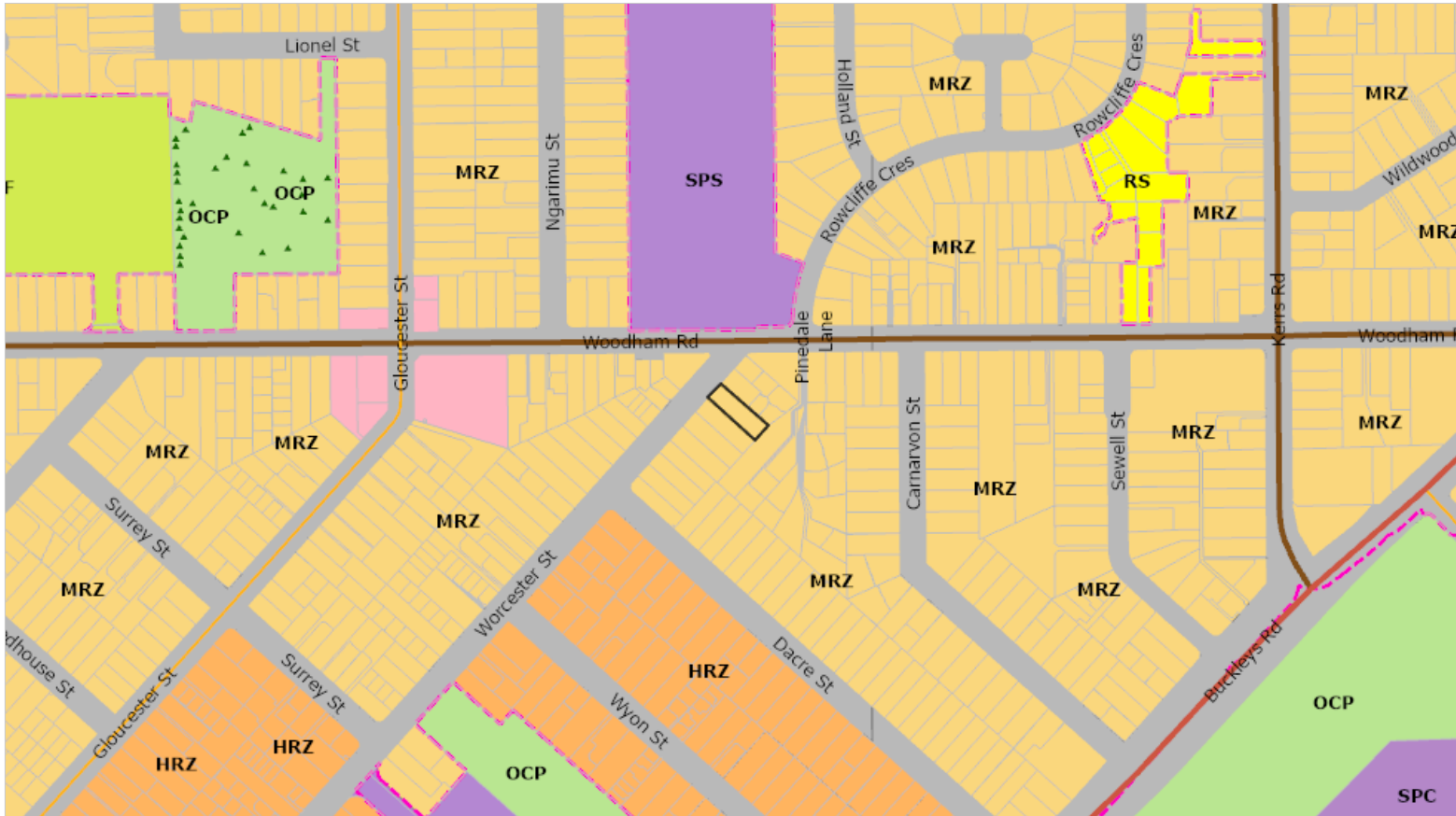




Christchurch District Plan Property Search All Layers



Map Legend

Land Use Zones

Labels

Zone Labels

Zone

- OCP** Open Space Community Parks Zone
- OMF** Open Space Metropolitan Facilities Zone
- OWM** Open Space Water and Margins Zone
- RS** Residential Suburban Zone
- SPC** Specific Purpose (Cemetery) Zone
- SPS** Specific Purpose (School) Zone
- Transport Zone**
- CCZ** City centre zone
- HRZ** High Density Residential Zone
- MRZ** Medium Density Residential Zone
- NCZ** Neighbourhood Centre Zone

Other Notations

Road Hierarchy

- Collector**
- Major Arterial**
- Minor Arterial**
- Central City Local Distributor**
- Central City Main Distributor**

Urban Intensification Area

- Urban Intensification Area**

706 Worchester Street Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones

Zone

- MRZ** Medium Density Residential Zone

Other Notations

Urban Intensification Area

- Urban Intensification Area**

Residential Overlays

- Residential Suburban Overlay**

Natural Hazard Overlays

Flood Hazard

- Flood Management Area**

Liquefaction Hazard

- Liquefaction Management Area (LMA)**

MEDIUM DENSITY RESIDENTIAL ZONE (MRZ)

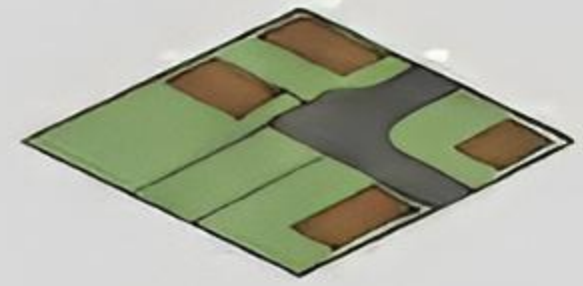
DEVELOPMENT & DENSITY



3 UNITS AS OF RIGHT:
No resource consent needed.



UNLOCK MORE POTENTIAL:
4+ units possible.
Resource consent required.



NO DENSITY LIMITS:
No minimum site density
maximum design flexibility.

BUILDING ENVELOPE



BUILDING HEIGHT:
Max 11m.



BONUS HEIGHT:
Up to 12m for pitched
roofs (15°+ slope).



BUILDING COVERAGE:
Up to 50% net site
area.



SETBACKS:
Road: 1.5m,
Side & Rear: 1m.

LIVING STANDARDS



OUTDOOR LIVING SPACE:
Ground Floor: Min 20m²
(min. 3m dimension).

