

## Chapter 14 Residential

### Key:

This Revised Proposal is prepared for the purposes of the Central City hearing.

The base of this Revised Proposal is the clean Stage 1 and Stage 2 provisions for the Residential Proposal, as attached to the closing legal submissions of the Council at the close of the Stage 2 Residential hearing. The Central City Residential provisions from 13.6 of the Central City Proposal have been integrated into this Revised Proposal. Text is colour coded as follows:

grey text	Text considered in an earlier Stage or in another hearing. This text is NOT open for consideration and provided in this proposal as context only.
black text	Existing text in the latest version of the parent chapter which is the same as or equivalent to a Central City provision that needs to be accounted for. The equivalent Central City provision is referred to in square brackets, or in a comment bubble.
<b>black underlined text</b>	Amendments to ensure provisions make sense in the context of the city wide parent chapter. These amendments do not change the effect of the provisions. In some cases there is a submission point giving scope to this change, and that is identified in square brackets. Black text is only open for amendment from a Central City perspective.
dark blue text [provision number]	This text has been copied into this Chapter from the Central City chapter, because there was no equivalent provision in the parent chapter. The relevant Central City provision is identified in square brackets after the text. The text is un-amended unless shown in strikethrough and underlining (see below).
dark blue bold underlined text or dark blue strikethrough text [submission number]	This text is marked up with strikethrough and deletions which indicates amendments have been made as a result of submissions on the relevant Stage 3 Central City provision. The relevant Stage 3 submission on the Central City giving scope for the amendment is in square brackets after the amendment.
green text	Definitions that are relied on. (Note that only integrated text shows the definitions, ie definitions are not identified in the grey text).

## Index to location of Central City Provisions from 13.6.1 in Chapter 14

<b>13.6.1 Central City Residential Zones provision number as notified</b>	<b>Chapter 14 equivalent</b>
13.6.1.1.1 Objective – Role of the Central City Residential Zone	14.1.8
13.6.1.1.1.1 Policy – Residential Development	14.1.1.3
13.6.1.1.1.2 Policy – Non-Residential Activities	14.1.7.7
13.6.1.1.2 Objective – Built Form and Amenity	14.1.8
13.6.1.1.2.1 Policy – Building Heights	14.1.8.1
13.6.1.1.2.2 Policy – Amenity Standards	14.1.8.2
13.6.1.1.2.3 Policy – Non-Residential Activities	14.1.7.7(e)
13.6.1.2.1 How to Use the Rules	14.16.1
13.6.1.2.2 Activity Status Tables	14.16.2
13.6.1.2.2.1 Permitted Activities	14.16.2.1
13.6.1.2.2.2 Controlled Activities	14.16.2.2.2
13.6.1.2.2.3 Restricted Discretionary Activities	14.16.2.2.3
13.6.1.2.2.4 Discretionary Activities	14.16.2.4
13.6.1.2.2.5 Non-Complying Activities	14.16.2.5
13.6.1.2.3 Built Form Standards	14.16.2.6
13.6.1.2.3.1 Built height	14.16.3.1
13.6.1.2.3.2 Sunlight and outlook for neighbours	14.16.3.2
13.6.1.2.3.3 Street scene and accessways	14.16.3.3
13.6.1.2.3.4 Separation from neighbours	14.16.3.4
13.6.1.2.3.5 Fences and screening	14.16.3.5
13.6.1.2.3.6 Landscaping and tree planting	14.16.3.6
13.6.1.2.3.7 Minimum residential unit size	14.16.3.7
13.6.1.2.3.8 Ground floor habitable space	14.16.3.8
13.6.1.2.3.9 Outdoor living space	14.16.3.9
13.6.1.2.3.10 Service Space	14.16.3.10
13.6.1.2.3.11 Minimum site density from development and redevelopment of residential units	14.16.3.11
13.6.1.3 Matters of Discretion	14.16.4
13.6.1.3.1 Minimum unit size	14.16.4.1
13.6.1.3.2 Ground floor habitable space	14.16.4.1
13.6.1.3.3 Outdoor living space	14.16.4.3
13.6.1.3.4 Service space	14.16.4.4
13.6.1.3.5 Building height	14.16.4.5
13.6.1.3.6 Sunlight and outlook for neighbours	14.16.4.6
13.6.1.3.7 Street scene and accessways	14.16.4.7
13.6.1.3.8 Separation from neighbours	14.16.4.8
13.6.1.3.9 Fences and screening	14.16.4.9
13.6.1.3.10 Landscaping and tree planting	14.16.4.10
13.6.1.3.11 Urban design	14.16.4.11

## Chapter 14 Residential

The review of the urban residential zones and rules have been divided to two stages. This Stage 1 review of the Residential Chapter 14 encompasses:

1. a review of all of the:
  - a. Living 1, Living 2, Living 3 and Living 4 zones (where the Living 4 zones sit outside the Central City ) and the Objectives Policies and Rules that relate to them – except those that are subject to the Canterbury Earthquake Authority's 'Red Zones'.
  - b. Banks Peninsula Residential Zone and the Objectives Policies and Rules that relate to them.
2. a partial review of the Banks Peninsula Conservation Zones and their associated objectives, policies and rules. This review did not include Objectives Policies and Rules and design guides that relate to additions alterations and demolition of existing buildings.
3. the introduction of a Residential New Neighbourhood Zone for new greenfield residential development.
4. the rezoning of some completed Living G developments to Residential Suburban and Residential Medium Density Zone.

