

Appendix 2: Amendments to the Christchurch City Plan

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Amendment 1A to Christchurch City Plan – Enhanced Development Mechanism

Amend the Christchurch City Plan as follows:

Add the following objective and policies to Volume 2, Section 11 Living:

11.9 Objective – Comprehensive Development to Support Residential Recovery Needs

During the short term recovery period to the end of 2018, opportunities for higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas are enabled to support residential recovery needs.

11.9.1 Policy – Use of the Enhanced Development Mechanism

To enable comprehensive, higher density development of suitably sized and located sites within existing residential areas through an Enhanced Development Mechanism, which:

- (a) ensures high quality urban design and onsite amenity; and**
- (b) ensures appropriate access to local services and facilities; and**
- (c) ensures development is integrated with and sympathetic to the amenity of existing neighbourhoods and adjoining sites; and**
- (d) ensures a range of housing types are provided; and**
- (e) does not promote land banking by being completed in accordance with a plan for the staging of development and approved under these provisions.**

11.9.2 Policy – Constraints to Enhanced Development

To ensure that comprehensive development under the Enhanced Development Mechanism is avoided in areas that are not suitable for intensification for reasons of:

- (a) vulnerability to natural hazards; or**
- (b) inadequate infrastructure capacity; or**
- (c) adverse effects on Special Amenity Areas; or**
- (d) reverse sensitivity on existing heavy industrial areas, Christchurch International Airport, and arterial traffic routes, and railway lines.**

Add the following rules to Volume 3, Part 2 Living Zones:

2a Duration of Enhanced Development Mechanism

The Enhanced Development Mechanism specified in the following rules 2a.1 – 2a.4 inclusive and any other supporting clauses in this plan shall cease to have effect on 31 December 2018.

2a.1 Activity Status: Enhanced Development Mechanism

2a.1.1 Restricted Discretionary Activities

- (a) Residential activities that comply with all qualifying standards in clause 2a.2 and are not in breach of the development standards in clause 2a.3 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the assessment matters in clause 14.5.**
- (b) Residential activities that comply with all qualifying standards in clause 2a.2, but do not comply with one or more of the development standards in clause 2a.3 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to:**
 - (i) the assessment matters in clause 14.5; and**
 - (ii) the listed assessment matters for the development standard or standards that are not met in clause 2a.3.**

Resource consent applications in relation to this rule shall not be publicly or limited notified.

2a.1.2 Discretionary Activities

Residential activities where part of the site, but not all of the site complies with all of the accessibility or constraint criteria in clause 2a.2.4, and complies with all other qualifying standards in clause 2a.2, shall be a discretionary activity.

2a.1.3 Non-Complying Activities

(a) Residential activities that do not comply with:

- (i) Zoning Qualifying Standards at 2a.2.1; or
- (ii) Site Size Qualifying Standards at 2a.2.2; or
- (iii) Housing Yield Qualifying Standards at 2a.2.3;

shall be a non-complying activity.

(b) Residential activities on a site where no part of the site complies with the Location Qualifying Criteria at 2a.2.4, shall be a non-complying activity.

2a.1.4 Reference to other Standards

- (a) Critical standard Part 2, clause 2-2.4.9 – Aircraft Noise Exposure shall apply to residential activities provided for by the Enhanced Development Mechanism within the L2 zone.
- (b) Development standards Part 2, clause 4.2.20(e) – (g) Development Plans, shall apply to residential activities provided for by the Enhanced Development Mechanism within the L3 zone bounded by Madras Street, Canon Street, Packe Street, and Purchas Street.
- (c) The General City development, community and critical standards of Volume 3 Part 9 also apply to residential activities provided for by the Enhanced Development Mechanism, except where otherwise specified in clause 3.0 below.
- (d) The Living 2 and 3 zone rules, and development, community, and critical standards in Part 2-2.0 of this Plan shall apply to any activities other than residential activities provided for by the Enhanced Development Mechanism

2a.2 Qualifying Standards – Enhanced Development Mechanism

Sites shall comply with the following Qualifying Standards:

2a.2.1 Zoning Qualifying Standards

Qualifying sites shall be located in Living 2 or Living 3 zones, or Cultural 3 zones where the Living 1, Living 2, Living 3 zone rules apply to non-education activities.

2a.2.2 Site Size Qualifying Standards

Qualifying sites shall be:

- (a) Of a size greater than 1500m² and less than 10,000m²; and
- (b) In one contiguous block of land.

2a.2.3 Housing Yield Qualifying Standards

Comprehensive development of a site shall deliver a minimum density of 30 households per hectare (1 unit per 330m²), and a maximum density of 65 households per hectare (1 unit per 150m²).

2a.2.4 Location Qualifying Standards

Accessibility Criteria

Qualifying sites shall lie fully within all of the following four criteria:

- (a) 800 metres walking distance of Central City Business Zone, or Central City Mixed Use Zone, or Business 2 Zone, or a EDM qualifying supermarket; and
- (b) 800 metres EDM walking distance of either a primary or intermediate school; and

- (c) 400 metres EDM walking distance of an Open Space 2 zone or an Open Space 1 zone that has an area greater than 4,000m²; and
- (d) 600 metres EDM walking distance of an EDM core public transport route.
- (e) For (a)-(d) where the walking route is bisected by a major or minor arterial road (refer Part 8, Appendix 3), the EDM walking distance shall be measured at a formal pedestrian crossing point.

Constraint Criteria

No part of a qualifying site shall lie within:

- (a) Special Amenity Areas (SAM); or
- (b) 400m of the boundary of a Business 5 zone; or
- (c) The Riccarton wastewater interceptor catchment; or
- (d) The tsunami inundation area.

Notes:

- 1. The Council shall maintain a publicly accessible database of all of the above criteria categories for the purposes of administering the rules.**
- 2. This criteria only applies until such time as asset improvement works remove this constraint.**
- 3. As set out in Environment Canterbury Report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA**

Insert new definitions for EDM Walking Distance, EDM Qualifying Supermarket and EDM Core Public Transport Route in Volume 3 definitions:

EDM Walking Distance

Means a distance as measured along any continuous accessible and walkable route over which the general public has a legal right of walking access, including footpaths and open space.

EDM qualifying supermarket

Means a self-service retail shop, of not less than 1000m² gross floor area, primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food grocery items.

EDM Core Public Transport Route

Means a Core Route (along high-demand corridors connecting key activity centres and operating at high frequencies) as defined in Appendix 1 Regional Public Transport Plan 2012 (or any change to those routes during the lifetime of EDM).

2a.3 Development Standards

Comprehensive development under the Enhanced Development Mechanism shall comply with the following standards:

2a.3.1 Building Height

Within 15m of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Living 1 or Living 2 zones. Across the rest of the proposal area the maximum building height shall not exceed 11m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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.**

2a.3.2 Sunlight and outlook for neighbours

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above boundaries with other sites as shown in Part 2, Appendix 1, Diagram C except that:

- (a) 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;**
- (b) 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.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5

- (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.**

2a.3.3 Street scene

Buildings shall be set back a minimum of 4.5m from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:

- (a) 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(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5m;**
- (b) 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(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 8m;**
- (c) for residential units fronting the street; 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 room of that unit.**

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5

- (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 in order to allow more efficient, cost effective and/or practical use of the remainder of the site or the long-term protection of significant trees or natural features on the site.**
- (c) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access in respect of 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.**

2a.3.4 Separation from neighbours

- (a) Buildings that 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) Accessory buildings which face the ground floor window of a habitable room on an adjoining site shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window.**
- (c) In all other instances buildings shall be set back a minimum of 1.8m from 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 strip are non-opening;**

- (ii) Other than provided in (b) above, 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 9m;
- (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.
- (d) 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° 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).

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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 efficient 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.

2a.3.5 Minimum unit size, and mix of units

- (a) The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

<u>No. of Bedrooms</u>	<u>Minimum Net Floor Area</u>
<u>1 bedroom</u>	<u>45m²</u>
<u>2 bedroom</u>	<u>70m²</u>
<u>3 bedroom or more</u>	<u>90m²</u>

- (b) Where 6 or more residential units are proposed as part of a multi-unit residential complex, there shall be a mix of at least two unit size types ranging across 1, 2, 3 or more bedrooms. No unit size type shall account for more than two thirds of the overall number of units on a site.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood.
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration.
- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted.
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2a.3.6 Ground floor habitable space

- (a) Any residential unit facing a road or public space, unless built over an accessway, shall have a habitable space located at ground level.
- (b) At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.
- (c) Each habitable space located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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.

2a.3.7 Outdoor Living Space

- (a) For residential units with 2 or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:
 - (i) Each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;
 - (ii) Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony;
 - (iii) At least one private outdoor living space shall be directly accessible from a living area of that unit;
 - (iv) Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m;
 - (v) 50% of the outdoor living space required across the entire site shall be provided at ground level.
- (b) For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4m shall be provided on site for each residential unit, and shall not be occupied by parking or access.
- (c) For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:
 - (i) one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5m;
 - (ii) the balance 10m² can be provided in a communal space.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which outdoor living areas provide useable 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) The extent and quality of communal outdoor living space or other open space amenity to compensate 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 or adversely affect spaciousness of the surrounding area.

2a.3.8 Service, Storage, and Waste Management Spaces

Each residential unit shall be provided with:

- (a) an outdoor service space and waste management area of 5m² with a minimum dimension of 1.5m; and
- (b) a single, indoor storage space of 4m³ with a minimum dimension of 1m; and
- (c) any space designated for waste management, whether private or communal, shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

Except that

If a communal waste management area is provided within the site:

- (a) the minimum required outdoor service space may be reduced to 3m² for each residential unit; and
- (b) it must be demonstrated to be:

- (i) of a sufficient size to accommodate the number and dimensions of bins required to meet the predicted volume of waste generated by the residential units;
- (ii) accessible and safe for use by all residents; and
- (iii) easily accessible for the collection of bins by waste management contractors.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which the alternative provision for storage facilities, affects the convenience and accessibility of those facilities for building occupiers.
- (b) The extent to which storage facilities 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.

2a.3.9 Landscaping and tree planting

- (a) A minimum of 20% of the site shall be provided for landscaping (which may include private or communal outdoor living space).
- (b) A tree shall be planted inside the site adjacent to the road boundary for every 10 metres of road boundary, or part thereof.
- (c) In addition to the trees required by clause (b) above, all sites shall be planted with a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.
- (d) All trees shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 1.5 metres high at the time of planting.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

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

2a.3.10 Acoustic Insulation

Any habitable space within a residential unit which is within:

- (i) 40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road, or a railway line; or
- (ii) 20 metres of the edge of the nearest marked traffic lane of a Collector Road

as defined in Part 8, Appendices 3 and 4 shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Notes: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 11, Appendix 1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the road ward side of the formed kerb.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures.

2a.3.11 Parking Space Numbers

- (a) A minimum of 1 car parking space shall be provided for each residential unit.
- (b) 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.

- (c) A minimum of 1 cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.**

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Part 13, clause 2.2.1, Table 1 and Part 13, clause 2.2.5 of this Plan.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) Any adverse effects on the safety or efficiency of the surrounding transport network, including continued use of on-street parking opportunities.**
- (b) The effectiveness of any alternative parking arrangement, including having regard to accessibility, safety and amenity within the site and for the surrounding area.**
- (c) Whether the provision for cyclists is adequate and practicable having regard to the needs of residents of the site.**
- (d) The extent to which cycle parking facilities are designed and located to match the needs of residents of the site.**
- (e) The extent to which 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.**

2.a.3.12 Maximum building coverage within of Enhanced Development Mechanism proposal areas

The maximum percentage of the gross area covered by buildings within proposals using the Enhanced Development Mechanism shall be 40%.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

Whether the scale of development on the site is appropriate to its context, taking into account:

- (a) The balance of open space and buildings within the Living 3 zone, or the maintenance of a lower density, open, landscaped residential character within the Living 2 Zone.**
- (b) Any visual dominance of the street resulting from a proposed building's incompatible scale.**
- (c) Any loss of privacy, access to sunlight and daylight or opportunities for views in the Residential Banks Peninsula and Residential Conservation Zones.**
- (d) Any reduction in site density that is accompanied by the proposed building complying with other built form standards so that the outcome is a small building that is in proportion with a small site.**

2a.4 Information Requirements for Applications – Enhanced Development Mechanism

Any application for resource consent using the Enhanced Development Mechanism must include a 'design statement' (prepared by an expert suitably qualified in Architecture or Urban Design). A design statement outlines the design justification of the proposal, examines local character and site constraints, and explains the vision and concept of the proposal in terms of how it will contribute to creating a high quality development that responds positively to the surrounding context. Contextual plans illustrating the proposal within the surrounding environment should be included.

