i.	All zones / activities unless specified below	35%
ii.	Multi-unit residential complexes, social housing complexes, and groups of older person's housing units where all the buildings are single storey.  The percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.	40%
iii.	Market gardens	55%
iv.	Retirement villages	45%

b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
  - A. are no more than 800mm above ground level and are uncovered or unroofed; or
  - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one site.

#### 14A.4.2.5 Outdoor living space

a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:

	Activity/area	Standard	
		Minimum area	Minimum dimension
i.	Residential Suburban Zone	90m <sup>2</sup>	6 metres
ii.	Residential Suburban Density Transition Zone	50m <sup>2</sup>	4 metres
iii.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m <sup>2</sup>	4 metres

- b. The required minimum area shall be readily accessible from a living area of each residential unit.
- c. The required minimum area shall not be occupied by any building, access, or parking space, other than:
  - i. an outdoor swimming pool; or



- ii. **accessory building** of less than 8m<sup>2</sup>; or
  - iii. any **buildings** or parts of a **building** without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the **outdoor living space**.
- d. This rule only applies to structures on the same **site**.
- e. This rule does not apply to **residential units** in a **retirement village**.

#### 14A.4.2.6 Daylight recession planes

- a. **Buildings** shall not project beyond a **building** envelope constructed by recession planes, as shown in [Appendix 14A.12.2](#) Diagram A and Diagram B as relevant, from points 2.3 metres above:
- i. **ground level** at the internal **boundaries**; or
  - ii. where an internal **boundary** of a **site** abuts an **access lot** or **access strip** the recession plane may be constructed from points 2.3 metres above **ground level** at the furthest **boundary** of the **access lot** or **access strip** or any combination of these areas; or
  - iii. where **buildings** on **adjoining sites** have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. Where the **building** is located in an overlay that has a permitted **height** of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above **ground level** at the internal **boundaries** and continue on the appropriate angle to points 11 metres above **ground level**, at which point the recession plane becomes vertical.
- c. Where the **building** is located in a **Flood Management Area**, the exemptions in [Rule 5.4.1.3](#) apply (for activities P1-P4 in Table 5.4.1.1b).

Advice note:

1. Refer to [Appendix 14A.12.2](#) for permitted intrusions.

#### 14A.4.2.7 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All <b>buildings</b> not listed in table below	1 metre
ii.	<b>Accessory buildings</b> where the total length of walls or parts of the <b>accessory buildings</b> within 1 metre of each internal <b>boundary</b> does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above <b>ground level</b> within 1m of the <b>boundary</b> .	Nil
iv.	<b>Buildings</b> that share a common wall along an internal <b>boundary</b>	Nil

	Activity / area	Standard
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
vi.	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	4 metres from the rail corridor boundary