The Stage 2 review of the Residential Chapter 14 will review:

Stage 2 of the review of the Residential Chapter 14 encompasses:

1. Objectives Policies and Rules and design guides that relate to additions alterations and demolition of existing buildings and new buildings in the Banks Peninsula Conservation Zone.
  2. Special Amenity Areas (SAMs) and the Objectives Policies and Rules that relate to them.
  3. Living Hill Zones and the Objectives Policies and Rules that relate to them.
  4. Living Rural Settlement Zones and the Objectives Policies and Rules that relate to them.
  5. Living Rural Village Zones and the Objectives Policies and Rules that relate to them.
  6. Banks Peninsula Small Settlements Zones and the Objectives Policies and Rules that relate to them.
  7. Living 5 Travellers Accommodation Zones and the Objectives Policies and Rules that relate to them.
  8. Living Greenfield Zone and the Objectives Policies and Rules that relate to them.
  9. Living Taylors Mistake Bach Zone and the Objectives Policies and Rules that relate to them.
  10. Greenfield Priority Areas under the Canterbury Regional Policy Statement Chapter 6 that are currently rural zoned.
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1. Objectives Policies and Rules and design guides that relate to additions alterations and demolition of existing buildings and new buildings in the Banks Peninsula Conservation Zone.

2. Special Amenity Areas (SAMs) and the Objectives Policies and Rules that relate to them.
3. Living Hill Zones and the Objectives Policies and Rules that relate to them.
4. Living Rural Settlement Zones and the Objectives Policies and Rules that relate to them.
5. Living Rural Village Zones and the Objectives Policies and Rules that relate to them.
6. Banks Peninsula Small Settlements Zones and the Objectives Policies and Rules that relate to them.
7. Banks Peninsula Papakainga Zones and the Objectives Policies and Rules that relate to them.
8. Living 5 Travellers Accommodation Zones and the Objectives Policies and Rules that relate to them.
9. Living Greenfield Zone and the Objectives Policies and Rules that relate to them.
10. Living Tailors Mistake Bach Zone and the Objectives Policies and Rules that relate to them.
11. Living Zones subject to the Canterbury Earthquake Authority's 'Red Zones'.  
Note also that until such time as a final direction (or directions) from the Hearings Panel to amend the City Plan is made then the currently operative District Plan provisions in both the Christchurch City Plan and the Banks Peninsula District Plan remain in effect.

## 14.1 Objectives and Policies

### 14.1.1 Objective - Housing supply

- a. An increased supply that will:
  - i. enable a wide range of housing types, sizes, and densities in a manner consistent with Objectives 3.3.4(a) and 3.3.7;
  - ii. meet the diverse needs of the community in the immediate recovery period and longer term, including social and temporary housing options; and
  - iii. assist in improving housing affordability.

#### 14.1.1.1 Policy - Housing distribution and density

- a. Provide for a distribution of different density areas that ensures:
  - i. high density residential development in the Central City that achieves a net density of 50 households per hectare;
  - ii. existing medium density residential areas achieve a net density of 30 households per hectare in and near identified commercial centres in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces;
  - iii. a mix of low and medium residential density development in greenfield neighbourhoods achieves a net density of 15 households per hectare;
  - iv. greenfield land is available for further residential development up to 2028; and
  - v. low density residential environments in other existing suburban residential areas, and in the residential areas of Banks Peninsula and in small settlements, are maintained, but limited opportunities are provided for smaller residential units that are compatible with the low density and township suburban environment.
  - vi. within Banks Peninsula limited low density residential development is provided for adjacent to existing residential townships and small settlements, that complements the surrounding environment, is able to be efficiently serviced by public infrastructure and in some limited circumstances private infrastructure; and is in locations not subject to significant risks to life-safety and property damage from natural hazards.

#### 14.1.1.2 Policy - Establishment of new medium density residential areas - outside the Central City

- a. Support establishment of new residential medium density zones to meet demand for housing in locations where the following amenities are available within 800 metres walkable distance of the area;
  - i. a bus route
  - ii. a KAC or larger suburban commercial centre;
  - iii. a park or public open space with an area of at least 4000m<sup>2</sup>;

- iv. a public full primary school, or a public primary or intermediate school;
- b. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and guest accommodation.
- c. Avoid establishment of new residential medium density development in:
  - i. high hazard areas
  - ii. areas where the adverse environmental effects of land remediation outweigh the benefits
  - iii. areas that are not able to be efficiently serviced by Council owned stormwater, wastewater and water supply networks.

### **14.1.1.3 Policy - Residential Development in the Central City**

- a. To restore and enhance residential activity in the Central City by:
  - i. providing flexibility for a variety of housing types which are suitable for a range of individual housing needs;
  - ii. providing for a progressive increase in the residential population of the Central City **in support of Policy 14.1.1.1.a.i.**
  - iii. assisting in the creation of inner city residential neighbourhoods. [13.6.1.1.1 Policy - Residential Development]

### **14.1.1.3 ~~4~~ Policy - Residential development in Banks Peninsula**

- a. Provide for limited growth and changes to residential townships and small settlements that:
  - i. improves the long term sustainability and viability of the townships, settlements and their communities;
  - ii. manages their resilience by providing new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
  - iii. intergrates with the existing residential settlement and maintains a consolidated urban form
  - iv. does not compromise the dominance of the landscape setting, and avoids ribbon residential development along the coastline, on prominent spurs, ridges and skylines.

### **14.1.1.4 5 Policy - Needs of Ngāi Tahu whānui**

- a. Enable the housing needs of Ngāi Tahu whānui to be met throughout the residential area and in other locations where there is an ongoing relationship with ancestral lands.

Note: This policy also applies to Objective 14.1.2

#### **14.1.1.5 6 Policy - Provision of social housing - outside the Central City**

- a. Enable small scale medium density social housing developments throughout the residential area as a permitted activity and social housing developments generally throughout the residential area.

Note: This policy also applies to Objectives 14.1.2

#### **14.1.1.6 7 Policy - Non-Household residential accommodation**

- a. Enable sheltered housing, refuges, and student hostels to locate throughout residential areas, provided that the building scale, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also applies to Objective 14.1.2

#### **14.1.1.7 8 Policy - Provision of retirement villages - outside the Central City**

- a. Provide for comprehensively designed and well located higher density accommodation options and accessory services for older people and those requiring care or assisted living, throughout all residential zones.