Add the following assessment matters to Volume 3, Part 2 Living Zones:

14.5 Assessment Matters for Restricted Discretionary Activities – Enhanced Development Mechanism and Community Housing Redevelopment Mechanism

The extent to which the development, while bringing change to existing environments:

- (a) Engages with and contributes to adjacent streets and public open spaces with regard to fencing and boundary treatments, sightlines, building orientation and setback, configuration of pedestrian entrances, windows and internal living areas within buildings, and if on a corner site is designed to emphasise the corner.**
- (b) Integrates access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not dominate the development, particularly when viewed from the street or other public spaces.**

- (c) Retains or responds to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area.
- (d) Responds appropriately to its context with respect to subdivision patterns, scale of buildings, degree of openness, building materials and design styles.
- (e) Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways.
- (f) Has had regard to residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening.
- (g) Creates visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour.
- (h) Incorporates environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.
- (i) Specified staging and timing requirements are provided to ensure development is undertaken in a coordinated and timely fashion.
- And in addition for the Community Housing Redevelopment Mechanism:**
- (j) Contributes to delivering any relevant area Master Plan or otherwise demonstrates opportunities to improve the local area.

Amend rule 4.3.8 - Allotments with existing or proposed buildings, in Volume 3, Part 14 Subdivision as follows:

4.3.8 Allotment with Existing or Proposed Buildings

Notwithstanding the provisions of Clauses 4.3.2 and 4.3.3, where an allotment is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that allotment, or alternatively, where the subdivision consent is issued after, or at the same time as, the building consent for such a building, the minimum net area for an allotment in the following zones is as specified in the table below and the minimum net area and minimum average net area provisions specified in Clauses 4.3.2 and 4.3.3 shall not apply, provided that the building(s) comply with all the applicable development standards specified in:

- (a) living zone rules (refer Part 2, clauses 2.2, 2.4, 3.2, 3.4, 4.2, and 4.4, **2a.3 and 2b.2**);
- (b) business zone rules (refer Part 3, clauses 2.2, 3.4 and 4.2);
- (c) special purpose zone rules (refer Part 8, clause 3.2);
- (d) building adjacent to waterways (refer Part 9, clause 5.2); and
- (e) parking, access and loading (refer Part 13, clauses 2.2 and 2.3);

and/or resource consents are obtained in relation to those conditions that are not complied with.

In the case of a building not yet erected, the applicant shall be bound to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Zone	Minimum net area
Living 1 (excluding comprehensive developments provided through the Enhanced Development Mechanism, Community Housing Redevelopment Mechanism and comprehensive improvement developments within the areas identified on the planning maps) and 1A Zone	420m ²
...	
Living 2 Zone (excluding comprehensive development provided through the Enhanced Development Mechanism and Community Housing Redevelopment Mechanism) and Living 3 Zone (SAM area 21 only)	300m ²
...	

Amendment 1B to Christchurch City Plan – Community Housing Redevelopment Mechanism

Amend the Christchurch City Plan as follows:

Add the following objective and policies to Volume 2, Section 11 Living:

11.10 Objective – Redevelopment and recovery of community housing environments.

During the short term recovery period to the end of 2018, opportunities for medium density comprehensive redevelopment of community housing environments are enabled to support residential recovery needs.

11.10.1 Policy – Use of the Community Housing Redevelopment Mechanism

To enable comprehensive redevelopment of the existing community housing environments shown on [Maps 1 – 10] through a Community Housing Redevelopment Mechanism, which:

- (a) Ensures high quality urban design and onsite amenity; and**
- (b) Ensures development is integrated with and sympathetic to the amenity of adjacent neighbourhoods; and**
- (c) Maintains or increases the stock of community housing units; and**
- (d) Enables an increase in residential density within the community housing areas to help facilitate provision of community housing, and**
- (e) Enables a range of housing types to be provided including housing for lower income groups and those with special needs.**

Add the following rules to Volume 3, Part 2 Living Zones:

2b Duration of Community Housing Redevelopment Mechanism

The Community Housing Redevelopment Mechanism (CHRM) specified in the following rules 2b.1 – 2b.4 inclusive and any other supporting clauses in this plan shall cease to have effect on 31 December 2018.

2b.1 Activity Status: Community Housing Redevelopment Mechanism (CHRM)

2b.1.1 Restricted Discretionary Activities

- (a) Proposals to use the Community Housing Redevelopment Mechanism on sites located within the CHRM areas shown on [maps 1 – 10] that are not in breach of the development standards in clause 2b.2 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the assessment matters in clause 14.5.**
- (b) Proposals to use the Community Housing Redevelopment Mechanism on sites located within the CHRM areas shown on [Maps 1 – 10], that do not comply with one or more of the development standards in clause 2b.2 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to:**
 - (i) the assessment matters in clause 14.5; and**
 - (ii) the listed assessment matters for the development standard or standards that are not met in clause 2b.2.**

Resource consent applications in relation to these rules shall not be publicly or limited notified.

2b.1.2 Non-Complying Activities

- (a) Proposals to use the Community Housing Redevelopment Mechanism that do not comply with critical standards for:**
 - (i) Community Housing Site Size Critical Standard 2b.3.1; or**
 - (ii) Community Housing Unit Proportion and Yield Critical Standard 2b.3.2;**
- shall be a non-complying activity.**

2b.1.3 Reference to other Standards

- (a) Critical standard Part 2, clause 2-2.4.9 – Aircraft Noise Exposure shall apply to residential activities provided for by the CHRM within the L1 and L2 zones.
- (b) The General City development, community and critical standards of Volume 3 Part 9 also apply to residential activities provided for by the CHRM, except where otherwise specified in clause 3.0 below.
- (c) The Living 1, 2, and 3 zone rules, and development, community, and critical standards in Part 2-2.0 of this plan shall apply to any activities other than residential activities provided for by the CHRM.

2b.2 Development standards

Comprehensive development under the Community Housing Redevelopment Mechanism (CHRM) shall comply with the following standards:

2b.2.1 Building Height

Within 15m of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Living 1 or Living 2 zoned land. Across the rest of the proposal area the maximum building height shall not exceed 11m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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.

2b.2.2 Sunlight and outlook for neighbours

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above boundaries with other sites as shown in Part 2, Appendix 1, Diagram C, except that:

- (a) 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;
- (b) 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.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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.

2b.2.3 Street scene

Buildings shall be set back a minimum of 4.5m from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:

- (a) 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(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5m
- (b) 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(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 8m;

- (c) for residential units fronting the street; 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 room of that unit.
- (d) on properties fronting Emmet Street the setback shall be 6.5m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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 in order to allow more efficient, cost effective and/or practical use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
- (c) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access in respect of 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.

2b.2.4 Separation from neighbours

- (a) Buildings that 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) Accessory buildings which face the ground floor window of a habitable room on an adjoining site shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window.
- (c) In all other instances buildings shall be set back a minimum of 1.8m from 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 strip are non-opening;
- (ii) Other than provided in (b) above, 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 9m;
- (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;
- (v) 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° 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).

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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 efficient 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.

2b.2.5 Minimum unit size

- (a) The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

No. of Bedrooms	Minimum Net Floor Area
1 bedroom	45m ²
2 bedroom	70m ²
3 bedroom or more	90m ²

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood.
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration.

2b.2.6 Ground floor habitable space

- (a) Any residential unit facing a road or public space, unless built over an accessway, shall have a habitable space located at ground level.
- (b) At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.
- (c) Each habitable space located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (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.

2b.2.7 Outdoor Living Space

- (a) For residential units with 2 or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:
 - (i) Each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space.
 - (ii) Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony.
 - (iii) At least one private outdoor living space shall be directly accessible from a living area of that unit.
 - (iv) Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m;
 - (v) 50% of the outdoor living space required across the entire site shall be provided at ground level.
- (b) For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4m shall be provided on site for each residential unit, and shall not be occupied by parking or access.
- (c) For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:
 - (i) one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5m.
 - (ii) the balance 10m² can be provided in a communal space.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which outdoor living areas provide useable 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) The extent and quality of communal outdoor living space or other open space amenity to compensate 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 or adversely affect spaciousness of the surrounding area.

2b.2.8 Service, Storage, and Waste Management Spaces

Each residential unit shall be provided with:

- (a) an outdoor service space and waste management area of 5m² with a minimum dimension of 1.5m; and
- (b) a single, indoor storage space of 4m³ with a minimum dimension of 1m; and
- (c) any space designated for waste management, whether private or communal, shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

Except that

If a communal waste management area is provided within the site:

- (a) the minimum required outdoor service space may be reduced to 3m² for each residential unit; and
- (b) it must be demonstrated to be:
 - (i) of a sufficient size to accommodate the number and dimensions of bins required to meet the predicted volume of waste generated by the residential units; and
 - (ii) accessible and safe for use by all residents; and
 - (iii) easily accessible for the collection of bins by waste management contractors.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which the alternative provision for storage facilities, affects the convenience and accessibility of those facilities for building occupiers;
- (b) The extent to which storage facilities 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.

2b.2.9 Landscaping and tree planting

- (a) A minimum of 20% of the site shall be provided for landscaping (which may include private or communal outdoor living space).
- (b) A tree shall be planted inside the site adjacent to the road boundary for every 10 metres of road boundary, or part thereof.
- (c) In addition to the trees required by clause (b) above, all sites shall be planted with a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.
- (d) All trees shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 1.5 metres high at the time of planting.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

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

2b.2.10 Acoustic Insulation

Any habitable space within a residential unit which is within:

- (a) 40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road, or a railway line;
or
- (b) 20 metres of the edge of the nearest marked traffic lane of a Collector Road.

as defined in Part 8, Appendices 3 and 4 shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Notes: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 11, Appendix 1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the road ward side of the formed kerb.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures.

2b.2.11 Parking Space Numbers

- (a) A minimum of 1 car parking space shall be provided for each residential unit.
- (b) 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.
- (c) A minimum of 1 cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Part 13, clause 2.2.1, Table 1 and Part 13, clause 2.2.5 of this Plan.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

- (a) Any adverse effects on the safety or efficiency of the surrounding transport network, including continued use of on-street parking opportunities;
- (b) The effectiveness of any alternative parking arrangement, including having regard to accessibility, safety and amenity within the site and for the surrounding area;
- (c) Whether the provision for cyclists is adequate and practicable having regard to the needs of residents of the site;
- (d) The extent to which cycle parking facilities are designed and located to match the needs of residents of the site;
- (e) The extent to which 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.

2.b.2.12 Maximum building coverage within of Community Housing Redevelopment Mechanism proposal areas

- (a) The maximum percentage of the gross area covered by buildings within proposals using the Community Housing Redevelopment Mechanism shall be 40%.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 14.5:

Whether the scale of development on the site is appropriate to its context, taking into account:

- (a) Any visual dominance of the street resulting from a proposed building's incompatible scale.
- (b) Any loss of privacy, access to sunlight and daylight or opportunities for views in the Residential Banks Peninsula and Residential Conservation Zones.
- (c) Any reduction in site density that is accompanied by the proposed building complying with other built form standards so that the outcome is a small building that is in proportion with a small site.

2b.3 Critical Standards

2b.3.1 Community Housing Site Size

Sites shall be:

- (a) of a size greater than 1500m² and less than 10,000m²; and**
- (b) in one contiguous block of land.**

2b.3.2 Community Housing Unit Proportion and Yield

- (a) Proposals to use the CHRM shall demonstrate that community housing units will comprise:**
 - (i) at least one third of the residential unit yield; or**
 - (ii) a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013.****whichever is the greater.**
- (b) Comprehensive development of a site under the CHRM shall deliver a minimum density of 30 households per hectare (1 unit per 330m²), and a maximum density of 65 households per hectare (1 unit per 150m²).**

2b.4 Information Requirements for Applications – Community Housing Redevelopment Mechanism

Any application for resource consent using the Community Housing Redevelopment Mechanism must include a ‘design statement’ (prepared by an expert suitably qualified in Architecture or Urban Design). A design statement outlines the design justification of the proposal, examines local character and site constraints, and explains the vision and concept of the proposal in terms of how it will contribute to creating a high quality development that responds positively to the surrounding context. Contextual plans illustrating the proposal within the surrounding environment should be included.

Add definition of Community Housing Unit to Volume 3, Part 1 Definitions:

Community Housing Unit

means a residential unit supplied by Christchurch City Council, Housing New Zealand or a Registered Community Housing provider (under Part 10 of the Housing Restructuring and Tenancy Matters Act, 1992) and which is offered for rental as Social Housing (as defined at Section 2 of the Housing Restructuring and Tenancy Matters Act, 1992).