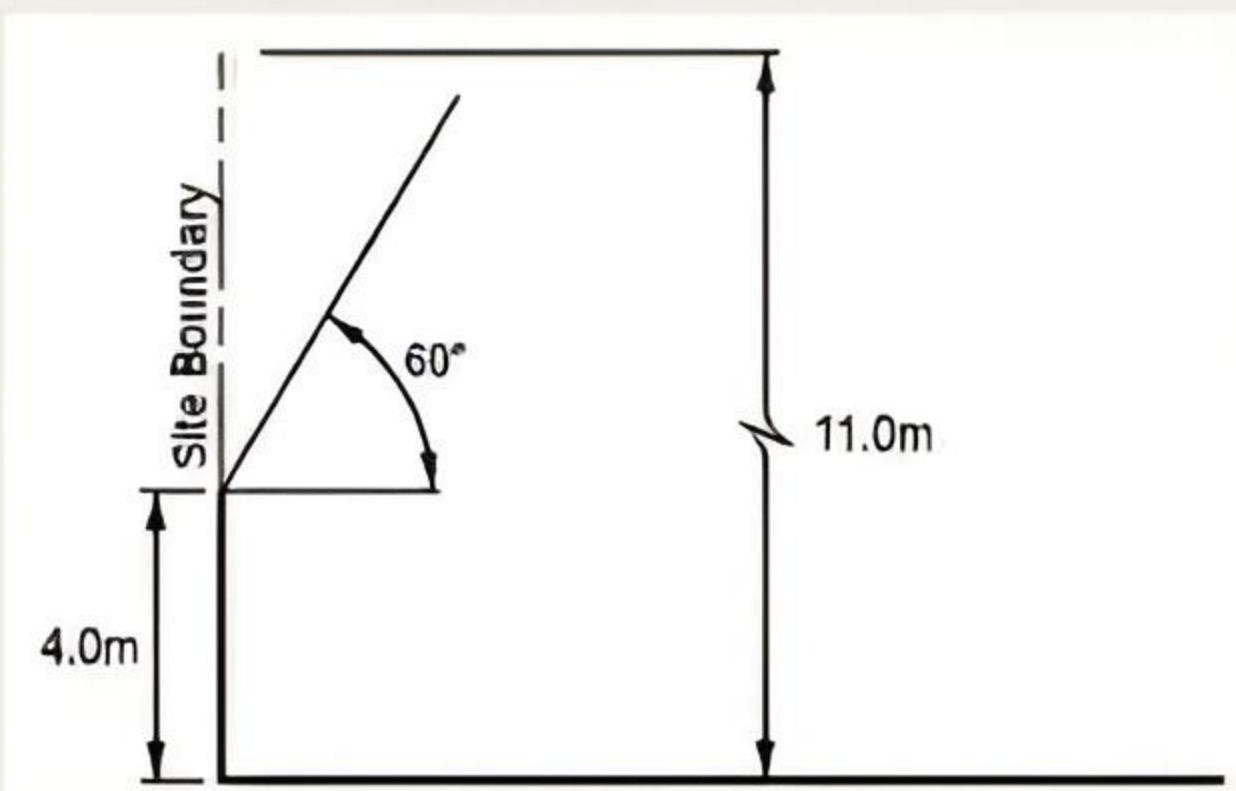


Upper Level:
Min 8m² balcony
(min. 1.8m dimension).



LANDSCAPING:
Min 20% of developed
site landscaped.

RECESSION PLANES



The Rule: Plane starts at 4m above ground,
angles 60° from boundary.

- **Start Height:** 4.0m
- **Angle:** 60°
- **Applicable:** All boundaries (except road).
Refer to Appendix 14A.12.2.

Note: This is a summary of the MRZ requirements, refer to the current District Plan to confirm.

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Chapter 14A Residential (Urban Intensification Areas)

14A.5 Rules - Medium Density Residential Zone

14A.5.1 Activity status tables

- a. No rules in this chapter shall apply after an applicant has elected to apply the [Chapter 14B](#) pathway, (refer to Rules [14.3](#) c. i. to vi.).

14A.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Medium Density Residential Zone if they meet the activity specific standards set out in this table, the built form standards in Rule [14A.5.2](#) and the area specific rules in Rule [14A.5.3](#).
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, noncomplying or prohibited as specified in Rules [14A.5.1.2](#), [14A.5A.1.3](#), [14A.5.1.4](#), [14A.5.1.5](#) and [14A.5.1.6](#), or in the area specific rules in Rule [14A.5.3](#).

Activity	Activity specific standards
P1 Residential activity, except for boarding houses	a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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. c. There must be no more than 3 residential units per site, except as otherwise specified in the Area Specific Rules in Rule 14A.5.3.
P2 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3 Conversion of an elderly person's housing unit/older persons housing unit existing at 17 March 2023, 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	a. Each converted unit shall have: - a minimum gross floor area, excluding terraces, garages, of 35m²; and - a separate outdoor living space readily accessible from its living area that is at least 20m² with a minimum dimension of 3 metres. b. No other built form standards shall apply where the unit is to be converted without addition or alteration from the building lawfully established as an older person's housing unit.
P4 Home occupation	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 ² . b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retail activity shall be limited to: - the sale of goods grown or produced on the site; - goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or - internet-based sales where no customer visits occur; and - retail activity shall exclude food and beverage outlets. d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: 07:00 - 21:00 Monday to Friday; and 08:00 - 19:00 Saturday, Sunday and public holidays. f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback. g. Vehicle movements associated with the home occupation shall not exceed: - heavy vehicles: 2 per week; and - other vehicles: 16 per day. h. Signage shall be limited to a maximum area of 0.5m ² .
P5 Care of non-resident children within a residential unit in return for monetary payment to the carer	a. There shall be: - a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and - at least one carer residing permanently within the residential unit.

Activity		Activity specific standards

Activity		Activity specific standards				
P6	(Deleted as part of Plan Change 4 Council decision dated 31 March 2022)					
P7	Education activity	a. The activity shall: i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset , either informal or formal, is available; ii. only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility , less than 300m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:				
P8	Preschools, other than as provided for in Rule 14A.5.1.1 P5.					
P9	Health care facility					
P10	Veterinary care facility	<table><tr><td>A. Education activity</td><td> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td></tr><tr><td>B. Preschools</td><td> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. </td></tr></table>	A. Education activity	I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.	B. Preschools	I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.
A. Education activity	I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.					
B. Preschools	I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.					
P11	Place of assembly except at Kate Sheppard House, 83 Clyde Road, where Rule 14A.5.3.1.1 P4 applies	<table><tr><td>C. Health care facility</td><td rowspan="3"> I. 07:00 - 21:00. </td></tr><tr><td>D. Veterinary care facility</td></tr><tr><td>E. Places of assembly</td></tr></table> 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	C. Health care facility	I. 07:00 - 21:00.	D. Veterinary care facility	E. Places of assembly
C. Health care facility	I. 07:00 - 21:00.					
D. Veterinary care facility						
E. Places of assembly						

Activity		Activity specific standards
		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; and ix. not include the storage of more than one heavy vehicle on the site of the activity.

Activity		Activity specific standards
P12	Community corrections facilities	a. The facilities shall: - limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00 - 19:00; and - limit signage to a maximum area of 2m².
P13	Community welfare facilities	
P14	Spiritual activities	a. The activity shall: - limit the hours of operation to 07:00-22:00; and - not include the storage of more than one heavy vehicle on the site of the activity.
P15	Emergency services facilities	Nil
P16	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	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. 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: - the only built form standards that shall apply are those specified in Rules 14A.5.2.3 - Building height and 14A.5.2.6 - Height in relation to boundary; - in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; - 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. Advice note: 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. c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setback), shall not be limited or publicly notified.
P17	Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules: - Rule 14A.5.2.3 - Building height and maximum number of storeys; - Rule 14A.5.2.4 - Building coverage; - Rule 14A.5.2.5 - Outdoor living space; - Rule 14A.5.2.6 - Height in relation to boundary; or - Rule 14A.5.2.7 - Minimum building setbacks.	a. Buildings shall not be: - 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 - lifted to a height exceeding 3 metres above the applicable recession plane or height control. 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. 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

Activity	Activity specific standards
	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. 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.

Activity		Activity specific standards
P18	Relocation of a building	Nil
P19	Market gardens , community gardens, and garden allotments	
P20	Hosted visitor accommodation	a. A maximum of eight guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.
P21	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.	a. A maximum of ten guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the heritage item shall keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.
P22	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	a. A maximum of 10 guests shall be accommodated at any one time. b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the heritage item shall: i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22:00 and 07:00. 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.
P23	Unhosted visitor accommodation	a. A maximum of eight guests shall be accommodated at any one time. b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including

Activity	Activity specific standards
	iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22:00 and 07:00. 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.
P24 Retirement villages	a. All building shall be a maximum of 8 metres in height above ground level; and b. All buildings shall comply with Rule 14A.5.2.17 Building length.

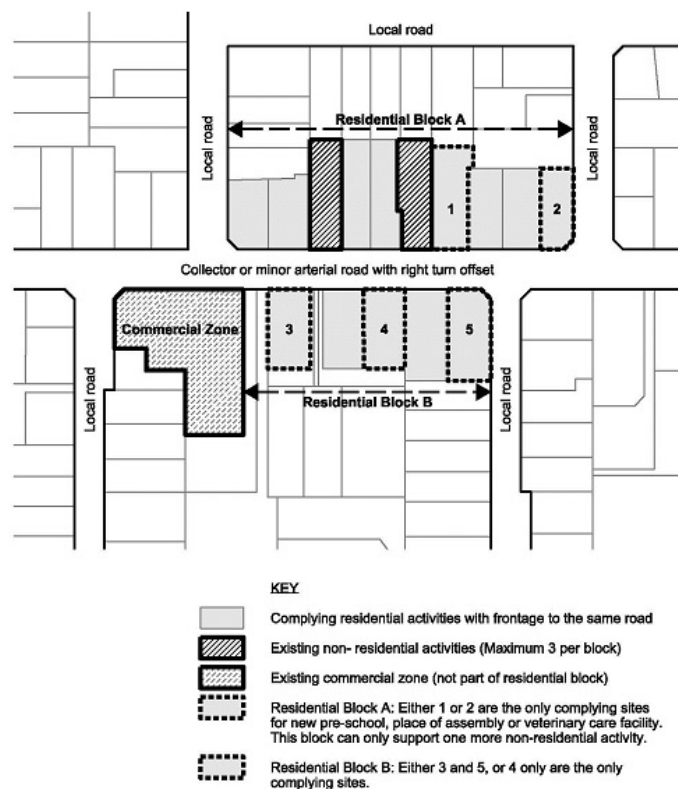


Figure 1: Residential coherence

14A.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.