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

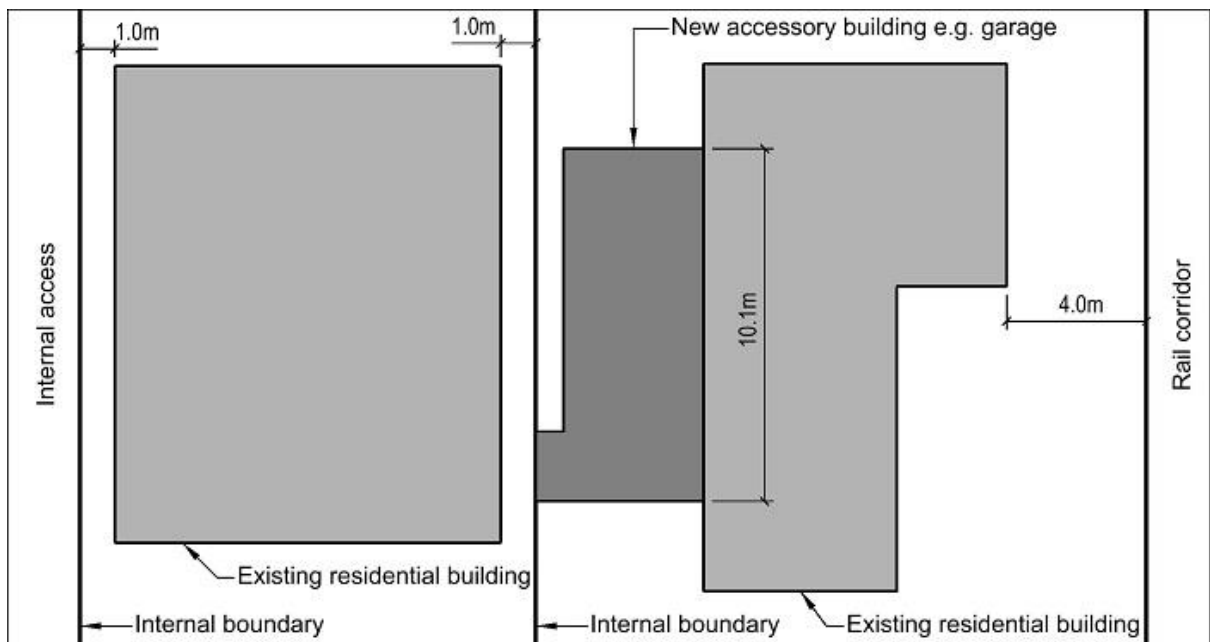


Figure 2: Separation from neighbours

#### 14A.4.2.8 Minimum setback for balconies and living space windows from internal boundaries

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

Advice note:

- See sill height in the definition of window.

### 14A.4.2.9 Road boundary building setback

a. The minimum road boundary building setback shall be:

	Activity	Standard
i.	All buildings and situations not listed below	4.5 metres
ii.	Where a garage has a vehicle door that generally faces a road or shared access	5.5 metres from the shared access or road kerb

b. Rule 14A.4.2.9.a applies except for:

- i. A garage where (See Figure 3):
  - A. the side walls are parallel to the road boundary and no more than 6.5 metres in length;
  - B. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
  - C. the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
  - D. where the access to the garage is located adjacent to a side boundary:
    - I. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit.
  - E. where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

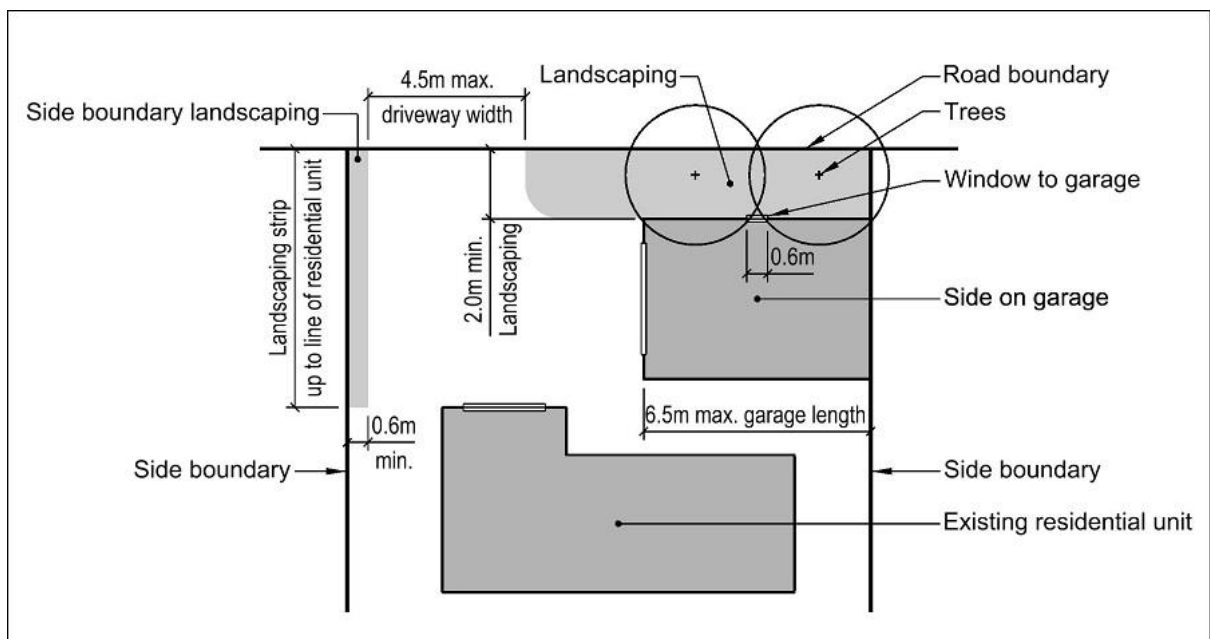


Figure 3: Side extension

- ii. A garage where (See Figure 4):

- A. the **garage** is a single **garage**, with the door facing the **road boundary**, accessed from a **local road**;
  - B. the **garage** is a maximum 3.6 metres wide;
  - C. the **garage** is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the **garage** is more than 3.5 metres from the **road boundary** an automatic opener is not required; and
  - D. no part of the **garage** door when opening or shutting extends beyond the **site boundary**.
- iii. **Rule 14A.4.2.9** b.i. and b.ii. above do not apply to **garages** in the Character Area Overlay.