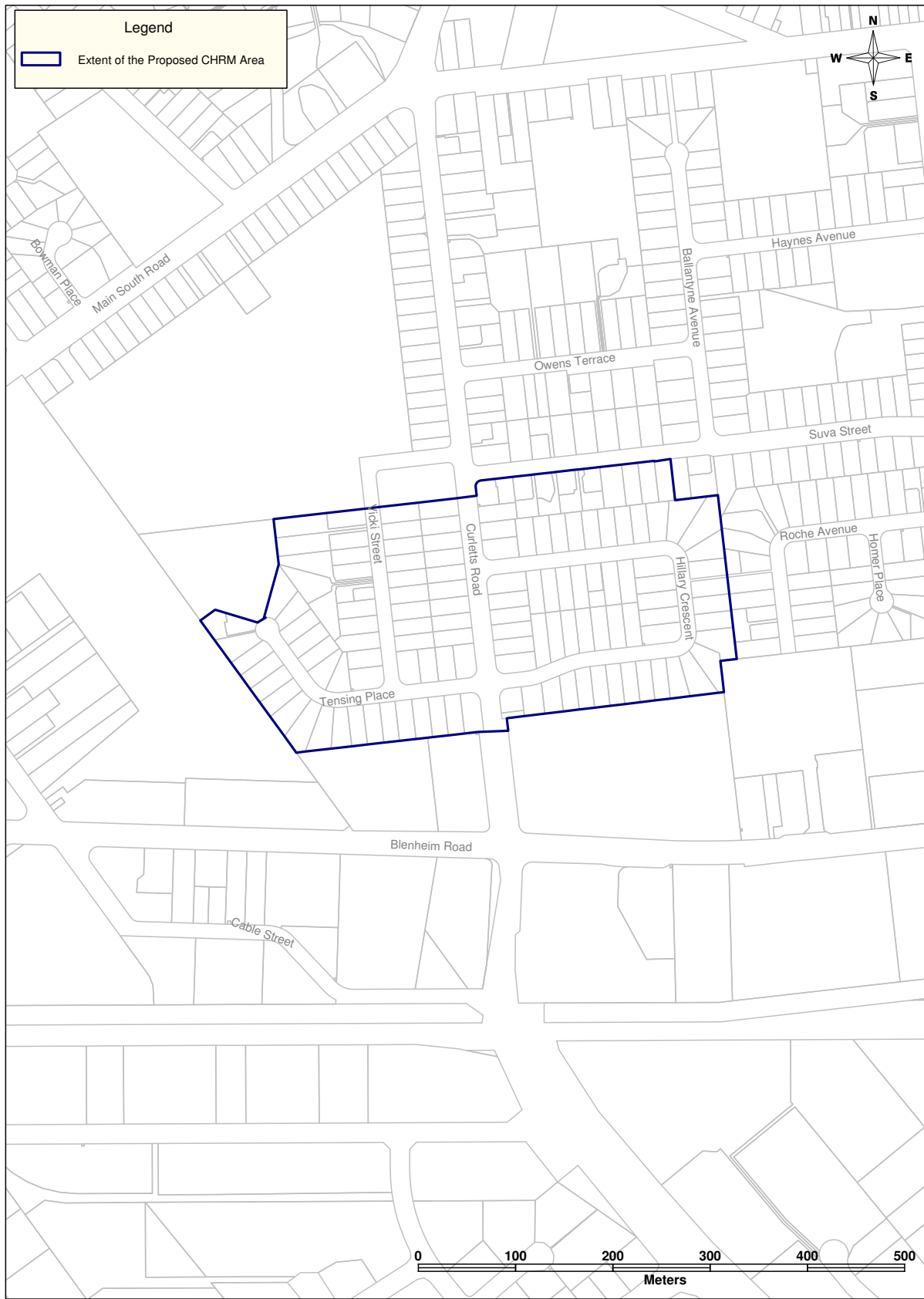
VOLUME 3, PLANNING MAPS

Amend planning maps in Appendix 3 of the Christchurch City Plan to reflect the Community Housing Redevelopment Mechanism cluster areas as shown on Maps 1 – 10 below

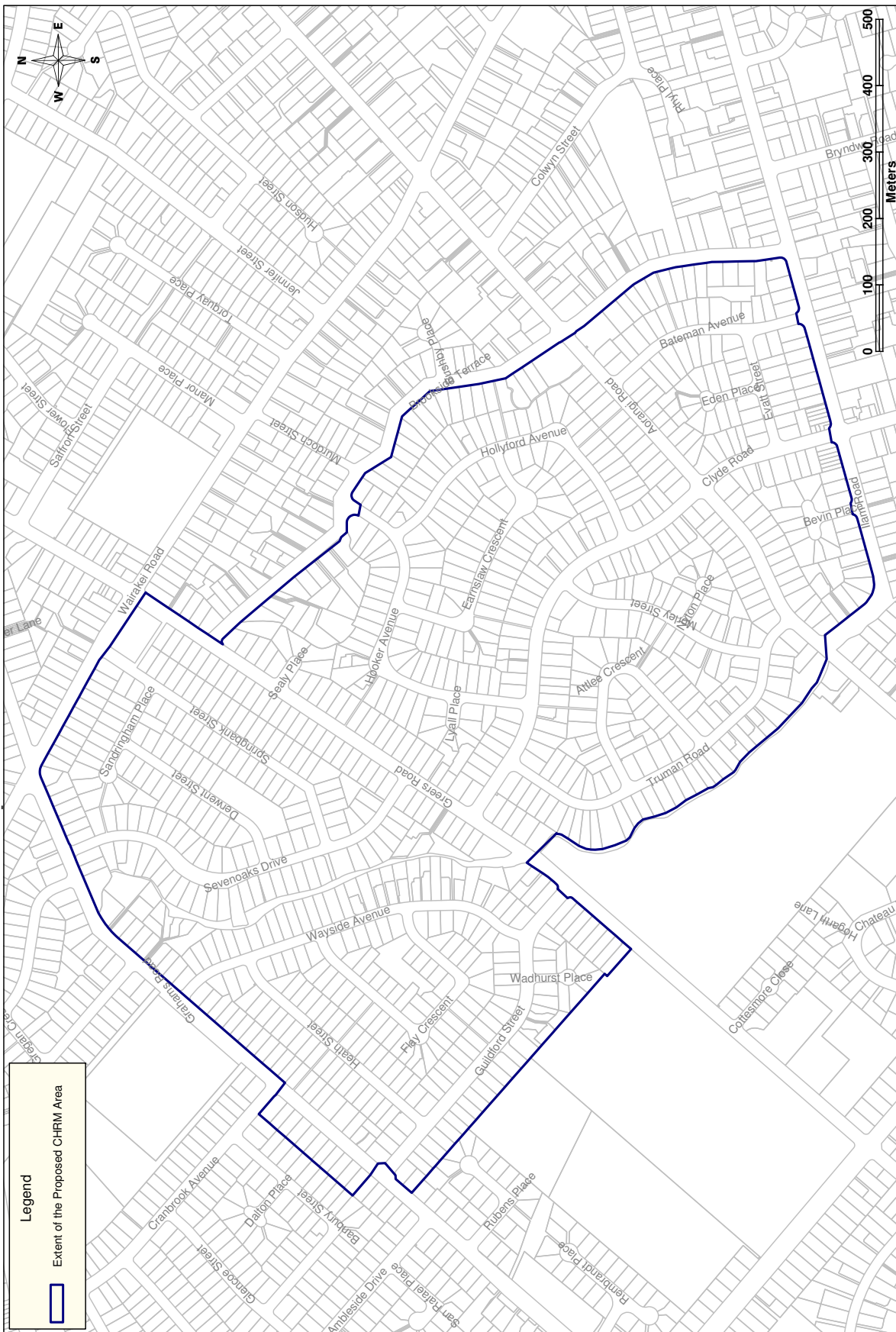
Map 1 – Broomfield (Hornby)