Activity		The matters over which Council reserves its control:
C1	a. Communal waste and recycling area that does not comply with Built Form Standard 14A.5.2.13.a.i or iii. b. Any application arising from this rule shall not be publicly notified.	a. Accessibility to the communal area for the required service vehicle size and type, including the extent of sealed areas required for onsite manoeuvring and effects on safety and onsite amenity; b. Scale of service space and size and number of receptacles to support the number of residential units; c. Screening of service area and separation from residential units and outdoor living areas; d. Management of odour and vermin; and e. Evidence of consultation with the Christchurch City Council Transport and Waste Management Unit about the suitability of the proposed waste management solution.

14A.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [14A.11](#), or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 a. Except for retirement villages, the erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in: - four or more residential units; or - over 40m² of a building used for non-residential activities, on a site. b. Any application arising from a.ii. of this rule shall not be limited or publicly notified. c. Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards: - Rule 14A.5.2.2 – Landscaped area - Rule 14A.5.2.3 – Building height and maximum number of storeys - Rule 14A.5.2.4 – Building coverage - Rule 14A.5.2.5 – Outdoor living space - Rule 14A.5.2.6 – Height in relation to boundary - Rule 14A.5.2.7 – Minimum building setbacks - Rule 14A.5.2.8 – Outlook space per unit - Rule 14A.5.2.10 – Windows to street	a. Residential design principles - Rule 14A.11.1
RD2 Retirement villages which do not comply with one or more of the activity specific standards in Rule 14A.5.1.1 P24.	a. Retirement villages - Rule 14A.11.10
RD3 Boarding house	a. Scale and nature of activity - Rule 14A.11.6 b. Traffic generation and access safety - Rule 14A.11.7
RD4 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
RD5 a. Convenience activities where: - the site is located on the corner of a minor arterial road; - the total area occupied by retailing on the site is no more than 50m² public floor area; - the activity does not include the sale of alcohol; - outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; - the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00 - 22:00 Monday	a. Residential design principles - Rule 14A.11.1 b. Scale and nature of activity - Rule 14A.11.6 c. Non-residential hours of operation - Rule 14A.11.20 d. Traffic generation and access safety - Rule 14A.11.7

Activity		The Council's discretion shall be limited to the following matters:
	to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes.	

Activity	The Council's discretion shall be limited to the following matters:
RD6 a. Integrated Family Health Centres where: - the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available; - the centre is located on sites adjoining a Neighbourhood centre, District centre or Key activity centre; - the centre occupies a gross floor area of building of between 301m² and 700m²; - outdoor advertising signage is limited to a maximum area of 2m²; and - the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00.	- Scale and nature of activity - Rule 14A.11.6 - Traffic generation and access safety - Rule 14A.11.7 - Non-residential hours of operation - Rule 14A.11.20
RD7 a. Activities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 (except for P5-P8 standard ix., refer to Rule 14A.5.1.4 D2) for: - P4 Home occupations: - 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; - that do not meet one or more of standards b. to h. - P7 Education activity; - P8 Preschools, other than as provided for in Rule 14A.5.1.1 P4 and Rule 14A.5.1.4 D2; - P9 Health care facility; or - P10 Veterinary care facility. b. Any application arising from these rules shall not be limited or publicly notified.	- As relevant to the activity specific standard that is not met: - Scale and nature of activity - Rule 14A.11.6 - Traffic generation and access safety - Rule 14A.11.7 - Non-residential hours of operation - Rule 14A.11.20
RD8 a. Community corrections facilities and community welfare facilities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 P12 or P13. b. Any application arising from these rules shall not be limited or publicly notified.	
RD9 a. Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14A.5.1.1 P17. b. Any application arising from this rule shall not be limited or publicly notified.	Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings - Rule 14A.11.13

Activity		The Council's discretion shall be limited to the following matters:
	limited or publicly noticed.	

Activity		The Council's discretion shall be limited to the following matters:
RD10	a. Buildings that do not meet Rule 14A.5.2.7 a.v relating to rail corridor boundary setbacks b. Any application arising from this rule shall not be publicly notified.	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. b. Whether the reduced setback will provide for safe and efficient operation of the rail network.
RD11	a. Spiritual activities that do not meet the hours of operation in Rule 14A.5.1.1 P14. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).	a. Non-residential hours of operation - Rule 14A.11.20
RD12	a. Buildings that do not meet Rule 14A.5.2.3 - Building height. b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified.	a. Impacts on neighbouring property and planned urban built character - Rule 14A.11.3 a. and b.
RD13	a. Buildings that do not meet Rule 14A.5.2.6 – Height in Relation to Boundary. b. Any application arising from this rule shall not be publicly notified.	a. Height in relation to boundary - Rule 14A.11.4
RD14	a. Activities and buildings that do not meet Rule 14A.5.2.4 - Building coverage b. Any application arising from this rule shall not be publicly notified.	a. Site density and site coverage - Rule 14A.11.2
RD15	a. Buildings that do not meet Rule 14A.5.2.7 – Minimum building setbacks (other than 14A.5.2.7 a.v.; refer RD10). b. Any application arising from this rule shall not be publicly notified. c. Any application arising from Rule 14A.5.2.7 a.i. front boundary setback only shall not be limited notified.	a. Impacts on neighbouring property and planned urban built character – Rule 14A.11.3.a.
RD16	a. Residential units that do not meet 14A.5.2.5 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space - Rule 14A.11.16
RD17	a. Buildings that do not meet Rule 14A.5.2.9 – Fencing and screening. b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential fencing - Rule 14A.11.11
RD18	a. Residential units that do not meet Rule 14A.5.2.11 – Minimum unit size. b. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum unit size and unit mix - Rule 14A.11.5

Activity	The Council's discretion shall be limited to the following matters:
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Activity		The Council's discretion shall be limited to the following matters:
RD19	a. Residential units that do not meet Rule 14A.5.2.14 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified.	a. Water supply for fire fighting - Rule 14A.11.8
RD20	Care facility	a. Scale and nature of activity - Rule 14A.11.6 b. Traffic generation and access safety - Rule 14A.11.7
RD21	a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14A.5.2.10 – Windows to street. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street-facing glazing - Rule 14A.11.18
RD22	a. Activities that do not meet Rule 14A.5.2.2 – Landscaped area. b. Any application arising from this rule shall not be limited or publicly notified.	a. Landscaping - Rule 14A.11.19
RD23	a. Residential units that do not meet Rule 14A.5.2.13 a.ii and/or b. – Service, storage, and waste management spaces b. Any application arising from this rule shall not be publicly notified.	a. Service, storage and waste management spaces - Rule 14A.11.15
RD24	a. Any residential unit that does not comply with the garage and carport building location standards under Rule 14A.5.2.15 – Garaging and carport building location; or b. Any habitable room that does not comply with Rule 14A.5.2.12 – Ground floor habitable room. c. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles - Rule 14A.11.1 Principles 2, 5 and 6
RD25	a. Residential units that do not meet Rule 14A.5.2.8 – Outlook space per unit. b. Any application arising from this rule shall not be publicly notified.	a. Outlook space occupation - Rule 14A.11.17
RD26	a. Activities that do not meet Rule 14A.5.2.16 – Location of outdoor mechanical ventilation 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.11.14 a. to d., only.
RD27	a. Buildings that do not comply with Rule 14A.5.2.17.a – Building length. b. Any application arising from these rules shall not be publicly notified.	a. Residential design principles - Rule 14A.11.1.g

Activity		The Council's discretion shall be limited to the following matters:
RD28	a. Residential units that do not meet a. or b. under Rule 14A.5.2.18 – Residential units within the Industrial interface.	a. Industrial interface – Rule 14A.11.33
RD29	a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.5.1.1 P20 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation- Rule 14A.11.34
RD30	a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.5.1.1 P21 or P22 that does not exceed 20 guests per site at any one time. b. Any application arising from this rule shall not be limited or publicly notified.	
RD31	a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.5.1.1 P23 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	
RD32	a. Activities that do not comply with Rule 14A.5.2.19 – Development within the 50 dB Airport Noise Contour as shown on the planning maps.	a. Any alternative methods to provide for heating, cooling and ventilation to mitigate the effects of aircraft noise on the occupants of residential units.
RD33	a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and/or 2023 Remodelled 50 dB Ldn Outer Envelope as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay: i. Four or more residential units; b. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay: i. Education activities; ii. Preschools; iii. Health care facilities; iv. Visitor accommodation in a heritage item; v. Unhosted visitor accommodation. c. 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).	a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14A.12.4 and the ventilation requirements of the standards of Rule 14A.5.2.19 – Development within the 50 dB Airport Noise Contour.