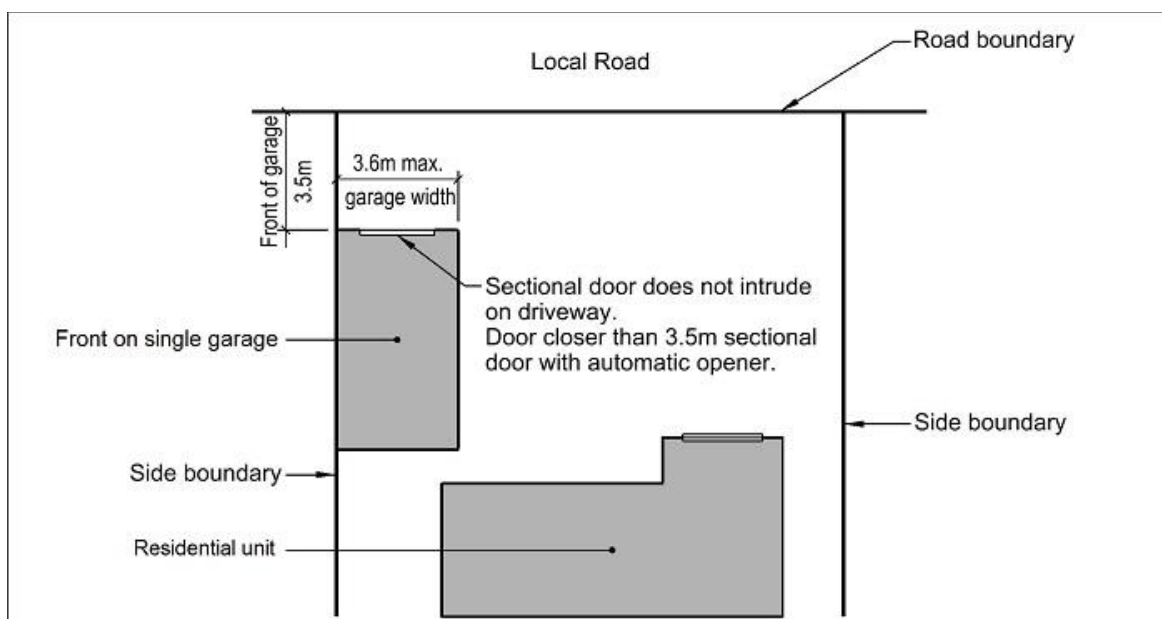


Figure 4: Front extension

#### 14A.4.2.10 Street scene amenity and safety – fences

- a. The maximum **height** of any fence in the required **building setback** from a **road boundary** shall be 1.8 metres.
- b. This rule shall not apply to fences or other screening structures located on an internal **boundary** between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a **building** or **accessory building**.

#### 14A.4.2.11 Water supply for fire fighting

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

#### 14A.4.2.12 Service, storage and waste management spaces

- a. For **multi-unit residential complexes** and **social housing complexes** only:

- i. each **residential unit** shall be provided with at least 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
- ii. each **residential unit** shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
- iii. the required spaces in a. and/or b. for each **residential unit** shall be provided either individually, or within a dedicated shared communal space.

### 14A.4.3 Area-specific rules — Residential Suburban Zone and Residential Suburban Density Transition Zone

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14A.4.1](#) and [14A.4.2](#) unless specified otherwise.

#### 14A.4.3.1 Area-specific activities

##### 14A.4.3.1.1 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.4.2](#), unless specified otherwise in [Rule 14A.4.3.2](#)
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.4.1.2](#), [14A.4.1.3](#), [14A.4.1.4](#), [14A.4.1.5](#) and [14A.4.1.6](#) (unless specified otherwise in area specific rules); and [Rules 14A.4.3.1.3](#), [14A.4.3.1.4](#), [14A.4.3.1.5](#), or [14A.4.3.1.6](#).