Map 2 Church Corner



Map 3 Wairakei / Greers

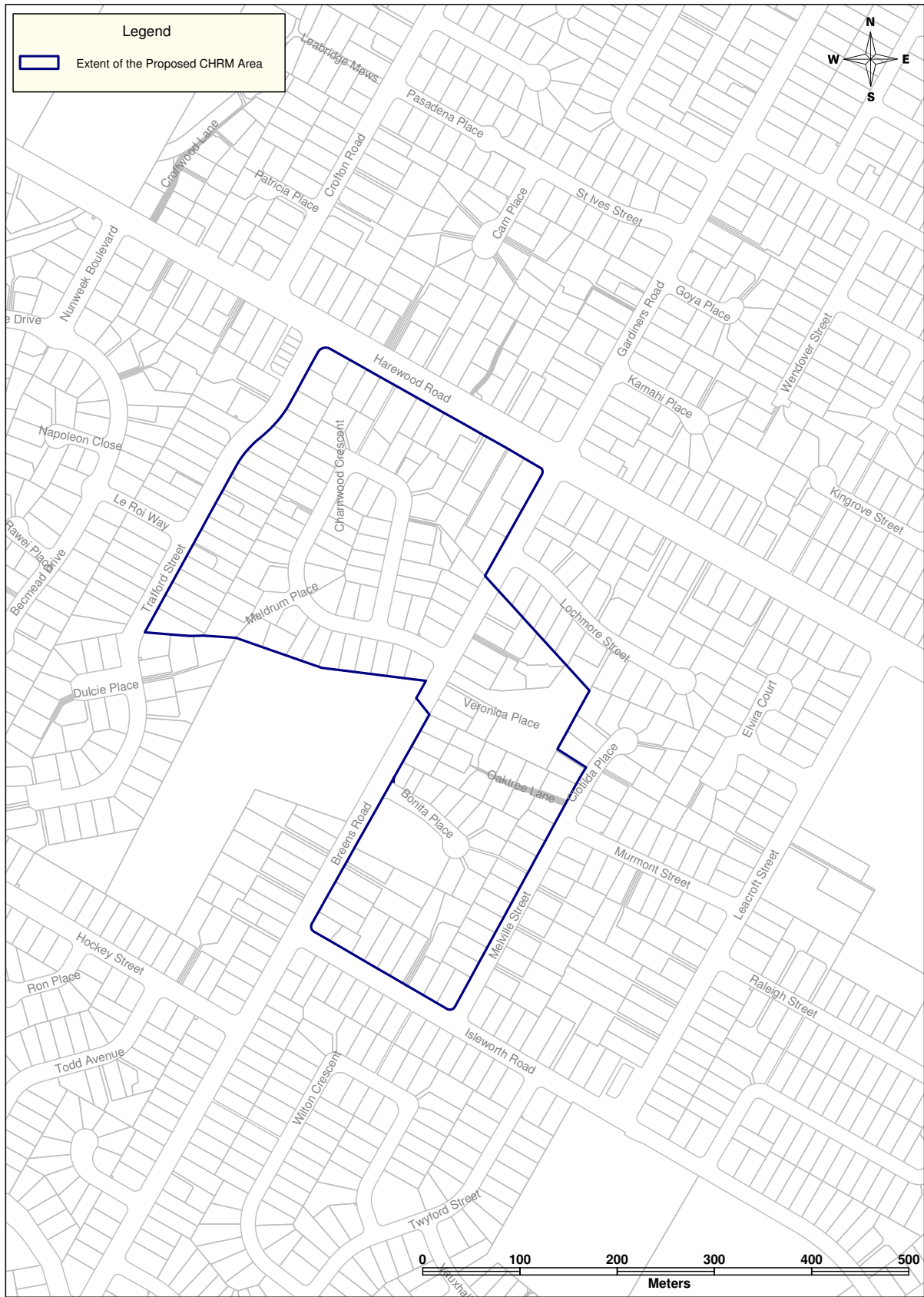


3/12/2013

Community Housing Redevelopment Mechanism - Detailed Extent of Cluster Areas

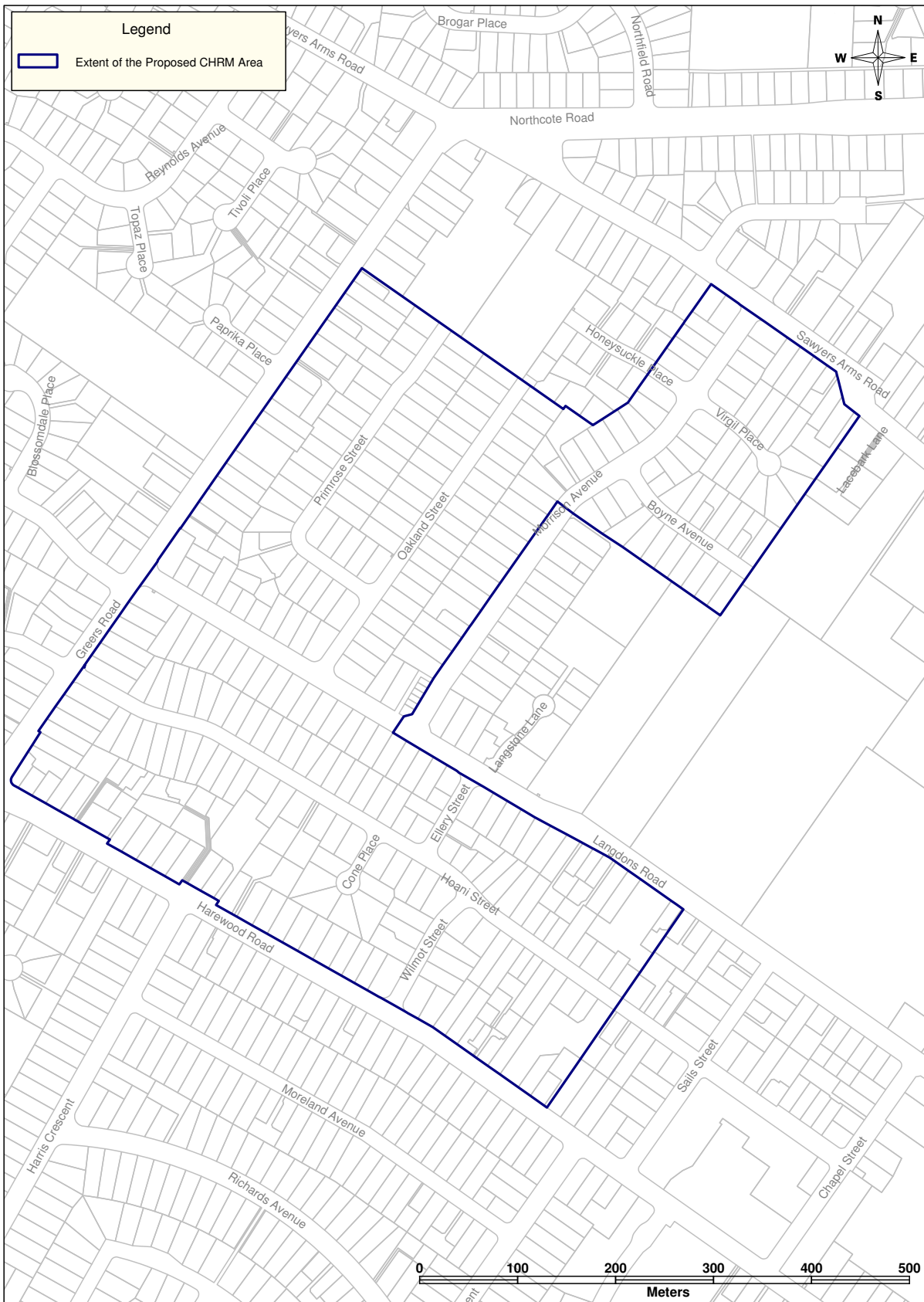
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Map 4 Bishopdale

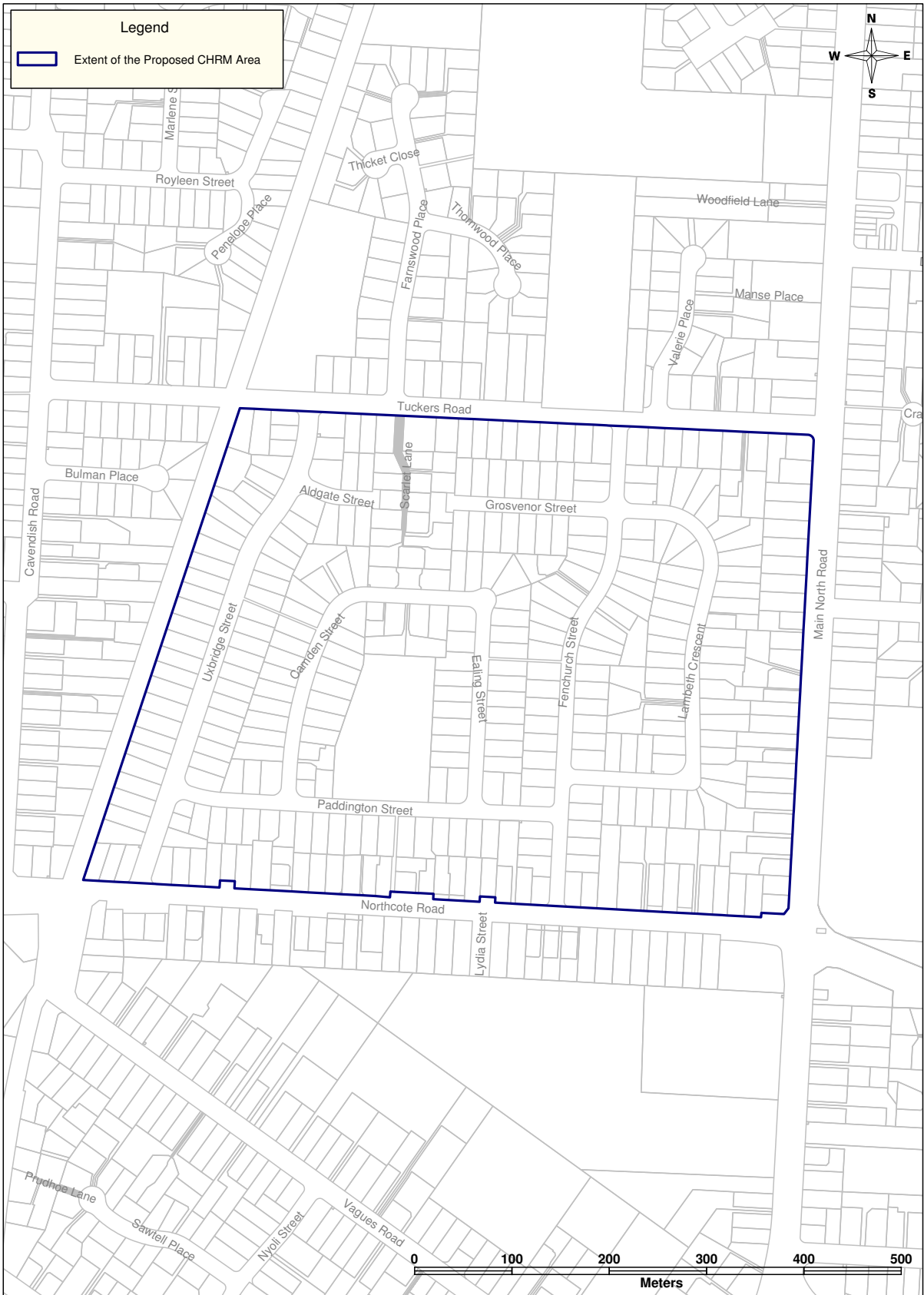


Christchurch City Council Community Housing Redevelopment Mechanism - Detailed Extent of Cluster Areas 3/12/2013
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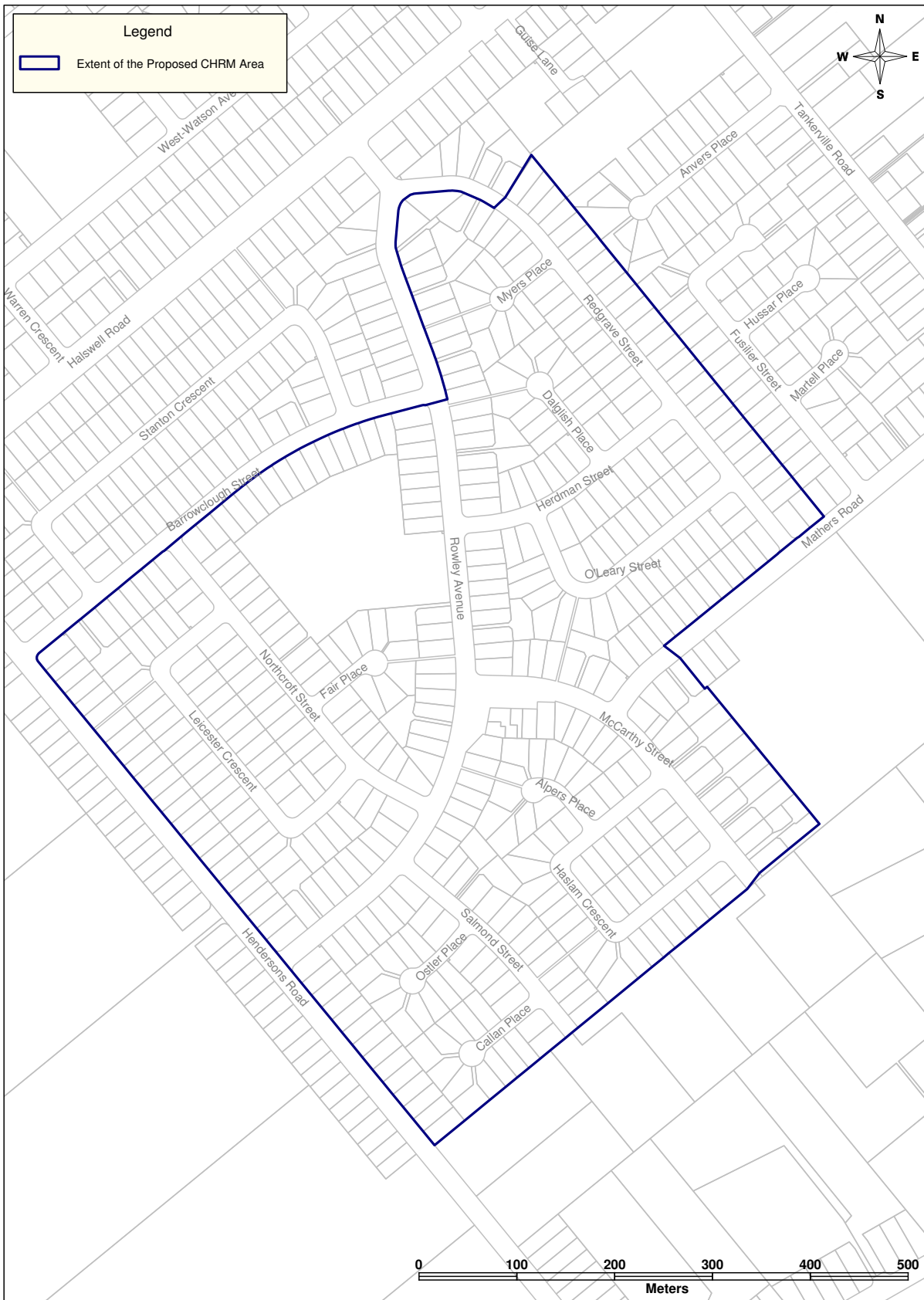
Map 5 Papanui / Northlands