14A.5.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 for: i. P1 Residential activity, except P1.c; ii. P5 Care of non-resident children in a residential unit; iii. P9 Place of assembly; or iv. Storage of more than one heavy vehicle for activities for P5-P8 and P12.
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
D4	Show homes
D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14A.5.1.3 RD6
D6	a. Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites: i. 25 Deans Avenue (Former Saleyards) (Pt RSs 9,9,9 Canterbury District)
D7	a. Hosted visitor accommodation that exceeds 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D8	a. Visitor accommodation in a heritage item that exceeds 20 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D9	a. Unhosted visitor accommodation that exceeds 12 guests per site at any one time; and b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D10	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.5.1.5 Non-complying activities

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

	Activity
NC1	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): - 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 - 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 b. Fences within 5 metres of a National Grid transmission line support structure foundation. 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). Advice note: - The National Grid transmission lines are shown on the planning maps. - 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. - 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.
NC2	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): - 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 - 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 - within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation. c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. 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 electricity distribution network operator (absent written approval). Advice note: - The electricity distribution lines are shown on the planning maps. - Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
NC3	a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; b. Any application arising from this rule shall not be publicly notified but may be limited notified.
NC4	a. Residential units that do not meet Rule 14A.5.2.18 d.i or d.ii – Residential units within the Industrial interface overlay.
NC5	Any non-residential activity, other than a home occupation, located on a site with frontage to Memorial Avenue or Fendalton Road.

14A.5.1.6 Prohibited activities

There are no prohibited activities.

14A.5.2 Built form standards

Advice Notes:

1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.
2. Reference should be made to [6.1A](#) for qualifying matters that may apply further restrictions to development.

14A.5.2.1 Site Density

Advice Note:

1. There is no [site](#) density standard in the Medium Density Residential Zone, except as detailed under [14A.5.3](#) – Area Specific Standards.

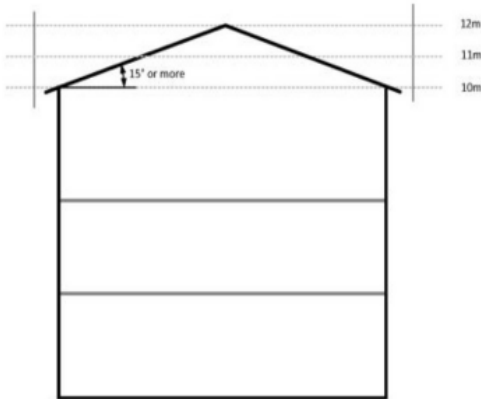
14A.5.2.2 Landscaped area

- a. A [residential unit](#) at ground floor level must have a landscaped area of a minimum of 20% of a developed [site](#) with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- b. The landscaped area may be located on any part of the development [site](#), and does not need to be associated with each [residential unit](#).
- c. All other [sites](#) shall include the minimum tree and garden planting as set out in the below table:

	For all non-residential activities, except permitted commercial activities in the Sumner Master plan Overlay:
i.	a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where i. at least 50% of the landscaping shall be trees and shrubs, and ii. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and iii. at least one tree shall be planted adjacent to the road boundary. b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting. c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.
ii.	In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full site area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention shall be paid to that area 4 metres from the boundary with each road and around the stream to enhance the area, create restful space and encourage bird life.

14A.5.2.3 Building height

- a. The maximum [height](#) of any [building](#) shall be:

	Activity	Standard
i.	All buildings in areas not listed below	a. buildings must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram: 
ii.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	36 metres
iii.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
iv.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road or 25 Deans Avenue)	Any building shall not exceed 5 storeys above ground level
v.	Emergency service facilities operative by Fire and Emergency New Zealand	14 metres
vi.	Residential Medium Density Higher Height Limit Overlay at New Brighton	20 metres Central New Brighton
vii.	Local Centre Intensification Precinct	12 metres

14A.5.2.4 Building coverage

- The maximum **building coverage** must not exceed 50% of the **net site area**.
- For **retirement villages**, **building coverage** shall be calculated over the **net site area** of the entire complex or **development site**, rather than over the net area of any part of the complex.
- Eaves and roof overhangs and guttering up to 650mm in total cumulative width from the wall of a **building** shall not be included in the **building coverage** calculation.

14A.5.2.5 Outdoor living space

- A **residential unit** at ground floor level must have an **outdoor living space** that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
 - where located at **ground level**, has no dimension less than 3 metres; and
 - where provided in the form of a **balcony**, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - is accessible from the **residential unit**; and
 - may be
 - grouped cumulatively by area in 1 communally accessible location; or
 - located directly adjacent to the unit.

- v. is free of buildings, parking spaces, and servicing and manoeuvring areas.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - i. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the residential unit; and
 - iii. may be
 - A. grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or
 - B. located directly adjacent to the unit.
- c. For one bedroom units exceeding 45m² in net floor area or studios exceeding 35m² in net floor area entirely at an upper level, outdoor living space shall be provided within the following dimensions:

i.	Minimum private balcony dimensions	A. 6m ² area B. 1.5 metres dimension
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- d. This rule does not apply to residential units in a retirement village.

14A.5.2.6 Height in relation to boundary

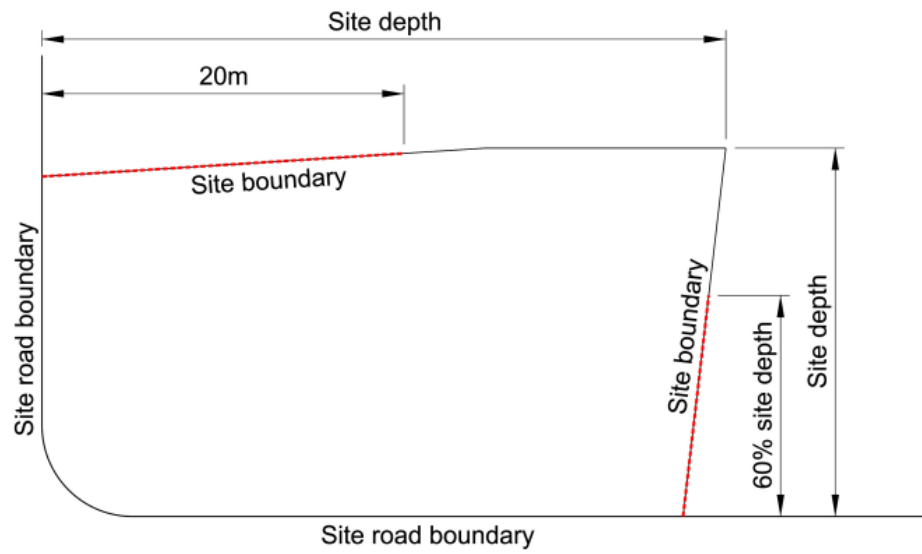
- a. No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14A.12.2 diagram D from point 4 metres above ground level along all boundaries. Where the boundary forms part of a legal right-of-way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right-of-way, entrance strip, access site, or pedestrian access way.
 - b. This standard does not apply to—
 - i. a boundary with a road;
 - ii. existing or proposed internal boundaries within a site;
 - iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
 - iv. where related to a retirement village, shall only apply to the perimeter boundary of the site or development site for the retirement village;
 - v. within the Local Centre Intensification Precinct:
 - A. for the construction of three or more residential units of a maximum of 12 metres in height from ground level, to any part of a building:
 - 1. along the first 20 metres of a side boundary measured from the road boundary;
 - 2. within 60% of the site depth, measured from the road boundary;
- whichever is lesser.