Note: This policy also applies to Objectives 14.1.2

### **14.1.2 Objective - Short term residential recovery needs**

- a. Short-term residential recovery needs are met by providing opportunities for:
  - i. an increased supply throughout the lower and residential medium density areas;
  - ii. higher density comprehensive redevelopment of sites within suitable lower and residential medium density areas;
  - iii. medium density comprehensive redevelopment of community housing environments; and
  - iv. new neighbourhood areas in greenfields priority areas.

Note: Policies 14.1.1.1, 14.1.1.2, 14.1.1.3, 14.1.1.4, 14.1.1.5, and 14.1.1.6, also apply to Objective 14.1.2

#### **14.1.2.1 Policy - Recovery housing**

- a. Provide for and incentivise a range of additional housing opportunities to meet residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:
  - i. are appropriately laid out and designed to meet the needs of current and future residents; and
  - ii. avoid significant adverse effects on the character or amenity of existing residential areas.

#### **14.1.2.2 Policy – Recovery housing - higher density comprehensive redevelopment**

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas through an Enhanced Development Mechanism, which:
  - i. Ensures high quality urban design and onsite amenity;
  - ii. Ensures appropriate access to local services and facilities;
  - iii. Ensures development is integrated with and sympathetic to the amenity of existing neighbourhoods and adjoining sites;
  - iv. Ensures a range of housing types are provided. And
  - v. Does not promote land banking by being completed in accordance with a plan for the staging of development and approved under these provisions.
- b. To ensure that comprehensive development under the Enhanced Development Mechanism is avoided in areas that are not suitable for intensification for reasons of:
  - i. vulnerability to natural hazards; or
  - ii. inadequate infrastructure capacity; or
  - iii. adverse effects on Character Areas ; or
  - iv. reverse sensitivity on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines

#### **14.1.2.3 Policy - Redevelopment and recovery of community housing environments**

- a. Enable and incentivise comprehensive redevelopment of the existing community housing environments through a Community Housing Redevelopment Mechanism, which:
  - i. Ensures high quality urban design and on-site amenity;
  - ii. Ensures development is integrated with and sympathetic to the amenity of adjacent neighbourhoods;
  - iii. Maintains or increases the stock of community housing units;



- iv. Enables an increased residential density; and
- v. Enables a range of housing types including housing for lower income groups and those with specific needs.

#### **14.1.2.4 Policy - Temporary infringement for earthquake repairs**

- a. Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.

### **14.1.3 Objective - Strategic infrastructure**

Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network (897), the National Grid and other strategic transmission lines, the state highway network, and other strategic infrastructure.

#### **14.1.3.1 Policy – Avoidance of adverse effects on infrastructure**

- a. Avoid reverse sensitivity effects on strategic transport infrastructure including:
  - i. Christchurch International Airport;
  - ii. The rail network;
  - iii. the major and minor arterial road network;
  - iv. the Port of Lyttelton;
  - v. the National Grid.

### **14.1.4 Objective – High quality residential environments outside the Central City**

- a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

**Note:** Policies 14.1.6.1, 14.1.6.2, 14.1.6.3, and 14.1.6.5 also apply to objective 14.1.4.

#### **14.1.4.1 Policy – Neighbourhood character, amenity and safety outside the Central City**

- a. Ensure individual developments contribute to high quality residential environments in all residential areas by:
  - i. reflecting the context, character, and scale of building anticipated in the neighbourhood;

- ii. contributing to a high quality street scene;
- iii. providing a high level of on-site amenity;
- iv. minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
- v. providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and
- vi. incorporating principles of crime prevention through environmental design.

#### **14.1.4.2 Policy – Scale of home occupations - outside the Central City**

- a. Ensure home occupation activity is secondary in scale to the residential use of the property.

#### **14.1.4.3 Policy – Character of low and medium density areas - outside the Central City**

- a. Ensure that:
  - i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained; and
  - ii. medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development.

#### **14.1.4.4 Policy - Character of residential development on the Port Hills**

- a. Ensure that residential development on the Port Hills:
  - iv. maintains the visual dominance of the Port Hills rural environment as a backdrop to the City;
  - ii. avoids buildings and structures on skylines within significant and outstanding natural landscapes;
  - iii. is of a density that provides opportunity for ample tree and garden planting;
  - iv. integrates well with existing residential areas and where possible provides connections to public open space; and
  - vii. where possible provides access to mahinga kai and sites of Ngai Tahu cultural significance.

#### **14.1.4.5 Policy - Character of residential development in Banks Peninsula**

- a. Ensure that residential development in Banks Peninsula
  - i. maintains and complements the rural and coastal character elements that are distinct and unique to the local area and existing residential settlements;
  - ii. maintains the landscape setting and does not visually dominate views from land and water;
  - iii. avoids buildings and structures on skylines within significant and outstanding natural landscapes;
  - iv. encourages innovative design and sustainable land-use development; and where possible
  - v. where possible creates and improves connections to recreational, open space, ecological, mahinga kai areas and sites of Ngai Tahu cultural significance.

#### **14.1.4.6 Policy - Residential Character Areas in Christchurch City, Akaroa and Lyttelton**

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
  - i. the continuity or coherence of the character;
  - ii. the pattern of subdivision, open space, buildings and streetscape;
  - iii. the landforms or features that contribute to the qualities of the landscape and built form;
  - iv. the scale, form and architectural values of buildings and their landscape setting
  - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas
  - i. Maintains and enhances the relationship to historic heritage;
  - ii. Retains buildings and settings of high character value;
  - iii. Retains important views from public places;
  - iv. Reflects the existing small scale of development and integration with the landscape.

#### **14.1.4.7 Policy – Best practice for health, building sustainability, energy and water efficiency**

- a. Promote new residential buildings that:
  - i. provide for occupants' health, changing physical needs, and life stages; and
  - ii. are energy and water efficient
 through non regulatory methods including incentives.