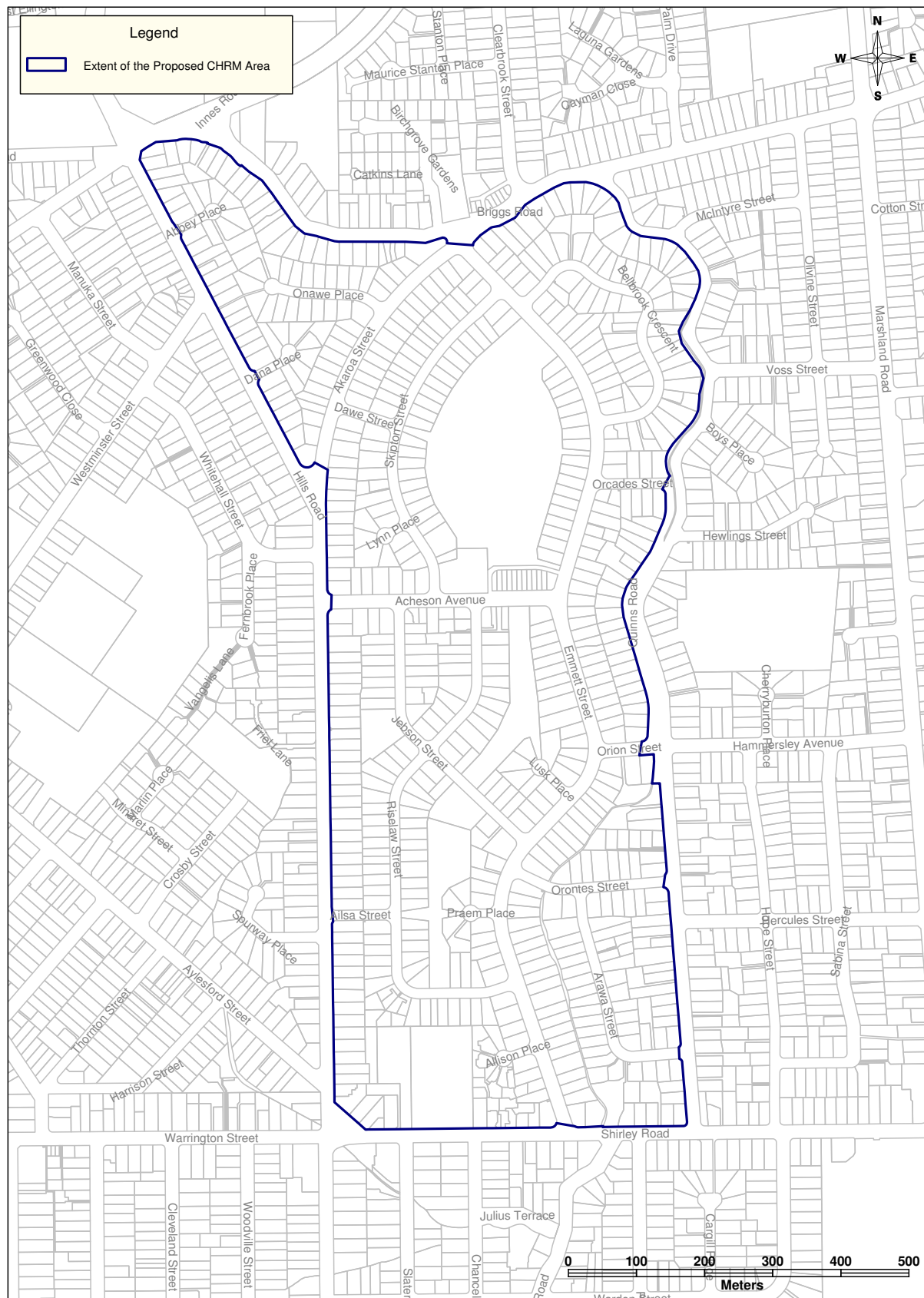
Map 6 Northcote Road



Map 7 Rowley (Hillmorton)

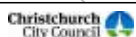
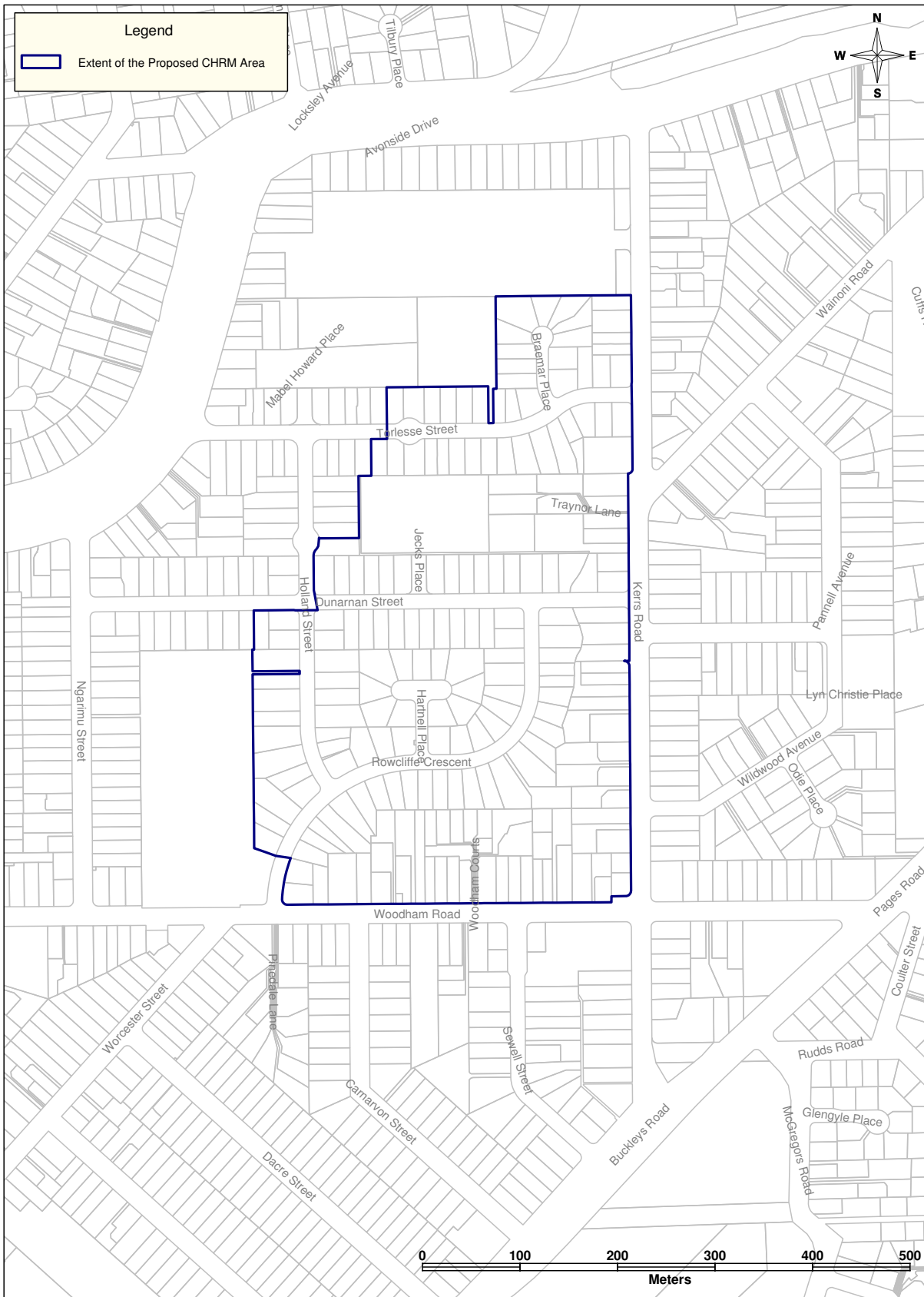


Map 8 Shirley



Christchurch City Council **Community Housing Redevelopment Mechanism - Detailed Extent of Cluster Areas** 3/12/2013
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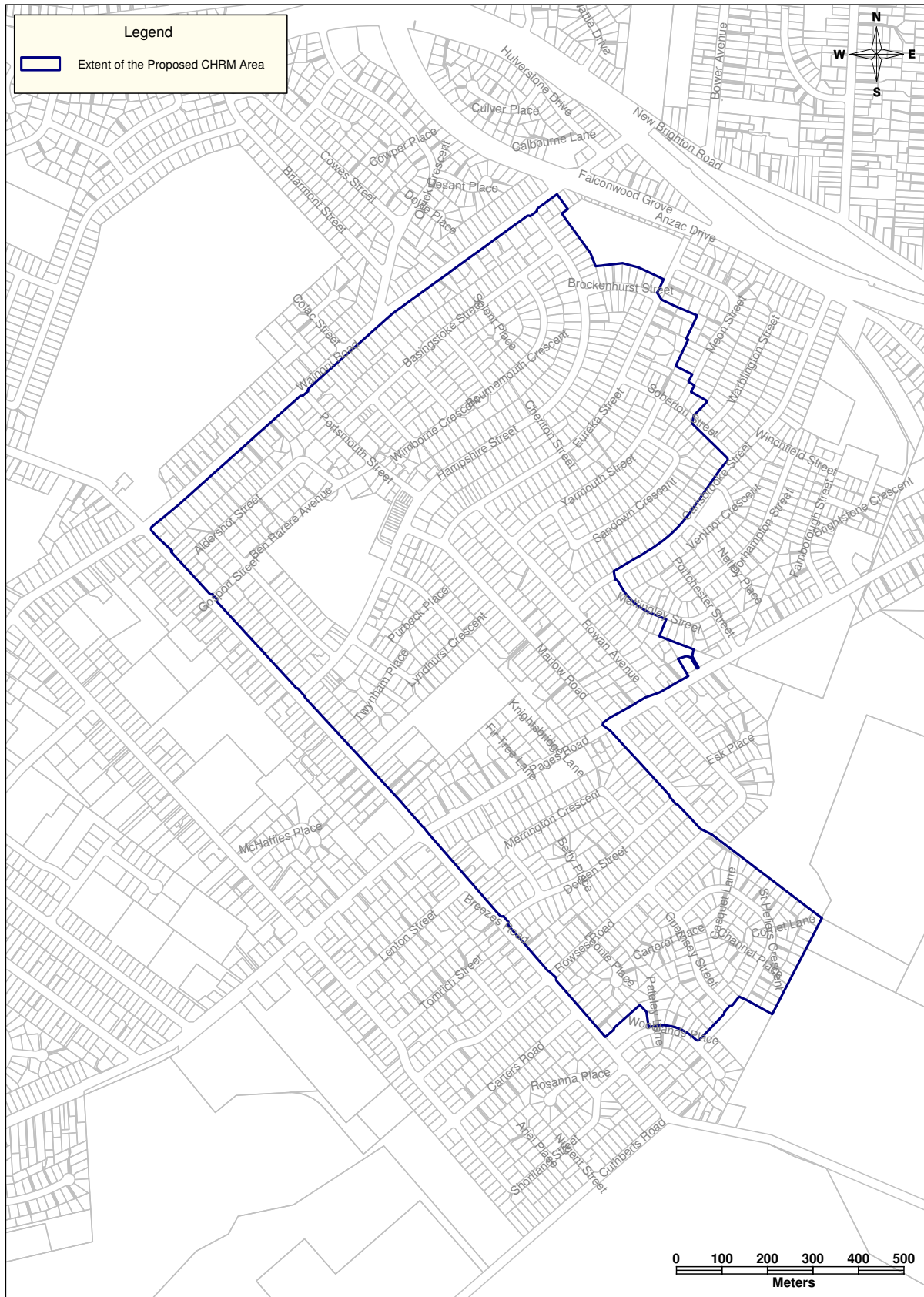
Map 9 Dallington



Community Housing Redevelopment Mechanism - Detailed Extent of Cluster Areas 3/12/2013

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Map 10 Aranui



Amendment 1C to Christchurch City Plan – Other Interventions to Assist with Immediate Requirements for Additional Housing

Amend the Christchurch City Plan as follows:

Add the following objective and policies to Volume 2, Section 11 Living:

11.11 Objective: Housing to Support Residential Recovery Needs

An increase in the supply and diversity of housing throughout the lower and medium density residential areas to support residential recovery needs.

11.11.1 Policy: Recovery Housing

To enable a range of additional housing opportunities for the specific purpose of meeting residential recovery needs throughout the lower and medium density residential areas.

11.11.2 Policy: Managing Adverse Effects of Recovery Housing

To ensure that where new housing is specifically developed to meet residential recovery needs, individual developments

- (a) are appropriately laid out and designed to meet the needs of current and future residents.**
- (b) avoid significant adverse effects on the character or amenity of existing residential areas**
- (c) avoid additional housing intensification beyond that enabled by the recovery housing provisions introduced through the Land Use Recovery Plan.**

Amend Volume 3, Part 1 Definitions as follows:

Elderly persons housing unit

means one of a group of residential units developed or used for the accommodation of elderly persons and where the group is either held under one title or unit titles under the Unit Titles Act with a body corporate and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to elderly persons. **An existing elderly persons housing unit existing at 6 December 2013 may be converted to 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 (Refer to Clauses 2.2.1 & 2.4.1).**

Family Flat

means self-contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependant in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependant family members of the household living in the residential unit. **A family flat existing at 6 December 2013 may be converted to a separate residential unit occupied by any person(s) and without the need to be encumbered by a legal instrument (Refer to Clauses 2.2.1, 2.2.10 & 2.4.1).**

Amend Clause 2.1.1 Residential site density - residential activities, of Volume 3, Part 2 Living Zones as follows:

2.1.1 Residential activities

- (a) Any residential activity which complies with:**
 - **all of the development standards under Clause 2.2;**
 - **community standard Clauses 2.3.6 and 2.3.9, and**
 - **all of the critical standards under Clause 2.4****shall be a permitted activity.**
- (b) Any residential activity which complies with all of the critical standards under Clause 2.4, but does not comply with any one or more of the development standards under Clause 2.2 shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.**

(c) Any residential activity that does not comply with community standard Clauses 2.3.6 and 2.3.9 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a non-complying activity.

Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Developments proposed in comprehensive housing improvement areas (identified on the planning maps) that comply with the criteria in standard 2.2.19 (i) - (x) shall be a limited discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Amend Clause 2.2.1 Residential site density - residential activities, of Volume 3, Part 2 Living Zones as follows:

2.2.1 Residential site density - residential activities

...

except that:

(e) In the Living 1, Living 2 and Living H zones a residential unit existing at 6 December 2013 may be converted into two residential units for which there shall be no minimum net area for their own separate sites, provided that:

(i) the existing residential unit is contained within its own separate site that complies with the relevant minimum net area above;

(ii) each residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;

(iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;

(iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;

(v) the residential unit to be converted does not lie within

a. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; or

b. the Riccarton wastewater interceptor catchment

(vi) all other applicable development standards are complied with for each residential unit.

(f) In the Living 1, Living 2 and Living H zones a family flat existing at 6 December 2013 may be converted to a separate residential unit, and there shall be no minimum net area for either its own separate site or the site of the residential unit which contains or is associated with the existing family flat, provided that:

(i) the existing family flat is contained within, or located separately to, a residential unit on the same site that complies with the relevant minimum net area above;

(ii) the residential unit converted from the existing family flat has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;

(iii) the residential unit converted from the existing family flat, and the residential unit which contains or is associated with the existing family flat, each have a separate outdoor living space, readily accessible from their respective living area, that each comply with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;

(iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;

(v) all other applicable development standards are complied with by the residential unit converted from the existing family flat as for a residential unit.

(g) In the Living 1 and Living 2 zones two residential units may be established on a site existing at 6 December 2013 which prior to the Canterbury earthquakes of 2010 and 2011 was:

- a. vacant, or**
- b. occupied by one residential unit and that residential unit has been, or will be, in the opinion of an IPENZ qualified Structural Engineer, required to be demolished as a result of earthquake damage.**

Provided that

- (i) the site does not lie within**
 - c. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA” ; or**
 - d. the Riccarton wastewater interceptor catchment; or**
 - e. a Special Amenity Area.**

and there shall be no minimum net area for separate sites for each of the two residential units, provided that:

- (i) the existing site complies with the relevant minimum net area above for one residential unit;**
- (ii) each new residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;**
- (iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;**
- (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;**
- (v) all other applicable development standards are complied with for each residential unit.**

This rule 2.2.1(g) and any supporting clauses in this Plan shall cease to have effect on 31 December 2018.

Amend rule 2.2.10 Outdoor living space - residential activities in Volume 3, Part 2 Living Zones, as follows:

2.2.10 Outdoor living space - residential activities

...

except that:

...

- (v) where an existing residential unit is converted into two residential units in compliance with Clause 2.2.1 (e), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**
- (vi) where an existing family flat is converted to a separate residential unit in compliance with Clause 2.2.1 (f), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**
- (vii) where two residential units are created on a vacant site or the site of one demolished residential unit in compliance with Clause 2.2.1 (g), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**

Add rule 2.3.9 Occupation Elderly Persons Housing Units Volume 3, Part 2 Living Zones, as follows:

2.3.9 Occupancy of an Elderly Persons Housing Unit

In the Living 1, Living 2, and Living H zones an elderly persons housing unit (existing at [insert date of the Minister's statutory

direction)) may be converted to a residential unit that may be occupied by any person(s), for which there shall be no minimum net area for its own separate site, provided that:

- (a) the residential unit converted from the existing elderly persons housing unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;
- (b) the residential unit converted from the existing elderly persons housing unit has a separate outdoor living space readily accessible from its living area that is at least 30m² with a minimum dimension of 3m;
- (c) vehicle parking is provided for the residential unit converted from the existing elderly persons housing unit in compliance with Part 13 Transport, Clause 2.2.1;
- (d) all other applicable standards are complied with by the residential unit converted from the existing elderly persons housing unit as for a residential unit that may be occupied by any person(s);

Amend rule 2.4.1 Residential site density - residential activities Volume 3, Part 2 Living Zones, as follows:

2.4.1 Residential site density - residential activities

...

except that

- (h) In the Living 1, Living 2 and Living H zones a residential unit existing at 6 December 2013 may be converted into two residential units for which there shall be no minimum net area for their own separate sites, provided that:
 - (i) the existing residential unit is contained within its own separate site that complies with the relevant minimum net area above
 - (ii) each residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²
 - (iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
 - (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
 - (v) the residential unit to be converted does not lie within
 - a. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA; or
 - b. the Riccarton wastewater interceptor catchment
 - (viii) all other applicable critical standards are complied with for each residential unit.
- (i) In the Living 1, Living 2 and Living H zones a family flat existing at 6 December 2013 may be converted to a separate residential unit, and there shall be no minimum net area for either its own separate site or the site of the residential unit which contains or is associated with the existing family flat, provided that:
 - (i) The existing family flat is contained within, or located separately to, a residential unit on the same site that complies with the relevant minimum net area above;
 - (ii) the residential unit converted from the existing family flat has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;
 - (iii) the residential unit converted from the existing family flat, and the residential unit which contains or is associated with the existing family flat, each have a separate outdoor living space, readily accessible from their respective living area, that each comply with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
 - (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
 - (v) all other applicable critical standards are complied with by the residential unit converted from the existing family flat as for a residential unit.
- (j) In the Living 1 and 2 zones two residential units may be established on a site existing at 6 December 2013 which

prior to the Canterbury earthquakes of 2010 and 2011 was:

- vacant, or
- occupied by one residential unit and that residential unit has been
 - a) demolished as a result of earthquake damage, or,
 - b) identified by an IPENZ qualified Structural Engineer, as required to be demolished as a result of earthquake damage.

and there shall be no minimum net area for separate sites for each of the two residential units,

provided that:

- (i) the existing site complies with the relevant minimum net area above for one residential unit;
- (ii) each residential unit has a minimum net floor area, excluding terraces, garages, sundecks and verandahs, as follows:

<u>Studio</u>	<u>35m²</u>
<u>1 Bedroom</u>	<u>45m²</u>
<u>2 Bedroom</u>	<u>70m²</u>
<u>3 or more Bedrooms</u>	<u>90m²</u>

- (iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
- (v) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
- (vi) the site does not lie within
 - a. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA; or
 - b. the Riccarton wastewater interceptor catchment ; or
 - c. A Special Amenity Area
- (vii) all other applicable critical standards are complied with for each residential unit.

Amend rule 2.2.11 Family flats - residential activities in Volume 3, Part 2 Living Zones, as follows:

2.2.11 Family flats - residential activities

...

Refer to Clauses 2.2.1, 2.2.10 & 2.4.1. In the Living 1, Living 2 and Living H zones a family flat (existing at 6 December 2013) may be converted to a separate residential unit occupied by any person(s) and without the need to be encumbered by a legal instrument.

Amend rule 14.2.1 Site density and open space in Volume 3, Part 2 Living Zones as follows:

14.2.1 Site density and open space

...

(p) In the case of:

- new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(e),
- new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(g),

the extent to which:

-
- (i) the sites and development will remain compatible with the character of the surrounding residential area;**
 - (ii) the residential units are adequately sized to provide for the needs of current and future residents;**
 - (iii) the residential units are provided with adequate space for outdoor living, that is directly accessible from the living area of the unit and is sited to ensure adequate access to sunlight and daylight;**
 - (iv) the ability to provide adequate opportunity for garden and tree planting around buildings;**
 - (v) the ability to provide adequate vehicle parking and manoeuvring space on site; and**
 - (vi) the ability to mitigate any adverse effects of site density and development layout.**

Amend rule 14.2.12 Outdoor living space in Volume 3, Part 2 Living Zones as follows:

14.2.12 Outdoor living space

...

In addition to the matters to be assessed above, for:

- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(e),**
- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(f) from a family flat,**
- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(g),**
- **new residential units established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.3.9 from elderly persons housing.**

the following apply:

- (l) The extent to which the sites will be adequately provided with outdoor living space to meet the needs of current and future residents of the site, taking into account the likely use of the site in relation to temporary or permanent residential occupation.**
- (m) The extent to which a better site layout and use for the benefit of future residents is achieved through a reduction in**

the size or dimensions of outdoor living space.

Amend rule 2.2.1 Parking space numbers in Volume 3, Part 13 Transport as follows:

2.2.1 Parking space numbers

...

Table 1. Minimum parking required in all zones				
Activity	Car parking spaces		Cycle parking spaces	Loading/unloading
	Residents/visitors	Staff		
Column 1	Column 2	Column 3	Column 4	Column 5
Residential activities Generally:				
All living zones including residential activities within Open Space 3D (Clearwater) Zone and except Living 3, 4A, 4B (Central City), 4C, G and Central City <i>Mixed Use</i> Zones	Residents: 2 spaces (1 garageable)/unit + Visitors: 1 space/5 units <u>Except that where an existing residential unit is converted into two residential units in compliance with Clauses 2.2.1 (e) or 2.4.1 (h), one of the residential units shall provide 1 garageable space/unit, the other shall continue to provide the number of spaces currently existing on the site (garageable or otherwise).</u> <u>Except that where an existing family flat is converted into a separate residential unit in compliance with Clauses 2.2.1 (f) or 2.4.1 (i), the residential unit converted from the existing family flat, shall provide 1 garageable space/unit, and the other residential unit shall continue to provide the number of spaces currently existing on the site (garageable or otherwise).</u> <u>Except that where two residential units are created on a vacant site or the site of one demolished residential unit in compliance with Clauses 2.2.1 (g) or 2.4.1 (j), both residential units shall provide 1 garageable space/unit.</u> <u>Except that where an existing elderly persons housing unit is converted to a separate residential unit that may be occupied by any person(s) in compliance with Clause 2.3.9, the residential unit shall provide 1 garageable space/unit.</u>	N/A	Nil	

Amend rule 4.3.8 Allotments with existing or proposed buildings in Volume 3, Part 14 Subdivision as follows:

4.3.8 Allotments with existing or proposed buildings

...

except for

...

- (i) in the Living 1, H and 2 Zones, where two residential units are created on a vacant a site or on the site of one demolished residential unit in compliance with Clauses 2.2.1 (g) or 2.4.1 (j), there shall be no minimum net area for any allotment.**
- (j) in the Living 1, H, 2 Zones where an existing elderly persons housing unit is converted to a separate residential unit that may be occupied by any person(s) in compliance with Clauses 2.2.1 (h) or 2.4.1 (k), there shall be no minimum net area for any allotment.**

Amendment 2 to Christchurch City Plan – Upper Styx Area – Future Urban Development Area and Outline Development Plan

Amend the Christchurch City Plan as follows:

VOLUME 2, POLICY 6.3A.1 URBAN BOUNDARY

Renumber existing Policy 6.3.A1 as (a) to that Policy, and add a new (b) as follows:

- (b) To ensure that the area identified as a “Future Urban Development Area”- Upper Styx in the Planning Maps facilitates urban development (primarily residential) in the 2012-2028 period**

VOLUME 2, OBJECTIVES AND POLICIES

Add new policy as follows:

Policy 6.3A.21 Outline Development Plan for Future Urban Development Area –Upper Styx.