For corner sites, depth is measured from the internal boundaries that are perpendicular to the road boundary. See Figure 1 below.

- B. Where the boundary is with a site in a residential zone (other than HRZ) that is located outside of the Local Centre Intensification Precinct; or an Open Space zone; v. A shall not apply.

Advice note:

- 1. Applicable height in relation to boundary planes are shown in Appendix 14A.12.2.



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Figure 1: Application of height in relation to boundary exemption to corner sites in Local Centre Intensification Precinct (14A.5.2.6.b.v)

14A.5.2.7 Minimum building setbacks

- a. The minimum building setbacks shall be:

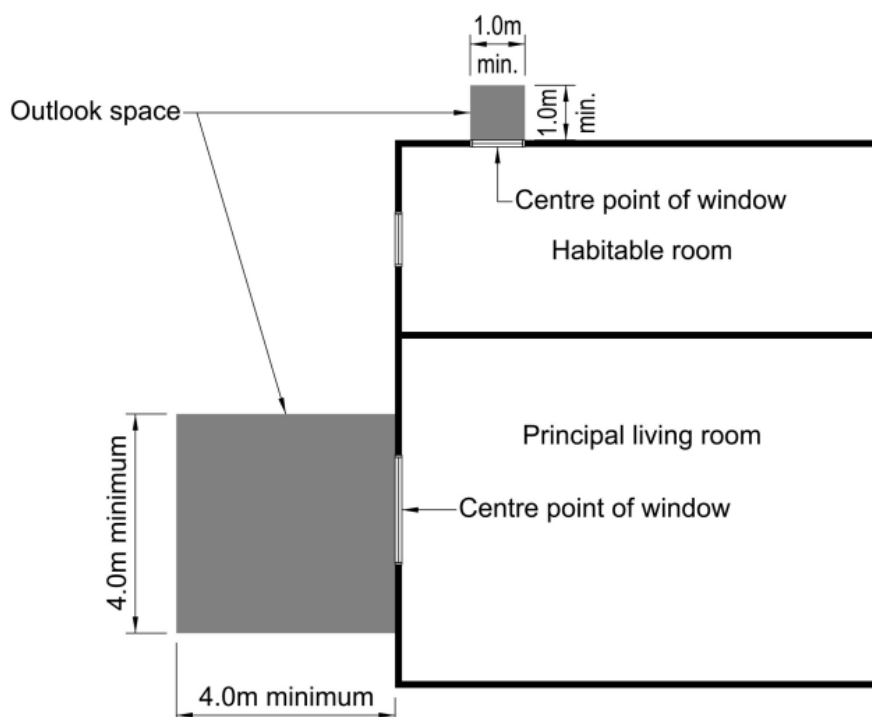
	Activity / area	Standard
i.	All buildings not listed below	A. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: Front: 1.5 metres Side: 1 metre Rear: 1 metre (excluded on corner sites) B. A porch, being a predominantly un-enclosed 1-storey ground level lean-to roofed structure only, with a maximum width of 1.2 metres may intrude into the front boundary setback by a maximum of 800mm C. For retirement villages, the building setbacks only apply to the perimeter boundary of the site or development site for the retirement village
ii.	Where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.	Nil
iii.	Eaves and roof overhangs and guttering.	Only road boundaries : Eaves, overhangs, and guttering to a maximum of 650mm in width measured from the wall of a building .
iv.	All other accessory buildings , and/or garages that internally access a residential unit .	Only for side and rear boundaries: no required setback where the building/s shall: A. be no greater than 3 metres in height above ground level; and B. have a total cumulative length that does not exceed 10.1m per boundary
v.	Buildings , balconies and decks on sites adjacent to or abutting a designated rail corridor.	4 metres from the rail corridor boundary

Advice notes:

1. Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.
2. Refer also Rule [14A5.2.15](#)

14A.5.2.8 Outlook space per unit

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



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Figure 2: Outlook space

- c. The minimum dimensions for a required outlook space are as follows:
 - i. a **principal living room** must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - ii. all other **habitable rooms** must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- d. The width of the outlook space is measured from the centre point of the largest **window** on the **building** face to which it applies.
- e. Outlook spaces may be over driveways and footpaths within the **site** or over a public street or other public open space.
- f. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey **building**.
- g. Outlook spaces may be under or over a **balcony**.
- h. Outlook spaces required from different rooms within the same **building** may overlap.
- i. Outlook spaces must—
 - i. be clear and unobstructed by **buildings** (excluding any doors or **windows** opening into an outlook space from the **principal living room** or **habitable room**); and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling.
- j. For **retirement villages**, a. to i. above shall only apply within 15 metres of the perimeter of a **retirement village site** or **development site** and shall only apply to **principal living rooms** of **self-contained retirement units** or **communal living areas**.

14A.5.2.9 Fencing and screening

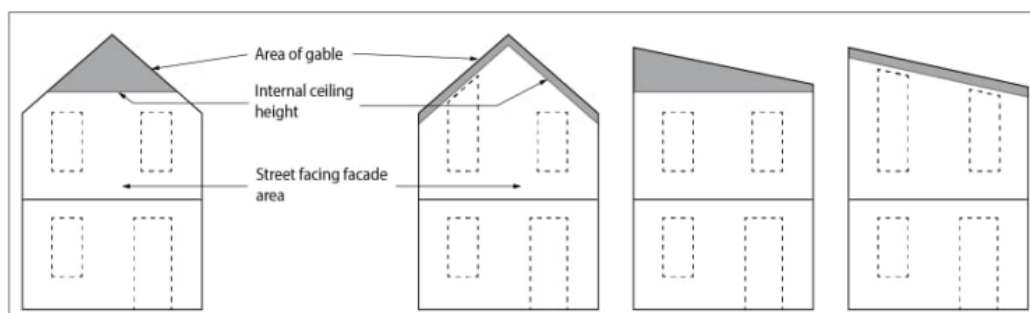
- a. Any fencing provided shall meet the following standards, being the maximum permitted **height**:

	Fence location	Fence height standard
i.	Road boundary	50% road boundary width (excluding access): 1.8m Remaining road boundary width: 1m
ii.	Side, rear, and internal boundary	2.0m
iii.	On the boundary with any land zoned Open Space Community Parks, Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro	1.0m; or 2.0m where the whole fence or screening is a minimum of 50% visually transparent.

- b. Any fencing requirements under 14A.5.2.13 shall not be in addition to the above standards.
- c. Any fencing under a.i. of this rule shall be provided on the site boundary or within the applicable front yard setback from the road boundary.
- d. For any retirement village standards under 14A.5.2.9.a shall not apply and the following alternative standards apply:
 - i. Fencing along any road boundary with a public road: maximum height of 1.8m, with at least 50% being visually transparent.

14A.5.2.10 Windows to street

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



Windows Rule - Gable

Figure 3: Examples of different buildings with front gables excluded from calculation

- ii. For buildings associated with a retirement village that contain residential units, the percentage shall be measured across the combined length of all street-facing façades facing a public road.
- c. Rule 14A.5.2.10 a. and b. shall only apply to a residential unit with a street-facing façade within 12 metres of:
 - i. a road boundary; and/or
 - ii. a road designation on the site;

where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.

- d. Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m², regardless of whether it is glazed or not.
- e. The total required glazing for the street-facing façade of that residential unit may be further reduced to 15% (inclusive of the door area), provided that the residential unit:
 - i. has a hinged front door facing the street that has direct access to the residential unit (but not where this access is directly to a garage); and
 - ii. has a ground floor habitable room with a transparent glazed window with a minimum area of 1m² and a maximum sill height of 1.2m (measured from the internal floor level) facing the street; or
 - iii. is located within a building associated with a retirement village, where the prerequisites of e. i. and ii. are not required to be met.