[14.1.5 this section relates to New Neighbourhoods and has been deferred]

### 14.1.6 Objective – Non-Residential activities

Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:

- i. provide for ~~community facilities and~~ home occupations which by their nature and character typically need to be located in residential zones;
- ii. Restrict other non- residential activities, unless the activity has a strategic or operational need to locate within a residential zone; and
- iii. **Provide for community facilities outside the central city which by their nature and character typically need to be located in residential zones.**

**Note:** this objective and its subsequent policies do not apply to brownfield sites.

#### 14.1.6.1 Policy – Residential coherence Character and amenity - outside the Central City

- a. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.

**Note:** This policy also applies to Objective 14.1.4

#### 14.1.6.2 Policy - Community activities and facilities - outside the Central City

- a. Enable community activities and facilities within residential areas to meet community needs and encourage co location and shared use of community facilities where practicable.

**Note:** This policy also applies to Objective 14.1.4

- b. Enable larger scale community activities and facilities within defined arterial locations that:
  - i. are within walking distance of the central city and suburban commercial centres;
  - ii. front onto core public transport routes; and
  - iii. do not have a high level of residential coherence due to existing non-residential development.

**Note:** This policy also applies to Objective 14.1.4

### **14.1.6.3 Policy – Existing non-residential activities - outside the Central City**

- a. Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of residential zones.

**Note:** This policy also applies to Objective 14.1.4

### **14.1.6.4 Policy – Other non-residential activities - outside the Central City**

- a. Restrict the establishment of other non-residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones is insignificant.

### **14.1.6.5 Policy – Retailing in residential zones - outside the Central City**

- a. Ensure that small scale retailing, except for retailing permitted as part of a home occupation, is limited in type and location to appropriate corner sites on higher order streets in the road hierarchy.

### **14.1.6.6 Policy – Memorial Avenue and Fendalton Road**

- a. Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high amenity values, by limiting the establishment of non-residential activities and associated outdoor advertising and vehicle parking on sites in residential zones with frontage to these roads.

**Note:** This policy also applies to Objective 14.1.4

### **14.1.7.6 Policy - Guest accommodation - outside the Central City**

- a. Provide for guest accommodation within defined arterial locations that:
  - i. are within walking distance of the central city and suburban commercial centres;
  - ii. front onto core public transport routes; and
  - iii. do not have a high level of residential coherence due to existing non-residential development.

#### 14.1.7.7 Policy - Non-Residential Activities inside the Central City

- a. To ensure non-residential activities are of a small scale and compatible with residential activities;
- b. ~~To enable existing non-residential activities to continue provided they do not have significant adverse effects on the character and amenity of residential zones; and~~  
b.To ensure non-residential activities meet the needs of the local residential community or would benefit from the high level of amenity inherent in the Central City Residential Zone; and [Crown #3721.693]
- c. To ensure new non-residential activities ~~meet the needs of the local residential community and~~ do not compromise the role of the Central City Residential Zone or Central City Business zone or the aim of consolidating that area of the Central City or the Central City Mixed Use Zones.  
[13.6.1.1.1.2 Policy - Non Residential Activities] [Crown #3721.694]
- d. To enable the on-going operation, use and redevelopment of the existing fire service facilities. [Crown #3721.695]  
[13.6.1.1.1.2 Policy – Non-Residential Activities]
- e. Protect residential amenity by controlling the character, scale, and intensity of non residential activities.  
[13.6.1.1.2.3]

#### 14.1.8 Objective- Central City Residential Role and Built Form and Amenity

- a. A Predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the Central City to support the restoration and enhancement of a vibrant City Centre.
- b. A form of built development in the Central City Residential Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment for those living within the area.  
[13.6.1.1.2 Objective – Built Form and Amenity]

##### 14.1.8.1 Policy - Building Heights

- a. Provide for different maximum building heights in areas of the Central City Residential Zone with some areas requiring a reduced height compatible with the existing predominant character.  
[13.6.1.1.2.1 Policy - Building Heights]

## 14.1.8.2 Policy - Amenity Standards

- a. Prescribing minimum standards for residential development which:
    - i. are consistent with higher density living;
    - ii. protect amenity values for residents;
    - iii. integrate development with the adjacent and wider neighbourhood;
    - iv. provide for a range of current and future residential needs;
    - v. recognise cultural values.
- [13.6.1.1.2.2. Policy - Amenity Standards]

**[Sections 14.2 – 14.15 have been deleted from this version for ease of reading as no provisions from the Central City proposal have been integrated into these sections]**

## 14.16 Rules - Central City Living Zone

### 14.16.1 How to Use the Rules

14.16.1.1 The Rules that apply to activities in the Central City Residential Zone are contained in:

- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule 14.16. 2; and
- b. Built Form Standards in 14.16.3

[13.6.1.2.1.1]

14.16.1.2 The Activity Status Tables and Standards in the following ~~Central City~~ Chapter provisions also apply to activities in all areas of the Central City Residential Zone (where relevant): [13.6.1.2.1.2]

**5 Natural Hazards;**

**6 General Rules and Procedures;**

**7 Transport;**

**8 Subdivision, Development and Earthworks;**

**9 Cultural and Natural Heritage;**

**11 Utilities, Energy and Infrastructure; and**

**12 Hazardous Substances and Contaminated Land.**

### 14.16.2 Activity Status Tables

#### 14.16.2.1 Permitted Activities [13.6.1.2.2.1]

In the Central City Residential Zone the Activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 14.16.3



Activities may also be **Controlled**, Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules 14.16.2.2 – 14.16.2.5 below.