- (a) To ensure that development of land for urban activities within the Future Urban Development Area only occurs in general accordance with the Outline Development Plan for the area as shown in Appendix 7A and 7B to the Rural Zones and in accordance with the supporting rules, which reflect the following principles:**
- i. To achieve a mix of residential densities which increases the minimum net residential density to 15 households per hectare in the area as a whole**
 - ii. To locate higher density housing adjacent to public transport routes , a local or mixed use business centre ,Tulett Park and/or neighbourhood parks**
 - iii. To achieve good quality urban design outcomes in all residential development, especially in the higher density residential development areas**
 - iv. To recognise the traditional and contemporary relationship of the Tangata Whenua with land and water.**
 - v. To acknowledge the variable geotechnical characteristics of the land and avoid subdivision unless risks associated with potential liquefiable soils are avoided, remedied or mitigated if necessary**
 - vi. To ensure stormwater management operates in an environmentally sustainable manner in accordance with the Styx River /Purakaunui Area Stormwater Management Plan, August 2012, including an element of retrofitting for the wider Bishopdale area.**
 - vii. To ensure that development complements and does not adversely affect the amenity, recreational and ecological values of the Styx Mill Conservation Reserve and the Styx River.**
 - viii. To ensure that one neighbourhood retail shopping centre of a maximum 2,000m² gross floor area, for the convenience needs of the area is provided adjacent to Tulett Park, public transport routes and high density housing, with a high standard of amenity and visual character when viewed from the street.**
 - ix. Accessible and linked public open space including an extension to the Tulett Park sportsfields, distributed neighbourhood parks and walkway/cycleways that are integrated with stormwater facilities.**
 - x. A movement network that is well connected both internally and externally and that includes safe and efficient provision for public transport, and vehicle, pedestrian and cycle movements.**
- (b) To ensure that while rurally zoned, that development of the area identified for Future Urban Development Area -Upper Styx is not precluded or compromised by the establishment of incompatible activities, or by subdivision below the minimum rural lot size.**

VOLUME 2, OBJECTIVES AND POLICIES

Add new policy as follows:

Policy 6.3A.22 Master Plan(s) – Future Urban Development Area – Upper Styx -

- (a) Development and future Plan Changes for urban activities within the Future Urban Development Area-Upper Styx shall include a Master Plan and associated rules (s) which are in general accordance with the Outline Development Plan –Upper Styx shown in Appendix 7A and 7B to Part 4 Rural Zones and with the principles set out in Policy 6.3A.21; and shall show/include:**

- i. The distribution of different residential densities within the development or Plan Change site(s), and evidence, of how the mix of residential densities generally achieves a minimum net density of 15 households per hectare as shown in the Outline Development Plan –Upper Styx.
- ii. The location, size and detention/treatment functions of all stormwater facilities (detention basins, wetlands, swales and pipework) in terms of the “Blue Network” of the Outline Development Plan – Upper Styx and also to meet the terms of the discharge consent application CRC131249 which implements the Stormwater Management Plan for the Styx River /Puruakanui Area, dated August 2012.
- iii. The location and nature of the provision for transportation including walking , cycling and public transport in terms of the “Movement Network” of the Outline Development Plan – Upper Styx including Appendix 7B
- iv. The location and nature of the provision of public reserves and other public open spaces for active sports use and neighbourhood reserves in terms of the “Green Network” of the Outline Development Plan – Upper Styx.
- v. Identification and proposed protection/enhancement of natural and heritage features
- vi. Provisions and methods implementing urban design best practice.
- vii. Details of how the area will connect to existing sewerage, and water services.
- viii. Details of how the effects of potentially liquefiable soils are will be avoided, remedied or mitigated.
- ix. Provision of a neighbourhood retail business centre to a maximum gross floor area of 2,000m²

VOLUME 3 PART 1, DEFINITIONS

Add the following definitions:

Net density in the Future Urban Development Area – Upper Styx; means the number of lots or household units per hectare (whichever is the greater).

The area (ha) includes land for:

- **Residential purposes, including all open space and on-site parking associated with residential development;**
- **Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads; and**
- **Local (neighbourhood) reserves.**

The area (ha) excludes land that is:

- **Stormwater retention and treatment areas;**
- **Geotechnically constrained (such as land subject to subsidence or inundation);**
- **Set aside to protect significant ecological, cultural, heritage or landscape values;**
- **Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; and**
- **For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.**

Urban activities in the Future Urban Development Area – Upper Styx and Rural 3 – Zone Outline Development Plan – Upper Styx ; means

- i. **Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;**
- ii. **Business activities, including industrial and commercial activities;**
- iii. **Sports fields and recreation facilities; and**
- iv. **Any other land use within the urban limits.**

VOLUME 3, PART 2, LIVING ZONES

Add new rules as follows:

14.0 Rules – Upper Styx and Living G (Highsted) Zone

14.2 Development Standards – Upper Styx

14.2.1 Outline Development Plan – Upper Styx

Any use or development of land for urban activities shall be in general accordance with the Outline Development Plan in Appendix 7A and 7B to the Rural Zones, and in accordance with a relevant Master Plan.

14.2.2 Alternative Locations of Housing Density

Where housing densities proposed are not in general accordance with the locations shown on the Outline Development Plan–Upper Styx and Master Plan, the developer may, as an alternative provide such housing at the nominated densities in other locations within the area so as to comply with the overall density of 15 houses per hectare, provided there is written legal agreement from the relevant landowners and such relocations ensure that the location of higher density housing complies with the principles of Policy 6.3A.21 (a).

Add new Critical Standard as follows:

14.5 Critical Standards – Upper Styx

14.5.1 Residential Site Density - Outline Development Plan – Upper Styx area:

(a) The following densities shall be achieved for residential units within the ODP – Upper Styx area:

Density A Minimum net site area 150m², maximum net site area 300m²
average net site area 225m² (+-5%)

Density B Minimum net site area 300m², maximum net site area 450m²
average net site area 375 m² (+-5%)

Density C Minimum net site area 450m², maximum net site area 1000m²
average net site area 625 m² (+-5%)

(b) Rule 14.5.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development. Future development of the lots can only occur if it is in accordance with the densities set in Rule 14.5.1 (a).

VOLUME 3, PART 2, LIVING ZONES

15.0 Assessment Matters for Resource Consents

15.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C and G Zones

Add a new assessment matter as follows:

15.2.68 Non-Compliance with Outline Development Plan – Upper Styx

For activities not in general accordance with the Outline Development Plan –Upper Styx () contained in Part 4, Appendix 7A and 7B, or not in accordance with the relevant Master Plan:

- (a) The extent to which comprehensive, integrated development would continue to be achieved across the area eg with respect to roading, sewer, water, stormwater and reserves infrastructure;**
- (b) The ability of the proposal to integrate with the surrounding context;**
- (c) The nature and degree of any adverse effects caused by proposals not in accordance with the Outline Development Plan Upper Styx or the relevant Master Plan**
- (d) The relationship of proposals to any other existing development within the block;**
- (e) The extent to which the proposal does or does not meet Policy 6.3A.21 and 22;**

- (f) Any environmental benefits created by development not being in general accordance with the Outline Development Plan – Upper Styx or the relevant Master Plan, eg the ability to avoid geotechnically constrained land or the ability to better enhance the natural or heritage features of the area.

Add a new assessment matter as follows:

15.2.71 Geotechnical Setbacks from Stormwater Facilities

In the Living G (Highsted) zone, the extent to which specific geotechnical assessment, detailed design of stormwater facilities or ground strengthening of the setback area indicate that setbacks can be reduced. Setbacks must be assessed as appropriate by a Chartered Professional Engineer with competence in geotechnical engineering.

VOLUME 3 PART 4, RURAL ZONES

Add new Critical Standard

2.5 Critical Standards

2.5.16 Outline Development Plan – Upper Styx - Interim Activities

New buildings or structures shall not be located within 20 metres of:

- **the elements of the proposed stormwater network;**
- **the indicative proposed roads and pedestrian/cycle accessways;**
- **the indicative local commercial centre; and/or**
- **the proposed extension to Tulett Park**

as shown on the Outline Development Plan for the Upper Styx Area,

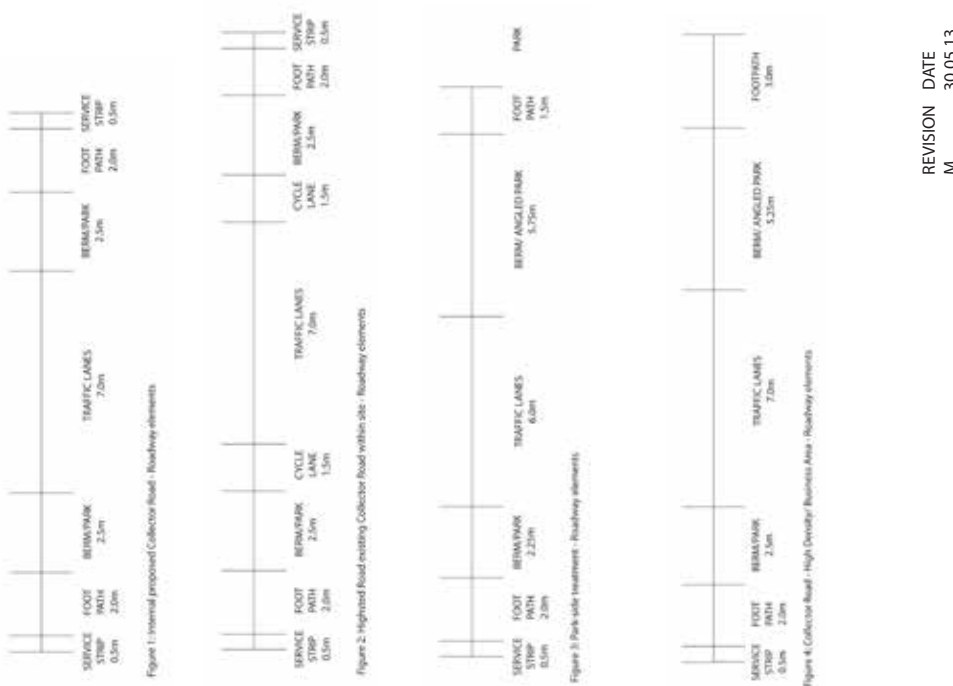
VOLUME 3 PART 4 RURAL 1-7, APPENDICES

Add Outline Development Plan – Upper Styx as Appendix 7A
Add Movement Networks- Upper Styx as Appendix 7B

APPENDIX 7A - OUTLINE DEVELOPMENT PLAN - UPPER STYX



APPENDIX 7B - MOVEMENT NETWORKS



REVISION DATE
M 30.05.13

PART 14 SUBDIVISION RULE 4.2 DEVELOPMENT STANDARDS - ALLOTMENT SIZES AND DIMENSIONS

Add the following:

4.2.5 – Subdivision in Future Urban Development Area – Upper Styx

4.2.5.1 Any complying subdivision in the Future Urban Development Area while it is zoned Rural 3 or Cultural 3 shall be a restricted discretionary subdivision activity.

4.2.5.2 Any subdivision into allotments less than 4 hectares in the Future Development Area – Upper Styx () while it is zoned Rural 3 or Cultural 3 is a non-complying activity in accordance with Rule 4.3.1.

PART 14, CLAUSE 4.4 ASSESSMENT MATTERS

Add a new subclause to Part 14, Clause.4.4 as follows:

4.4 Assessment matters for resource consents

...

(h) whether the size and dimensions of the proposed allotments and roading would compromise or preclude the integrated development of the Upper Styx Future Urban Development Area including that shown on an Outline Development Plan, both internally and with adjoining urban zonings, and in particular the ability to provide for effective and efficient layouts within the whole Future Urban Development Area for:

- i.** Land use (including density of development);
- ii.** Movement networks (roading, cycleways and pedestrian routes);
- iii.** Blue networks (surface water management);
- iv.** Green networks (parks, open spaces and any other green areas);
- v.** Other network infrastructure; and
- vi.** Provision of convenience shops.

PART 14 SUBDIVISION

Add the following new Development Standards:

Rule 32.0 Subdivision in the Outline Development Plan – Upper Styx area and Living G (Highsted zone).

32.1 Development Standards – Subdivision in the Outline Development Plan – Upper Styx Area

32.1.1 Any subdivision for urban activities shall be in general accordance with the Outline Development Plan in Appendix 7A and 7B to the Rural Zones, and in accordance with a relevant Master Plan.

32.3 Critical Standards – Outline Development Plan Upper Styx Area

Add new Critical Standard:

32.3.1 - Residential Allotment Size and Site Density -Outline Development Plan – Upper Styx area:

(a) The following residential allotment sizes and site densities shall be achieved within the ODP – Upper Styx area:

Density A Minimum net site area 150m², maximum net site area 300m²
average net site area 225m² (+-5%)

Density B Minimum net site area 300m², maximum net site area 450m²
average net site area 375 m² (+-5%)

Density C Minimum net site area 450m², maximum net site area 1000m²
average net site area 625m² (+-5%)

(b) Rule 32.3.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development. Future development of the lots can only occur if it is in accordance with the densities set in Rule 32.3.1(a).