14A.5.2.11 Minimum unit size

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

	Number of Bedrooms	Minimum net floor area
i.	Studio.	35m ²
ii.	1 bedroom.	45m ²
iii.	2 bedrooms.	60m ²
iv.	3 or more bedrooms.	90m ²

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

14A.5.2.12 Ground floor habitable room

- a. Any building that includes a residential unit shall:
 - i. where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with minimum internal dimension of 3 metres. This rule does not apply to any upper-level residential unit that is built over a ground floor residential unit; and
 - ii. any residential unit shall have at least 50% of any ground floor area as habitable room/s.
- b. Where the permitted height limit is over 11 metres (refer to Rule 14A.5.2.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.
- c. This rule does not apply to residential units in a retirement village.

14A.5.2.13 Service, storage, and waste management spaces

- a. For any development resulting in four or more residential units on a site:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.2 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins, and where located between a residential unit and the road boundary or pedestrian access or vehicle access, bins shall be screened by a solid or slatted fence with a minimum height of 1.2 metres;
 - ii. each ground floor residential unit shall have at least 3m² of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; and
 - iii. the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space that is the sum of the required individual spaces.
- b. Each residential unit shall have covered and secure storage areas, with a minimum dimension of 600mm, and with a total cumulative volume of:
 - i. 6m³ for one-bed units;
 - ii. 8m³ for two-bedroom units; and
 - iii. 10m³ for three-bedroom or greater units;

with at least 50% of storage provided within the residential unit. The required storage shall be additional to any storage in the kitchen, bathroom/s and/or bedroom/s of the residential unit, and additional to the area dedicated to car parking in any garage which for the purpose of

this rule is deemed to be an area 5.5m deep, 3.1m wide and 2.4m high, per **garage**.

- c. This rule shall not apply to **residential units** within a **retirement village**.

14A.5.2.14 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all **residential units** via **Council** 's urban fully reticulated system and in accordance with the **New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008)**.
- b. Where a reticulated water supply compliant with **SNZ PAS:4509:2008** is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of **SNZ PAS 4509:2008** must be provided.

14A.5.2.15 Garaging and carport building location

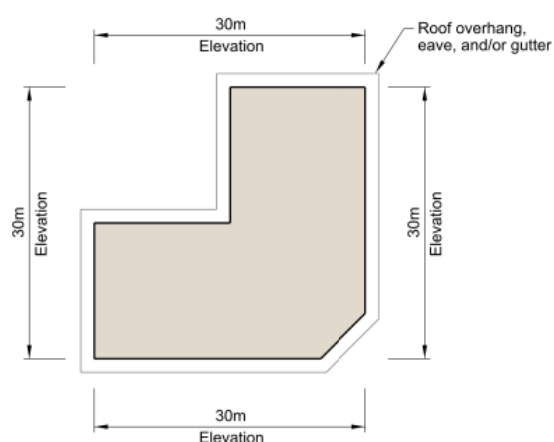
- a. For **residential units** fronting public **roads**: **garages**, carports, **loading spaces** or car **parking areas** shall be located at least 1.2 metres further from the **road boundary** than the **street-facing façade** of the **residential unit**.

14A.5.2.16 Location of outdoor mechanical ventilation

- a. Outdoor heat pump units, or other similar mechanical ventilation units, located at **ground level** between a **street-facing façade** and a **road boundary** shall be screened by a maximum of 50% visually transparent screening a minimum of 1.2 metres in **height** above **ground level**, or the **height** of the ventilation/heat pump unit, whichever is higher. This rule shall not apply:
 - i. to an outdoor mechanical ventilation unit located within 1.5 metres of the **road boundary** where fencing has been provided along the **road boundary** that meets Rule **14A.5.2.9**; or
 - ii. where screening is provided in the form of bushes and/or shrubs, either existing or planted at a height of at least 80% of the height of the outdoor mechanical ventilation unit, where those bushes/shrubs are maintained and replaced if diseased or dying; or
 - iii. to outdoor mechanical ventilation unit/s installed to service **residential units** constructed prior to 12 December 2024 where the **street-facing façade** is at least 4.5 metres from the **road boundary**.

14A.5.2.17 Building length

- a. For new **buildings** the maximum length of a **building** elevation shall not exceed 30 metres (see Figure 4 below), measured from the external face of the **building**.



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Figure 4: Measurement of building elevation

- b. For **buildings** within a **retirement village**, rule 14A.5.2.17.a shall only apply to **buildings** within 15 metres of:

- i. an external **site boundary**; or
- ii. the perimeter of the **development site**;

of a **retirement village**.

14A.5.2.18 Residential units within the Industrial interface overlay

- a. New **residential units** and/or extensions to existing **residential units** with **habitable room windows** in any part of a **building** at or above 8 metres in **height** above **ground level**, where these **windows** have line of sight to a **site** or **sites** zoned Industrial General, Industrial Heavy, or Industrial Park:
 - i. **Habitable rooms** that contain these **windows** shall have mechanical ventilation systems and air conditioning units installed that meet the following specifications when in operation:
 - A. Satisfy clause G4 Ventilation of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the **windows** and external doors cannot be opened;
 - B. Emit noise not exceeding 35 **dB LA_{Eq}** (30s) between 2200-0700 hours when received in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. Emit noise not exceeding 40 **dB LA_{Eq}** (30s) in any other space at any time when measured 1 metre away from any grille or diffuser.
- b. **Residential units** shall not have **balconies** located above 8 metres in **height** above **ground level** that have line of sight to any **site** or **sites** within an Industrial General, Industrial Heavy or Industrial Park zone.
- c. For the purposes of a. and b. above, line of sight means **sites** within industrial zones are visible (whether partially obstructed or not) from any position within the **habitable space** out the **window** or **windows** or from any part of the **balcony**.
- d. The following additional requirements apply to new **residential units** or additions to existing **residential units** within the 240m Ravensdown Buffer in [Appendix 14A.12.8 Ravensdown Buffer](#):
 - i. Windows in **buildings** above 8m in **height** above ground level shall use self-cleaning glazing that has an exterior titanium dioxide coating.
 - ii. **Buildings** containing **residential units** shall not exceed 14m in **height** above ground level.

14A.5.2.19 Development within the 50 dB Airport Noise Contour

- a. Within the 50 **dB L_{dn}** Air Noise Contour and 2023 Remodelled 50 **dB L_{dn}** Outer Envelope as shown on the planning maps, **residential units** shall provide and maintain:
 - i. heating and cooling devices that are capable of maintaining the internal **habitable space** to a temperature of 18-25 degrees Celsius year round with **windows** and doors closed, and where opening **windows** are provided mechanical ventilation is provided in compliance with NZBC G4 as if the **windows** were closed.
 - ii. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the **windows** and external doors cannot be opened; and
 - B. 35 **dB LA_{Eq}** (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 **dB LA_{Eq}** (30s) in any other space when measured 1 metre away from any grille or diffuser.
 - iii. Air conditioning units shall meet the following specifications when running:
 - A. 35 **dB LA_{Eq}** (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - B. 40 **dB LA_{Eq}** (30s) in any other space when measured 1 metre away from any grille or diffuser.
- b. Within the 50 **dB L_{dn}** air noise contour and 2023 Remodelled 50 **dB L_{dn}** Outer Envelope shown on the planning maps, new **residential units** and additions to existing **residential units** shall be insulated from aircraft noise and designed to meet the provisions of [Appendix 14A.12.4](#).
- c. This rule does not apply within the Airport Noise Rule Exclusion Overlay as shown on the planning maps.

14A.5.3 Area-specific rules - Medium Density Residential Zone

- a. The following rules apply to the areas specified. All activities are also subject to Rules [14A.5.1](#) and [14A.5.2](#) unless specified otherwise.

14A.5.3.1 Area-specific activities

14A.5.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14A.5.2 unless specified otherwise in Rule 14A.5.3.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, noncomplying or prohibited as specified in Rules 14A.5.1.2, 14A.5.1.3, 14A.5.1.4, 14A.5.1.5, and 14A.5.1.6 (unless specified otherwise in area specific rules); and Rules 14A.5.3.1.2, 14A.5.3.1.3, 14A.5.3.1.4, 14A.5.3.1.5 or 14A.5.3.1.6.