Activity		Activity specific standards
<b>P1</b>	a. The following activities in the Accommodation and Community Facilities Overlay: <ol style="list-style-type: none"> <li>i. <b>Preschools</b>;</li> <li>ii. <b>Health care facility</b>;</li> <li>iii. <b>Veterinary care facility</b>;</li> <li>iv. <b>Education activity</b>;</li> <li>v. <b>Place of assembly</b>;</li> <li>vi. <b>Spiritual activities</b>;</li> <li>vii. <b>Community corrections facilities</b>;</li> <li>viii. <b>Community welfare facilities</b>;</li> <li>ix. <b>Care facility</b>.</li> </ol>	a. The activity specific standards in <a href="#">Rule 14A.4.1.1</a> do not apply. b. The facility or activity shall: <ol style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> <b>gross leasable floor space</b>; and</li> <li>ii. limit the time when the <b>site</b> is open to visitors, students, patients, clients, and deliveries to between 07:00-21:00 Monday to Sunday.</li> </ol>
<b>P2</b>	Visitor accommodation in the Accommodation and Community	a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.

Activity		Activity specific standards
	Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.	<b>b.</b> No individual type of ancillary activity shall be more than 250m <sup>2</sup> GLFA.

#### 14A.4.3.1.2 Area-specific controlled activities

- a. There are no controlled activities.

#### 14A.4.3.1.3 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.11](#), or as specified, as set out in the following table:

	Location	Restricted discretionary activity	The <b>Council's</b> discretion shall be limited to the following matters
<b>RD9</b>	Accommodation and Community Facilities Overlay	<p>a. Service stations.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Scale and nature of activity – <a href="#">Rule 14A.11.56</a></p> <p>b. Hours of operation – <a href="#">Rule 14A.11.2120</a></p> <p>c. Traffic generation and access safety – <a href="#">Rule 14A.11.67</a></p>
<b>RD10</b>		Activities listed in <a href="#">Rule 14A.4.3.1.1 P1</a> that do not comply with any one or more of the activity specific standards in <a href="#">Rule 14A.4.3.1.1 P1</a> .	<p>a. Scale and nature of activity – <a href="#">Rule 14A.11.56</a></p> <p>b. Hours of operation – <a href="#">Rule 14A.11.2120</a></p> <p>c. Traffic generation and access safety – <a href="#">Rule 14A.11.67</a></p> <p>d. Impacts on neighbouring property - <a href="#">Rule 14A.11.3</a></p>

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
<b>RD11</b>	a. Accommodation and Community Facilities Overlay	Buildings that do not meet Rule 14A.4.3.2.113 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14A.11.3
<b>RD12</b>	Accommodation and Community Facilities Overlay	a. Activities and buildings that do not meet Rule 14A.4.3.2.32 - Site coverage	a. Site density and site coverage – Rule 14A.11.2
<b>RD13</b>		a. Buildings that do not meet Rule 14A.4.3.2.124 – Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified.	a. Impacts on neighbouring property – Rule 14A.11.3 b. Residential design principles – Rule 14A.11.1.e.g. only
<b>RD14</b>		a. Buildings that do not comply with Rule 14A.4.3.2.135 – Building setbacks from road boundaries. 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.11.1714
<b>RD15</b>		a. Buildings that do not comply with Rule 14A.4.3.2.146 – Front entrances and facades. b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14A.11.1
<b>RD16</b>		a. Buildings that do not comply with Rule 14A.4.3.2.157 – Building overhangs. b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14A.11.1
<b>RD17</b>		a. Activities that do not comply with Rule 14A.4.3.2.168 – Fences and screening. 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.11.1714
<b>RD18</b>		a. Activities that do not comply with Rule 14A.4.3.2.179 – Landscaped areas	a. Street scene – road boundary building setback, fencing and

	Location	Restricted discretionary 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.	planting – Rule <a href="#">14A.11.17</a> <del>14</del>
<b>RD19</b>	Accommodation and Community Facilities Overlay	Ancillary activities to visitor accommodation listed in Rule <a href="#">14A.4.3.1.1</a> P2 that do not comply with any one or more of the activity specific standards in Rule <a href="#">14A.4.3.1.1</a> P2.	a. Scale of activity – Rule <a href="#">14A.11.56</a> b. Hours of operation – Rule <a href="#">14A.11.21</a> <del>20</del> c. Traffic generation and access safety – Rule <a href="#">14A.11.67</a>

#### 14A.4.3.1.4 Area-specific discretionary activities

- a. There are no discretionary activities.