Activity		Activity Specific Standards
P1	<u>Residential activity</u>	Nil
P2	<del>Bed and Breakfast for travellers</del>	<del>There shall be: i. A maximum of six travellers accommodated at any one time; and At least one owner of the residential unit residing permanently on the site. [Crown #3721.696]</del>
P32	Relocation of a <u>building</u>	Nil
P43	<u>Development</u> of Lot 1 Deposited Plan 475662, for the purposes of a residential activities. Note: if the activity specific standards are met then no other provisions apply.	<ul style="list-style-type: none"> <li>i. There shall be not less than 50 <u>residential units</u> and not more than 90 residential units developed on the <u>site</u>;</li> <li>ii. The <u>development</u> of these units may proceed in stages of not less than 9 <u>residential units</u> at a time, with the first stage to comprise not less than 10 <u>residential units</u>;</li> <li>iii. All <u>residential units</u> shall be completed by 30 June 2020;</li> <li>iv. No <u>building</u> shall exceed 15m in height;</li> <li>v. The <u>gross floor area</u> of all non-residential activities on the <u>site</u> shall not exceed 525m<sup>2</sup>;</li> <li>vi. All non-residential activities shall be situated at ground floor.</li> </ul>
P54	Market gardens, community gardens, and garden allotments.	Nil
P65	Repair or rebuild of <u>buildings</u> 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>i. Where the repair or rebuild of a <u>building</u> will not alter the <u>building</u> footprint, location, or <u>height</u>, the <u>building</u> need not comply with any of the built form standards.</li> <li>ii. Where the <u>building</u> footprint, location, or <u>height</u> is to be altered no more than necessary in order to comply with legal or regulatory requirements</li> </ul>

		<p>or the advice of a suitably qualified and experienced chartered engineer.</p> <p>A The only built form standards that shall apply are those specified in rules 14.16.3.1 (<u>Building height</u>) and 14.16.3.2 (Sunlight and outlook for neighbours).</p> <p>B In relation to the <u>road boundary setback</u>, the repaired or rebuilt building shall have setback of at least 3m.</p> <p>C The standards at (1) and (2) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes.</p> <p>Clarification: examples of regulatory or legal requirements that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as requirements for minimum floor levels under Clause 13.5.</p> <p>iii. if paragraphs (a) and (b) do not apply, the relevant built form standards apply. Any application arising from non-compliance with standards (a) and (b)(1) will not require written approval except from the affected <u>adjoining</u> landowner(s) and shall not be publicly notified. Any application arising from non-compliance with standard (b)(2) (<u>road boundary setbacks</u>) will not require written approval and shall not be publicly or limited notified.</p>
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<p><b>P76</b></p>	<p>Care of non resident children within a <u>residential unit</u> in return for monetary payment to the carer</p>	<p>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 <u>residential unit</u>.</li> </ul>
<p><b>P87</b></p>	<p><del>Home occupation</del>  <u>Any non residential activity, up to 40m<sup>2</sup> Gross Floor Area including any area of outdoor storage used for activities other than residential activities not provided for under P11 and P12 below.</u>  <b>[Crown #3721.699]</b></p>	<ul style="list-style-type: none"> <li><del>i. The gross floor area of buildings plus the area of any outdoor storage used for activities other than residential activities shall not exceed 40m<sup>2</sup>.</del></li> <li>ii. <u>i</u> Only those persons who reside permanently on the <u>site</u> can be employed in any activity other than <u>residential activities</u> on the <u>site</u>.  <u>iii-ii.</u> The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for any activity other than <u>residential activities</u> shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> <li>A 0700 – 2100 Monday to Friday, and</li> <li>B 0800 – 1900 Saturday, Sunday, and public holidays.</li> </ul> </li> <li>iii. The maximum number of <u>vehicle movements per site</u> shall be: <ul style="list-style-type: none"> <li>A <u>Heavy vehicles</u> 2 per week; and</li> <li>B other vehicles 16 per day.</li> </ul> </li> <li><u>iv. 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.</u></li> <li><u>v. Manufacturing, altering, repairing,</u></li> </ul>

		<u>dismantling or processing of any materials, goods or articles shall be carried out in a building.</u> [Crown#3721.697, #3721.699]
<b>P98</b>	Storage of <u>heavy vehicles</u>	i. There shall be a maximum of one <u>heavy vehicle</u> stored per <u>site</u> .
<b>P109</b>	Building, dismantling, repair or storage of motorvehicles.	i. The vehicles shall be: A owned by people who live on the same <u>site</u> ; and B contained within a <u>building</u> or if not contained within a <u>building</u> involve three or less vehicles per site.
<b>P1110</b>	Building, dismantling, repair or storage of boats.	i. The boats shall: A be owned by people who live on the same <u>site</u> ; and B collectively, occupy no more than 45m <sup>2</sup> of <u>site</u> coverage.
<b>P11</b>	<del>Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles.</del> [Crown #3729.698]  <u>Any educational, spiritual or health facility Activity, Preschool and Guest Accommodation upto 40m<sup>2</sup> Gross Floor Area including any area of outdoor storage used for activities other than residential activities (except for Fitzgerald or Bealey Avenues (between Durham Street North and Madras Street).</u> [Crown #3729.700]	<del>i. The activity shall only be carried out within a building.</del> [Crown #3729.698]  <del>ii.-i.</del> Only those persons who reside permanently on the <u>site</u> can be employed in any activity other than <u>residential activities</u> on the <u>site</u> .  <del>iii ii</del> The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for any activity other than <u>residential activities</u> shall be 40 hours per week, and shall be limited to between the hours of: A 0700 – 2100 Monday to Friday, and B 0800 – 1900 Saturday, Sunday, and public holidays.  <del>iv. iii.</del> The maximum number of <u>vehicle movements</u> per <u>site</u> shall be: A <u>heavy vehicles</u> : 2 per week; B other vehicles: 16 per day. [Crown #3729.700]