Activity/area	Activity specific standards
P1 a. The following activities in the Accommodation and Community Facilities Overlay: i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly; vi. Spiritual activities; vii. Community corrections facilities; viii. Community welfare facilities; ix. Care facility.	a. The activity specific standards in Rule 14A.5.1.1 do not apply. b. The facility or activity shall: i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
P2 Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.	a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site. b. No individual types of ancillary activity shall be more than 250m² GLFA.
P3 Retirement villages in the Accommodation and Community Facilities Overlay	a. The activity shall achieve the following built form standards as follows: i. 14A.5.2.3 Building height ii. 14A.5.2.4 Building coverage iii. 14A.5.2.6 Height in relation to boundary iv. 14A.5.2.7.a.i Minimum building setbacks v. 14A.5.2.14 Water supply for fire fighting b. Building façade length - there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must: i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.
P4 Place of Assembly, including functions, conferences, community events and festivals at Kate Sheppard House, 83 Clyde Road	a. There shall be a maximum of 5 parking spaces on the site. b. The maximum hours of operation during which the site may be open to visitors, staff and deliveries shall be: i. 07:00 - 23:00 Monday to Saturday; and ii. 07:00 - 22:00 Sundays and Public Holidays. c. There shall be no amplified music after 22:00 on any day. d. No more than 15 events shall be held outside the house in any twelve month time period.

P5	The following activities in the Salvation Army Addington Overlay	
	P5.1 Family store	a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.
	P5.2 Addiction services	a. The activity shall: i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 19 overnight beds; and iii. take place in the existing (20 August 2014) addiction services buildings, or in upgraded or replacement buildings that meet the built form standards in Rule 14A.5.2.
	P5.3 Supportive housing	a. The activity shall: i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 85 residents including those on reintegration programmes, which may be in a mixture of individual and shared housing; and iii. take place in the existing (20 August 2014) supportive housing buildings, or in upgraded or replacement buildings that meet the built form standards in Rule 14A.5.2.
	P5.4 Offices and meeting rooms for administration, counselling, family meetings education or training and worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).	a. The activity shall take place in the existing (20 August 2014) buildings, or in upgraded or replacement buildings that meet the built form standards in Rule 14A.5.2 .
P6	The use of the existing control tower buildings (Lot 317 DP 455814) and hangars 4 and 5 (Lot 1 and 2 DP 567310) for the following activities: Residential activities; Preschools; Health care facility; Education activity; Place of assembly; Retail activity; Office; or Warehouse activity.	a. The maximum gross floor area of retail activity shall be 1500m ² . b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.

14A.5.3.1.2 Area-specific controlled activities

Please note: rules relating to the Piko Character Area (CA6) remain in effect as a qualifying matter pending the forthcoming decision by the Minister regarding Council's recommendation to remove the overlay.

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

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is: - visible from the street; - located in that part of the site between the road boundary and the main residential unit on the site; or - involves changes to the front façade of the main residential unit of the site. b. This rule does not apply to: - fences that are 1 metre in height or less - accessory buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height - fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space c. Activities that do not meet Rule 14A.5.3.2.5.a.ii Landscape areas. d. Any application arising from this rule shall not be limited or publicly notified.	a. Character Area Overlay - Rule 14A.11.21

14A.5.3.1.3 Area-specific restricted discretionary activities

Please note: rules relating to the Piko Character Area (CA6) remain in effect as a qualifying matter pending the forthcoming decision by the Minister regarding Council's recommendation to remove the overlay.

- The activities listed below are restricted discretionary activities.
- 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/area		The Council's discretion shall be limited to the following matters:
RD1	Activities that do not meet Rule 14A.5.3.2.1 - Area specific development plans, Residential Medium Density Higher Height Limit at Deans Avenue, and Sumner Master Plan Overlay.	a. Development plans - Rule 14A.15.16
RD2	a. Service stations in the Accommodation and Community Facilities Overlay. b. Any application arising from this rule shall not be limited or publicly notified.	a. Scale and nature of activity - Rule 14A.11.6 b. Non-residential hours of operation - Rule 14A.11.20 c. Traffic generation and access safety - Rule 14A.11.7
RD3	Activities in the Accommodation and Community Facilities Overlay listed in Rule 14A.5.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14A.5.3.1.1 P1.	a. Scale and nature of activity - Rule 14A.11.6 b. Non-residential hours of operation - Rule 14A.11.20 c. Impacts on neighbouring property and planned urban built character - Rule 14A.11.3 d. Traffic generation and access safety - Rule 14A.11.7
RD4	a. Buildings in the Accommodation and Community Facilities Overlay, that do not meet Rule 14A.5.3.2.2 - Building height b. Any application arising from this rule shall not be publicly notified.	a. Impacts on neighbouring property and planned urban built character - Rule 14A.11.3
RD5	a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.5.3.2.3 - Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified.	a. Impacts on neighbouring property and planned urban built character - Rule 14A.11.3 b. Residential design principles - Rule 14A.11.1.g. only
RD6	a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.5.3.2.4 - 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
RD7	a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.5.3.2.5 - Landscaped areas. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting - Rule 14A.11.18
RD8	Ancillary activities to visitor accommodation listed in Rule 14A.5.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14A.5.3.1.1 P2.	a. Scale of activity - Rule 14A.11.6 b. Non-residential hours of operation - Rule 14A.11.20 c. Traffic generation and access safety - Rule 14A.11.7
RD9	a. Within the Lyttelton Character Area Overlay: i. external alterations or additions to, or demolition of existing buildings on a site,	a. Character Area Overlay - Rule 14A.11.21

Activity/area		The Council's discretion shall be limited to the following matters:
	except for the demolition of accessory buildings; and/or ii. the erection of a building and accessory buildings, except for new buildings within the Lyttelton Port Influences Overlay Area; and/or iii. the relocation of a building onto the site.	
RD10	Residential units in the Lyttelton Character Area Overlay that do not meet Rule 14A.5.3.2.6 – Site density.	a. Site density and site coverage - Rule 14A.11.2
RD11	Buildings in the Lyttelton Character Area Overlay that do not meet Rule 14A.5.3.2.8 – Building coverage.	
RD12	Character Area Overlay (excluding Lyttelton) - Residential units that do not meet Rule 14A.5.3.2.6.b – Site density, where the minimum site density is between 400m2 and 600m2	Character Area Overlay – Rule 14A.11.21
RD13	a. Within the Salvation Army Addington Overlay: i. Provision for overnight beds for addiction services which exceed the maximum number in activity specific standard Rule 14A.5.3.1.1, P5.2.a.ii., up to a maximum total of 25 overnight beds. ii. Provision for supportive housing which exceeds the maximum number of residents in activity specific standard Rule 14A.5.3.1.1 P5.3.a.ii., up to a maximum total of 100 residents. iii. Any upgrades (including exterior alterations or additions) to buildings existing on the 20 August 2014, or any replacement buildings for the activities specified in Rule 14A.5.3.1.1 P5.2, P5.3 and P5.4, that do not meet one or more of the relevant built form standards Rule 14A.5.2.	a. Scale and nature of activity - Rule 14A.11.6 b. Traffic generation and access safety - Rule 14A.11.7
RD14	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14A.12.5)	a. Urban design - Rule 15.14.1.a.viii only
RD15	a. Activities and buildings that do not meet Rule 14A.5.3.2.7 c. and d. Setbacks within the Sumner Master plan Overlay (Appendix 14A.12.5) 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.11.14

14A.5.3.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

Activity/area	
D1	a. Place of Assembly including functions, conferences, community events and festivals, at Kate Sheppard House, 83 Clyde Road that does not comply with one or more of the activity specific standards in Rule 14A.5.3.1.1 P4.
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14A.5.3.1.1 P6 for the use of the existing control tower building (Lot 317 DP 455814) and hangars 4 and 5 (Lot 1 and 2 DP 567310)
D3	a. Retail activity and commercial activity in the Sumner Master plan Overlay that does not have frontage to public access ways identified in the Sumner Master plan Overlay in Appendix 14A.12.5

14A.5.3.1.5 Area-specific non-complying activities

Please note: rules relating to the Piko Character Area (CA6) remain in effect as a qualifying matter pending the forthcoming decision by the Minister regarding Council's recommendation to remove the overlay.

- a. The activity listed below is a non-complying activity.

Activity	
NC1	a. Residential units in the Character Area Overlay (excluding Lyttelton) that do not comply with Rule 14A.5.3.2.6.b., where the residential unit is contained within a site with a net site area of less than 400m ² .

14A.5.3.1.6 Area-specific prohibited activities

- a. There are no prohibited activities.