#### 14A.4.3.1.5 Area-specific non-complying activities

- a. There are no non-complying activities.

#### 14A.4.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

### 14A.4.3.2 Area-specific built form standards

#### 14A.4.3.2.21 Building height

- a. This applies to:
- [iii.](#) Accommodation and Community Facilities Overlay.
- b. Maximum height of any building shall be:

	Activity/area	Standard
<a href="#">iii.</a> <a href="#">i.</a>	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	9 metres, or 12 metres for a building with a pitched roof of at least 22 degrees.

Advice note:

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



#### 14A.4.3.2.32 Site coverage

a. This applies to:

**iv.i.** Accommodation and Community Facilities Overlay.

b.

The maximum percentage of the net site area covered by buildings shall be as follows:	Activity/area	Standard
<b>iv.i.</b>	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	45%

c. For the purposes of this rule this excludes :

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
  - A. are no more than 800mm above ground level and are uncovered or unroofed; or
  - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one site;

#### 14A.4.3.2.43 Daylight recession planes

a. This applies to:

**ii.i.** Accommodation and Community Facilities Overlay.

- b. Buildings shall not project beyond a building envelope constructed by recession planes, using the applicable recession planes in the following table, from points 2.3 metres above:
- i. ground level at the internal boundaries; or
  - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
  - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

	Area	Applicable to	Standard
<del>B.A.</del>	Accommodation and Community Facilities Overlay	Activities that are not residential activities	Diagram C, <a href="#">Appendix 14A.12.2</a>

#### 14A.4.3.2. ~~124~~ Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay the maximum continuous building length shall be applicable to buildings for:

Applicable to	Standard
i. Visitor accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility.	A. New buildings: 15 metres  B. Additions to an existing building: 10 metres

#### 14A.4.3.2. ~~135~~ Building setback from road boundaries

- a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, the minimum building setback from road boundaries shall be 3 metres.

#### 14A.4.3.2. ~~146~~ Front entrances and façades

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

Applicable to	Standard
i. Visitor accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility.	A. Pedestrian access shall be directly from the road frontage. B. A minimum of 30% glazing on the road frontage on ground floor. C. A minimum of 20% glazing on the road frontage on elevations above ground level.

#### 14A.4.3.2. ~~157~~ Building overhangs

- a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, no internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.

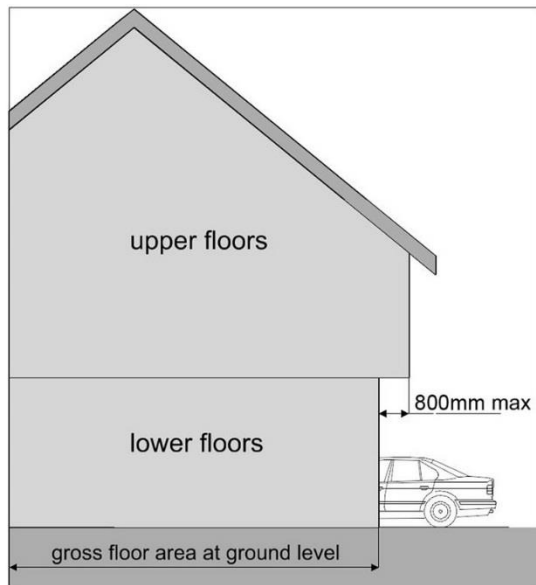


Figure 9: Building overhangs

Advice note:

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

#### 14A.4.3.2.168 Fences and screening

- a. Within the Accommodation and Community Facilities Overlay for activities that are not **residential activities**, fencing and/or screening shall be provided as follows:
  - i. Screening of **outdoor storage areas** shall ensure that outdoor storage is not visible from 1.8 metres above **ground level** on any **adjoining road** or **site**, and
  - ii. outdoor storage is not located within any required 2 metre planted strip **adjoining the road frontage**.

#### 14A.4.3.2.179 Landscaped areas

- a. Within the Accommodation and Community Facilities Overlay for non-residential activities:
  - i. In areas **adjoining the road frontage** of all sites:
    - A. a minimum density of 1 tree per every 10 metres of **road frontage** or part thereof, distributed across the **frontage**; and
    - B. a minimum 2 metre planted strip.
  - ii. 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**.