<p><b><u>P12</u></b></p>	<p><b><u>Any Community (educational, spiritual or health facility) Activity, Pre-School and Guest Accommodation on Fitzgerald or Bealey Avenues (between Durham Street North and Madras Street)</u></b>  <b>[Crown #3729.701]</b></p>	<p><b><u>i. The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be 40 hours per week, and shall be limited to between the hours of:</u></b></p> <p style="margin-left: 40px;"><b><u>A 0700 – 2100 Monday to Friday, and</u></b></p> <p style="margin-left: 40px;"><b><u>B 0800 – 1900 Saturday, Sunday, and public holidays.</u></b></p> <p><b><u>Except that these hours of operation do not apply to Guest Accommodation.</u></b></p> <p><b><u>ii. The maximum number of vehicle movements per site for any activity other than residential activities shall be 200<sup>1</sup>.</u></b></p> <p><small><u><sup>1</sup>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 vehicles trips to and from any site.</u></small></p> <p><b>[Crown #3729.701]</b></p>
<p><b><u>P13</u></b></p>	<p><b><u>Fire stations</u></b></p>	<p><b>a. <u>the activity shall be located on Lot 1 DP 53863</u></b></p>

**14.16.2.2. Controlled Activities [13.6.1.2.2.2]**

There are no Controlled activities

**14.16.2.3 Restricted Discretionary Activities [13.6.1.2.2.3]**

The Activities listed below are Restricted Discretionary Activities

Discretion to grant or declined consent and impose conditions is restricted to the Matters of Discretion set out in 14.16.4 for each standard, as set out in the following table:

<b>Activity</b>	<b>The Councils discretion shall be limited to the following matters:</b>
<p><b>RD1</b></p>	<p>Any permitted activity that does not meet one or more of the <b><u>following</u></b> Built Form Standards in <b><u>14.16.3</u></b>, <del>unless otherwise specified.</del></p> <p>As relevant to the breached standard:</p> <p style="margin-left: 40px;">a. Minimum unit size 14.16.4.1.</p>

	<p><u>14.16.3.3 Street scene and accessways</u>  <u>14.16.3.5 Fencing and Screening</u>  <u>14.16.3.6 Landscaping and tree planting</u>  <u>14.16.3.7 Minimum residential unit size</u>  <u>14.16.3.8 Ground floor habitable space</u>  <u>14.16.3.9 Outdoor Living Space</u>  <u>14.16.3.10 Service Space</u>  <u>14.16.3.11 Minimum site density from development and redevelopment of residential units</u>  <u>Any application arising from non-compliance with Built Form Standards: will not require written approvals and shall not be publicly or limited notified.</u>  <u>[Crown #3721.715 - .721 inclusive]</u></p>	<p>b. Ground floor  <u>habitable space</u>  14.16.4.2.</p> <p>c. <u>Outdoor living space</u>  14.16.4.3.</p> <p>d. Service space  14.16.4.4.</p> <p>e. <u>Building height</u>  14.16.4.5.</p> <p>f. Sunlight and outlook for neighbours  14.16.4.6.</p> <p>g. Street scene and accessways  14.16.4.7.</p> <p>h. Separation from neighbours  14.16.4.3.8.</p> <p>i. Fences and screening  14.16.4.9.</p> <p>j. Landscaping and tree planting 14.16.3.10</p> <p>k. <u>Water supply for firefighting 14.16.4.12</u>  [Crown#3721.713]</p> <p><u>l. Minimum site density from development and redevelopment of residential units</u>  <u>14.16.4.13</u>  <u>[Christchurch City Council #3723.885]</u></p>
RD2	<p>Any activity involving the erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, that result in:</p> <p>a. three or more <u>residential units</u>; or</p> <p>b. one or two <u>residential units on a site</u> smaller than 300m<sup>2</sup> gross <u>site</u> area;</p> <p>including all accessory buildings, fences and walls associated with that development.</p>	<p>a. Urban design  14.16.4.11</p>

	<p><u>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</u>  <u>[Crown #3721.710]</u></p>	
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**14.16.2.4 Discretionary Activities [13.6.1.2.2.4]**

The Activities listed below are Discretionary Activities

<b>Activity</b>	
<b>D1</b>	A residential demonstration project as set out in P2 that does not comply with any applicable activity specific standard.
<b>D2</b>	<p><del>Manufacturing, altering, repairing, dismantling or processing any materials, goods or articles that does not meet one or more of the permitted activity standards.</del> <u>[Crown #3721.702]</u></p> <p><u>Any education facility, spiritual, or health care facility activity or pre-school or Guest Accommodation that is over 40m2 but less than 201m2 in gross floor area including any area of outdoor storage used for activities except on Fitzgerald and Bealey Avenues (between Durham Street North and Madras Streets) or a local road provided that the following standards are met:</u></p> <p><u>i. Only those persons who reside permanently on the site can be employed in any activity other than residential activities on the site, except that:</u></p> <ul style="list-style-type: none"> <li><u>- for educational facilities, spiritual, or health care facility activity or pre-schools no persons are required to reside on the site</u></li> <li><u>- for Guest Accommodation, at least one employee must must reside on the site.</u></li> </ul> <p><u>ii. the maximum total number of hours the site shall be open to visitors, clients of deliveries for any activity other than residential activities shall be 40 hours per week, and shall be limited to between the hours of:</u></p> <ul style="list-style-type: none"> <li><u>- 0700 - 2100 Monday to Friday, and</u></li> <li><u>- 0800 - 1900 Saturday, Sunday and public holidays.</u></li> </ul> <p><u>Except that these hours of operation do not apply to Guest Accommodation.</u></p> <p><u>[Crown #3721.703]</u></p>
<b>D3</b>	Building dismantling, repair or storage of motorvehicles that does not meet

	the permitted activity standards.
<b>D4</b>	Building dismantling, repair or storage of boats that does not meet the permitted activity standard.
<b>D5</b>	Storage of heavy vehicles that does not meet one or more of the permitted activity standards.
<b>D6</b>	Any other activity that is not listed as a permitted, restricted discretionary or non complying activity.