14A.5.3.2 Area-specific built form standards

14A.5.3.2.1 Area specific development plans

- a. This rule applies to:
- Residential Medium Density Higher Height Limit at Deans Avenue
 - Residential Medium Density Zone in Sumner Master plan Overlay in Appendix 14A.12.5.

	Area	Standard
a.	Residential Medium Density Higher Height Limit at Deans Avenue	Sites shall not have access to Deans Avenue other than via the proposed road to be located between 100 metres and 110 metres from the intersection of Moorehouse and Deans Avenue. As shown on Appendix 14A.12.3 Development plan Addington.
b.	Sumner Master plan Overlay (Appendix 14A.12.5)	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay (Appendix 14A.12.5)

14A.5.3.2.2 Building height

- (a) This applies to:

- (i) Accommodation and Community Facilities Overlay
- (ii) Sumner Master Plan overlay

(b) The maximum height of any building shall be:

Area	Standard	
i.	Accommodation and Community Facilities Overlay	A. 11 metres, or B. 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.
ii.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14A.12.5	a. 13 metres; b. Provided that the area above 9.5 metres is limited to no more than 100m ² in gross floor area and is located at the apex of the street corner.

14A.5.3.2.3 Maximum continuous building length

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

		Standards
i.	Visitor accommodation;	A. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 5) B. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly;	
vii.	Veterinary care facility.	

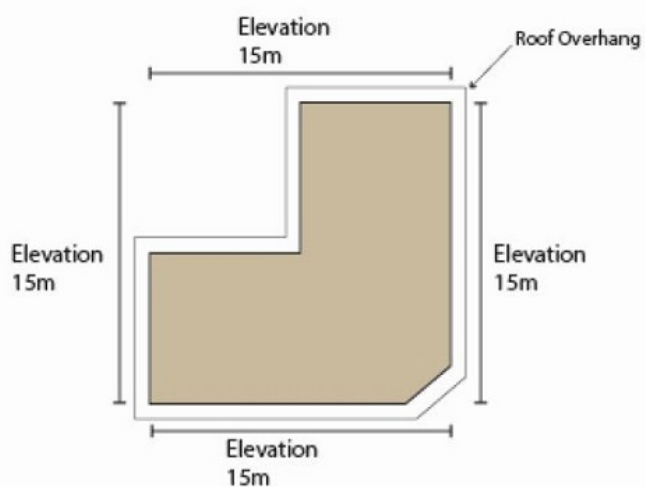


Figure 5: Measurement of a building elevation (Accommodation and Community Facilities Overlay)

14A.5.3.2.4 Front entrances and façades

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

	Buildings associated with:	Standards
i.	Visitor accommodation;	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 floor level.
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility ;	
v.	Health care facility;	
vi.	Place of assembly;	
vii.	Veterinary care facility.	

14A.5.3.2.5 Landscaped areas

Please note: rules relating to the Piko Character Area (CA6) remain in effect as a qualifying matter pending the forthcoming decision by the Minister regarding Council's recommendation to remove the overlay.

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

- A. In areas adjoining the road frontage of all sites:
 - I. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and
 - II. a minimum 2 metre planted strip.
 - B. On sites adjoining residential and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
- ii. Within the Character Area Overlay for all activities:
- A. A landscape strip of a minimum width of:
 - I. 3 metres in the Residential Suburban overlay; or
 - II. 2 metres in the Residential Suburban Density Transition overlay;

comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.

Note: the overlay is only used to identify where this rule applies.

14A.5.3.2.6 Site density

Please note: rules relating to the Piko Character Area (CA6) remain in effect as a qualifying matter pending the forthcoming decision by the Minister regarding Council's recommendation to remove the overlay.

- a. Within the Character Area Overlay in Lyttelton, each residential unit shall be contained within its own separate site and the site shall have a minimum net site area of 250m².
- b. Within the Character Area Overlay outside of Lyttelton, each residential unit shall be contained within its own separate site and the site shall have a minimum net site area of
 - i. 600m² where the site is within the Residential Suburban overlay;
 - ii. 400m² where the site is within the Residential Suburban Density Transition overlay.

Note: the overlay is only used to identify where this rule applies.

14A.5.3.2.7 Setbacks

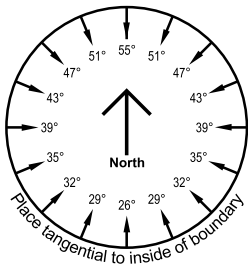
- a. Within the Character Area Overlay in Lyttelton the minimum building setbacks from boundaries may be reduced to nil on one side internal boundary where written approval has been obtained from the owner and occupier of the site adjoining the boundary, otherwise Rule 14A.5.2.7 shall apply.
- b. Within the Character Area Overlay in Lyttelton the minimum building setbacks from road boundaries shall be nil.
- c. Sumner Master plan Overlay, shown in Appendix 14A.12.5; for retail activities and commercial services with road frontage buildings; buildings shall:
 - i. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
 - ii. provide a minimum of 60% and a maximum of 90% visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor;
 - iii. provide pedestrian access directly from the road boundary; and
 - iv. provide veranda or other means of weather protection along the full width of the building where it has frontage to a road
- d. Sumner Master plan Overlay, shown in Appendix 14A.12.5; for retail activity and commercial services with frontage only to public access ways; buildings shall:
 - i. occupy the full public access way frontage of the site;
 - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
 - iii. provide pedestrian access directly from the public access way.

14A.5.3.2.8 Building coverage

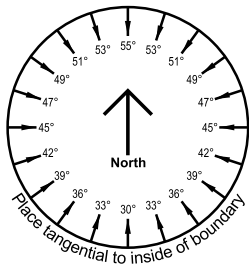
- a. Within the Character Area Overlay in Lyttelton the maximum percentage of the net site area covered by buildings shall be 60%. For the purpose of this rule this excludes:

- 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 6m² in area for any one site.

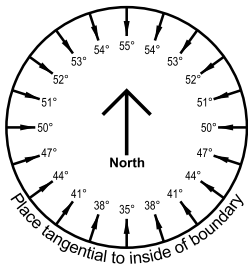
Note: North is true north



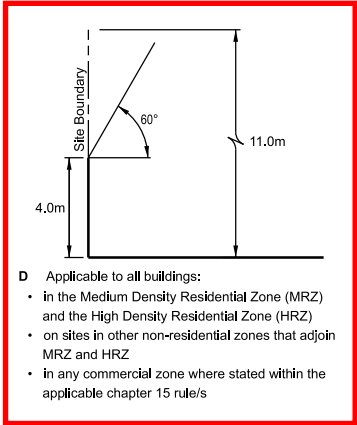
- A Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone



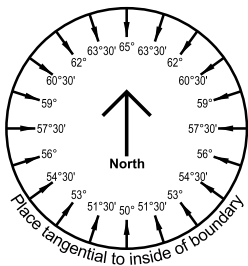
- B Applicable to all buildings:
- in the Residential Suburban Density Transition Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
 - in the Residential Hills Zone



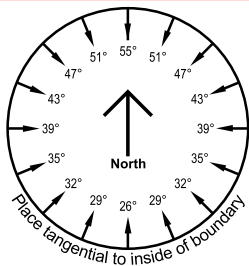
- C Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



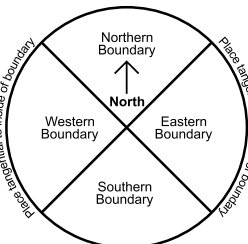
- D Applicable to all buildings:
- in the Medium Density Residential Zone (MRZ) and the High Density Residential Zone (HRZ)
 - on sites in other non-residential zones that adjoin MRZ and HRZ
 - in any commercial zone where stated within the applicable chapter 15 rule/s



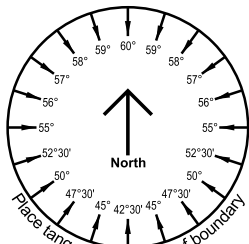
- E Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the Residential Visitor Accommodation Zone



- F Applicable to all buildings:
- in the Residential Large Lot Zones



- G Applicable to all buildings:
- as cited in relevant provisions of the District Plan



- H Applicable to all buildings:
- in the Residential Medium Density Zone (MRZ), where located within the Residential Medium Density Zone Higher Height Limit Overlay