#### 14.16.2.5 Non- Complying Activities [13.6.1.2.2.5]

There are no non-complying activities. [Crown #3721.704]

<b><u>NC1</u></b>	<u>Any non residential activity, except as provided for in NC2 - NC4, over 40m2 GFA including any area of outdoor storage used for activities other than residential activities or that does not comply with any of the activity standards in P8 i. to v.</u> [Crown #3721.704]
<b><u>NC2</u></b>	<u>Any educational facility, spriritua, health care facility activity, Pre-school and guest accommodation that does not comply with any of the activity standarfds under 14.16.2.1 P 11 i.-iii. And P12 i.-ii.</u> [Crown #3721.705]
<b><u>NC3</u></b>	<u>Any educational facility, spriritual, health care facility activity, Pre-school and guest accommodation over 40m2 GFA including any area of outdoor storage used for activities other than residential activities that is located on a local road</u> [Crown #3721.706]
<b><u>NC4</u></b>	<u>Any educational facility, spriritual, health care facility activity, Pre-school and guest accommodation that is not located on Fitzgerald or Bealey Avenues (between (Durham Street North and Madras Streets) that exceeds 200m2 GFA including any area of outdoor storage used for activities other than residential activities or that does not comply with any of the standards in 14.16.2.3 D2 i.-ii.</u> [Crown #3721.707]

#### 14.16.2.6 Built Form Standards [13.6.1.2.3]

The following Built Form Standards shall be met by all Permitted Activities and for Restricted Discretionary Activities unless otherwise stated.

##### 14.16.3.1 Building height [13.6.1.2.3.1]

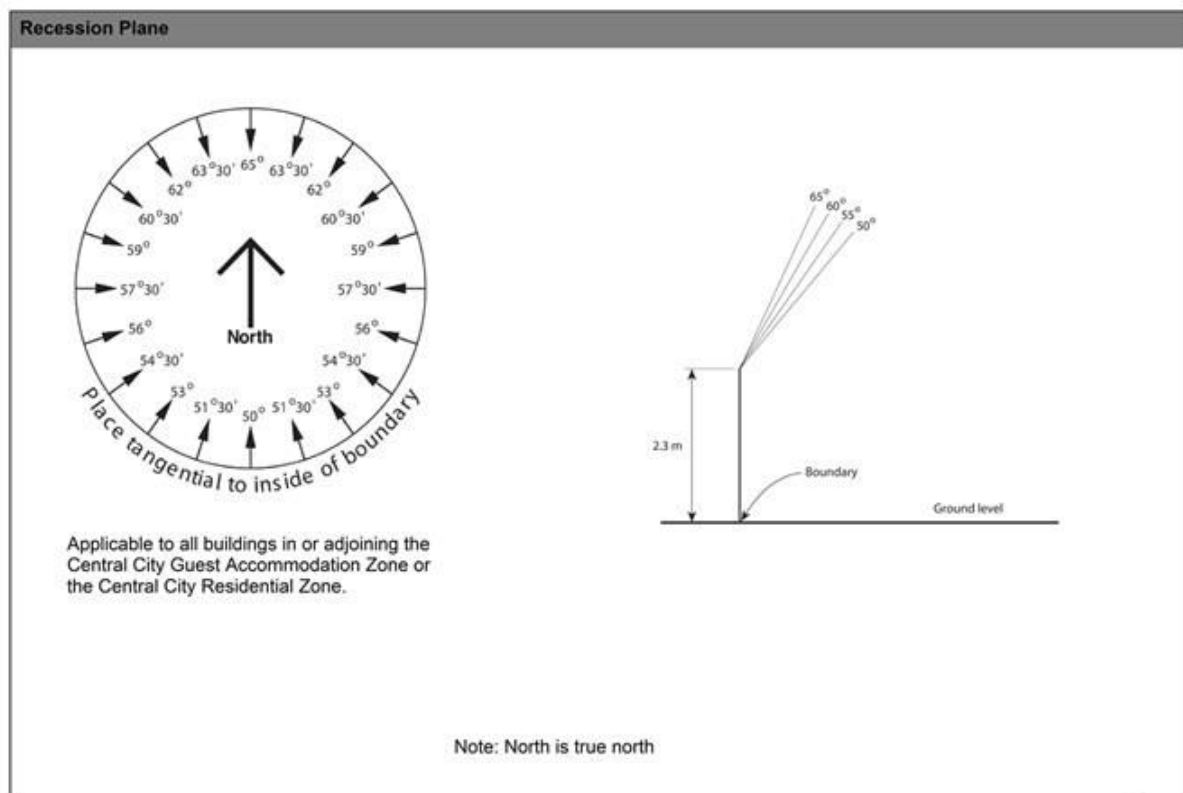
The maximum height of all buildings shall be as shown on the Central City Maximum Building Height Planning Map;

##### 14.16.3.2 Sunlight and outlook for neighbours [13.6.1.2.3.2]



- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries with other sites as shown in the diagram below, except that:
- Where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;
  - 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.

**Note:** The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.



#### 14.16.3.3 Street scene and accessways [13.6.1.2.3.3]

- For sites fronting Bealey Avenue, buildings shall be set back a minimum of 6m from the road boundary of Bealey Avenue;
- In the locations indicated as Central City Building Setbacks, on the Central City

Active Frontages and Verandas and Building Setback Planning Map, buildings shall be set back a minimum of 4.5m from road boundaries;

- c. In all other instances, buildings shall be set back a minimum of 2m from road boundaries, except that:
- i. Where a garage has a vehicle door facing a road, the garage door shall be set back a minimum of 4.5m unless the garage door projects outward, in which case the garage door shall be set back a minimum of 5.5m;
  - ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be set back a minimum of 8m;
  - iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable space of that residential unit.

~~Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified. [Crown #3721.715 - .721 inclusive]~~

#### 14.16.3.4 Separation from neighbours [13.6.1.2.3.4]

- a. Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1m from that part of an internal boundary of a site.
- b. Buildings shall be set back a minimum of 1.8m from other internal boundaries of a site, except that:
  - i. no set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or access strip are non-opening;
  - ii. no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the set back is less than 10.1m and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window;
  - iii. no set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;

- iv. no set back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level.
- c. Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4m of an internal boundary of a site, except that this shall not apply to a window at an angle of 90<sup>o</sup> or greater to the boundary, or a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level).

#### **14.16.3.5 Fencing and Screening [13.6.1.2.3.5]**

- a. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5m from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5m and the minimum height shall be the minimum height at the time of planting;
- b. Other than for screening of the required area of service space or outdoor living space, fences and other screening structures shall not exceed 1m in height where they are located either:
  - i. within 2m of the road boundary; or
  - ii. on the boundary with any land zoned Central City Community Parks Zone, Central City Water and Margins Zone or Avon River Precinct (Papa o Ōtākaro) Zone, except that the maximum height shall be 2m if the whole fence or screening structure is at least 50% transparent.

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

#### **14.16.3.6 Landscaping and tree planting [13.6.1.2.3.6]**

1. A minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space in residential developments), including a minimum of one native tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof;
2. all trees shall be not less than 1.5m high at the time of planting;
3. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced

#### 14.16.3.7 Minimum residential unit size [13.6.1.2.3.7]

- a. The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:
  - i. Studio 35m<sup>2</sup>
  - ii. 1 Bedroom 45m<sup>2</sup>
  - iii. 2 Bedroom 70m<sup>2</sup>
  - iv. 3 or more Bedrooms 90m<sup>2</sup>.

#### 14.16.3.8 Ground floor habitable space [13.6.1.2.3.8]

- a. Any residential unit fronting a road or public space, unless built over an accessway or another residential unit, shall have a habitable space located at ground level.
- b. At least 30% of all residential units within a development shall have a habitable space located at ground level.
- c. At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m<sup>2</sup> and a minimum internal dimension of 3m.

#### 14.16.3.9 Outdoor Living Space [13.6.1.2.3.9]

- a. Each residential unit shall provide on site an outdoor living space of at least 24m<sup>2</sup>.
- b. The required outdoor living space for each residential unit can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:
  - i. each residential unit shall have private outdoor living space of at least 8m<sup>2</sup> in total, not occupied by parking or access;
  - ii. each private outdoor living space dimension shall be a minimum of 4m when provided at ground level and a minimum of 1.5m when provided by a balcony;
  - iii. at least one private outdoor living space is to be directly accessible from a living area of that residential unit;
  - iv. each outdoor living space provided as a communal space shall be accessible for use by all on site residents and each dimension shall be a minimum of 4m;
  - v. 50% of the outdoor living space required across the entire site shall be provided at ground level;
  - vi. any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents of, and guests to the units on the site.

#### 14.16.3.10 Service Space [13.6.1.2.3.10]

- a. Each residential unit shall be provided with at least 3m<sup>2</sup> of indoor or outdoor service space at ground floor level for the dedicated storage of waste and recycling bins.
- b. The required service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable space .
- c. Service space for the storage of waste and recycling bins shall be fully screened from any site, road and outdoor service space which adjoins the service space.

#### 14.16.3.11 Minimum site density from development and redevelopment of residential units [13.6.1.2.3.11]

The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m<sup>2</sup> of site area. ~~(e.g. a site area of 399m<sup>2</sup> requires 1 residential unit, a site area of 400m<sup>2</sup> requires 2 residential units).~~ [Crown #3721.722 and .723]

#### 14.16.3.12 Water supply for firefighting

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).

Any application arising from non-compliance with this rule will not require the written approval of any entity except the New Zealand Fire Service Commission and shall not be fully publicly notified, Limited notification, if required, shall only be to the New Zealand Fire Service Commission.

[Crown #3721.711]

#### 14.16.4 Matters of Discretion [13.6.1.3]

##### 14.16.4.1 Minimum unit size [13.6.1.3.1]

- a. In considering undersized units, whether the reduced unit size is appropriate taking into account:
  - i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
  - ii. other on-site factors that would compensate for a reduction in unit sizes;
  - iii. scale of adverse effects associated with a minor reduction in size in the context

- of the overall residential complex on the site; and
- iv. needs of any social housing tenants.

#### **14.16.4.2 Ground floor habitable space [13.6.1.3.2]**

- a. The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level;
- b. the ability of an undersized habitable space to continue to be used for functional residential activity.

#### **14.16.4.3 Outdoor living space [13.6.1.3.3]**

- a. The extent to which outdoor living areas provide usable space, contribute to overall on-site spaciousness and enable access to sunlight throughout the year for occupants;
- b. the accessibility and convenience of outdoor living space for occupiers;
- c. whether the size and quality of communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;
- d. the extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation.

#### **14.16.4.4 Service space [13.6.1.3.4]**

- a. The convenience and accessibility of the spaces for building occupiers;
- b. the adequacy of the space to meet the expected requirements of building occupiers;
- c. the adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.

#### **14.16.4.5 Building height [13.6.1.3.5]**

- a. Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment;
- b. any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;

- c. the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.

#### **14.16.4.6 Sunlight and outlook for neighbours [13.6.1.3.6]**

- a. Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;
- b. the extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

#### **14.16.4.7 Street scene and accessways [13.6.1.3.7]**

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

#### **14.16.4.8 Separation from neighbours [13.6.1.3.8]**

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

#### **14.16.4.9 Fencing and screening [13.6.1.3.9]**

- a. The extent to which storage facilities and parking areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces;
- b. the extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- c. the extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or to a Central City Community Parks Zone, Central City Water and Margins Zone or Avon River Precinct (Papa o Ōtākaro) Zone.

#### **14.16.4.10 Landscaping and tree planting [13.6.1.3.10]**

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

#### **14.16.4.11 Urban design [13.6.1.3.11]**

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

#### **14.16.4.12 Water supply for firefighting**

**Whether sufficient firefighting water supply is available to ensure the health and safety of communities, including neighbouring properties, is provided.**

[Crown#3721.714]

#### **14.16.4.13 Minimum site density from development and redevelopment of residential units**



a. In considering the reduction in the number of residential units to be constructed on a site, whether the surrounding hectare, where the site is the centre point, has or will have as a result of the development a minimum net density of 50 residential units per hectare.  
[Christchurch City Council #3723.886]