PART 14, SUBDIVISION, APPENDIX 1 – ESPLANADE RESERVE AND STRIP SCHEDULE

Include the following new entry in the table:

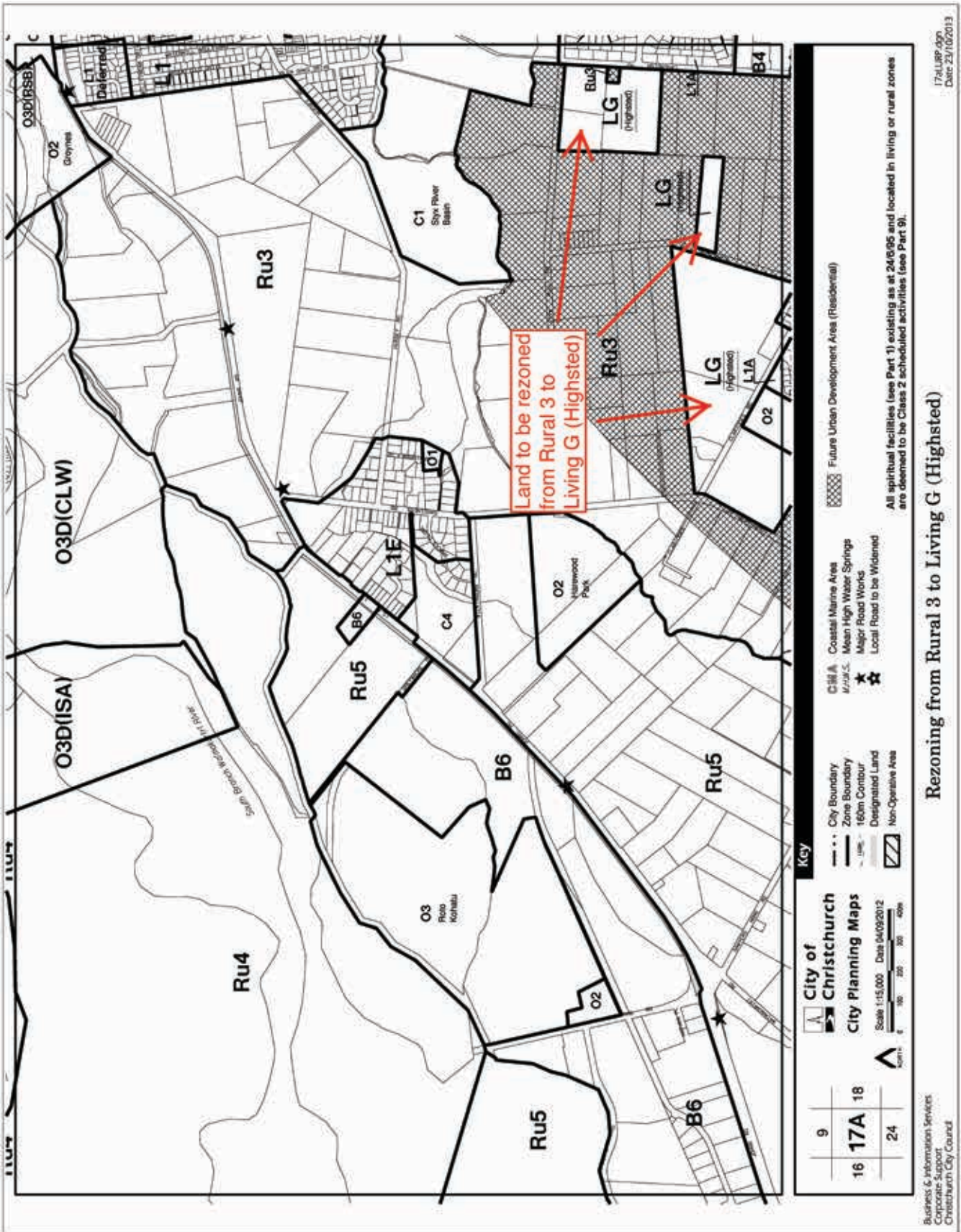
Water Body	Reserve or Strip	Location	Column A (Development standard) (metres)
<u>Styx River (middle section)</u>	<u>Reserve</u>	<u>True right back, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the point where the Styx River heads north into the Reserve.</u>	<u>20</u>

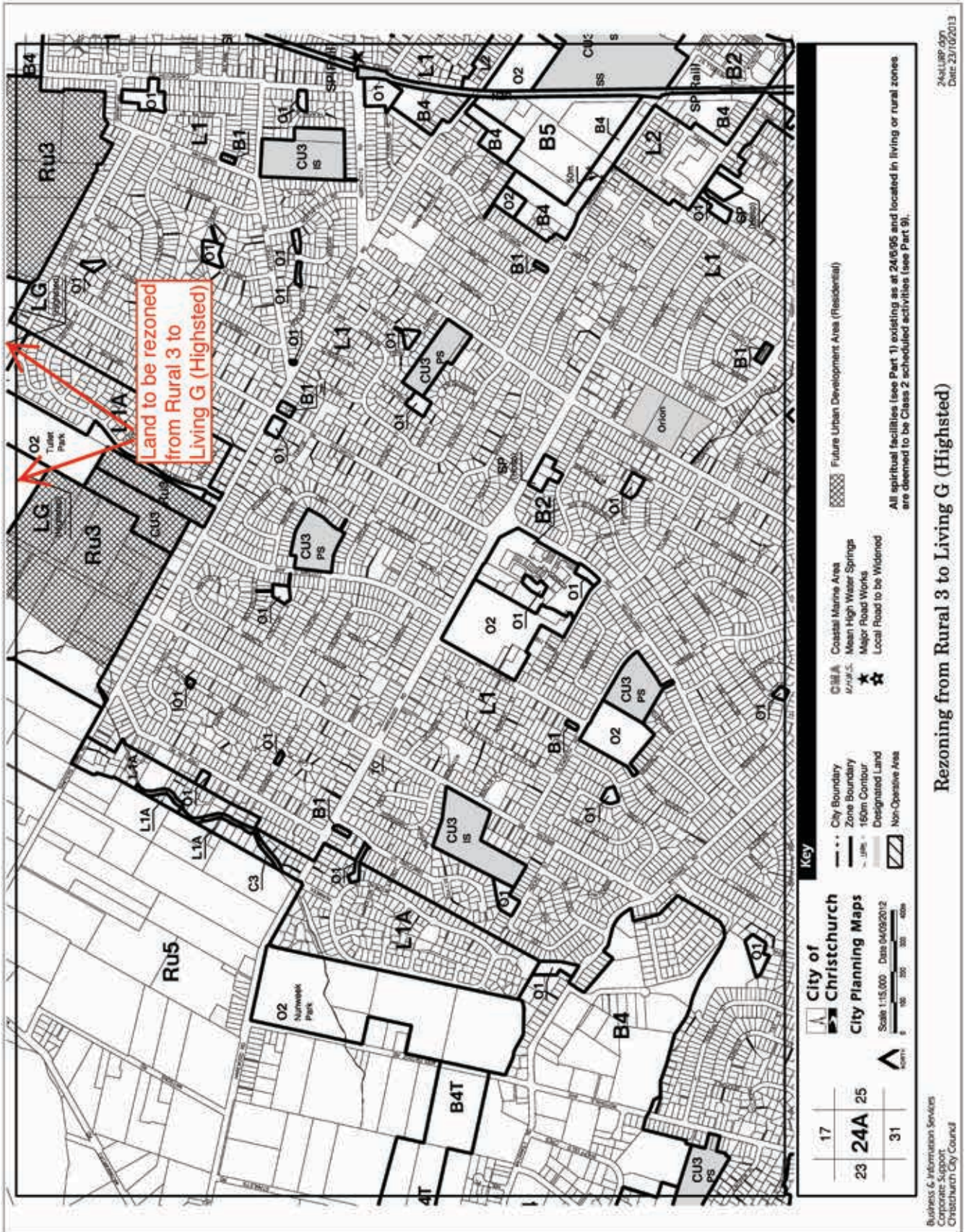
VOLUME 3, PLANNING MAPS

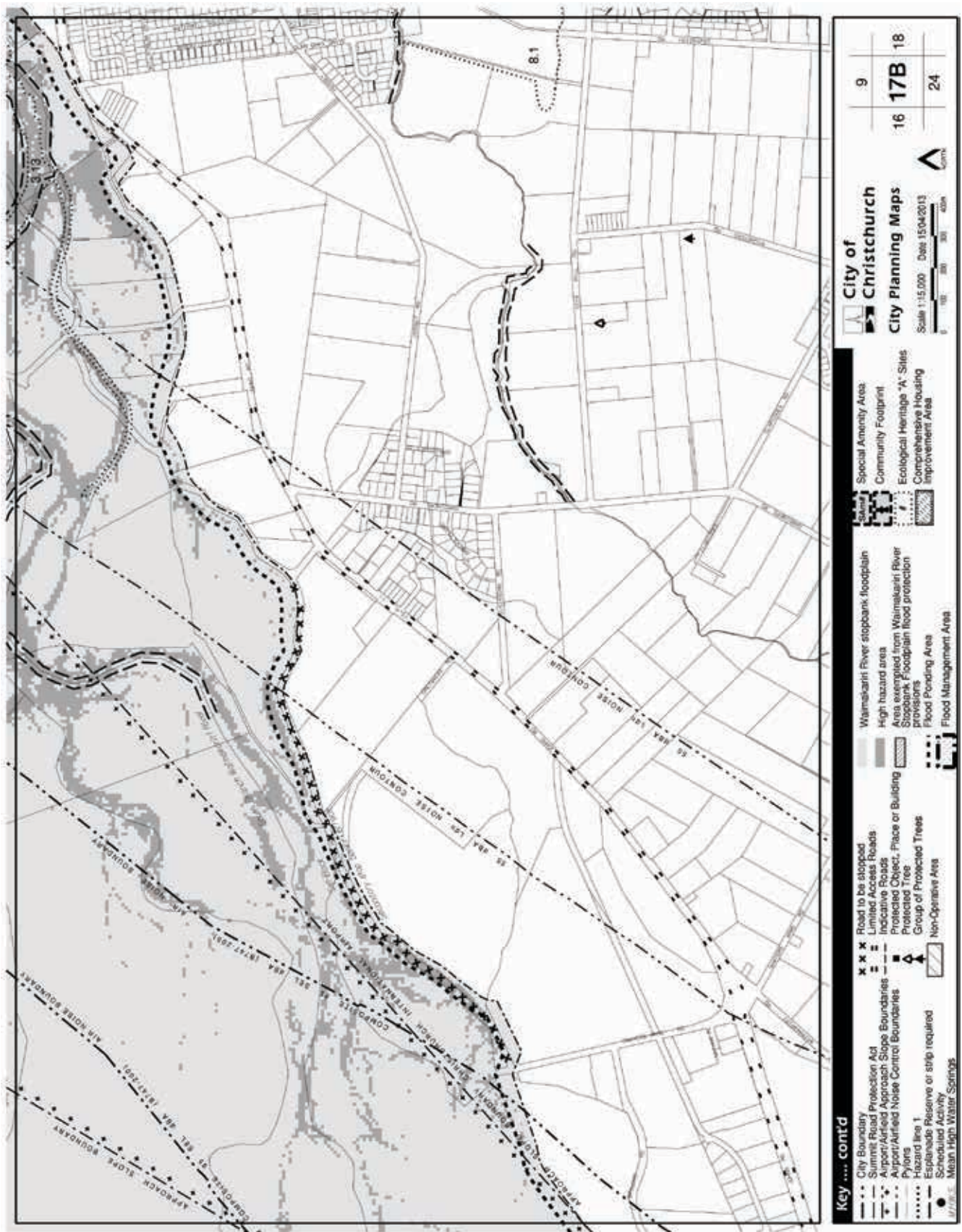
Delete Planning Maps 17A, 17B and 24A.

Add the following:

Upper Styx Future Urban Development Area (Highsted) Planning Maps 17A, 17B and 24A







Amendment 3 to the Christchurch City Plan – Upper Styx Area – Rezoning of Land from Rural 3 to Living G (Highsted)

Amend the Christchurch City Plan as follows:

VOLUME 2, SECTION 10, SUBDIVISION AND DEVELOPMENT

Add new policy as follows:

10.3.10 Policy: Sustainable subdivision design (Highsted)

- (a) To ensure subdivision and development of land occurs in a comprehensive and integrated manner with sustainable and energy efficient outcomes in general accordance with the pattern of development shown on the Highsted Master Plan in Appendix 3Z, Part 2, Volume 3.**
- (b) To achieve a mix of residential densities that gives effect to the minimum net residential densities shown on the Outline Development Plan - Upper Styx.**
- (c) To ensure integration of the Green, Blue and Movement Networks takes place within the zone and to adjoining areas.**
- (d) To avoid subdivision for development until such time as sites are able to be serviced by stormwater facilities in accordance with discharge consent application CRC131249 and the Styx River/Puruakanui Area Stormwater Management Plan.**
- (e) To avoid subdivision for development until risks from site contamination are removed or appropriately mitigated.**
- (f) To avoid subdivision of land unless risks associated with potential liquefiable soils are avoided, remedied or mitigated if necessary.**

VOLUME 2, SECTION 11, LIVING

Add new Policy as follows:

11.7.17 Highsted

To ensure Highsted:

- (a) provides a diverse range of housing and household choice with energy efficient outcomes.**
- (b) fosters a strong sense of community identity and all residential areas are developed in accordance with the principles of good urban design. In particular, development of high density residential areas (Density A) shall;**
 - (i) consider the amenity of residents, neighbours and the wider community;**
 - (ii) ensure that residential units are designed to enable their engagement with the street ensuring community safety, social interaction, and visual interest;**
 - (iii) avoid excessive bulk or repetition and is of a domestic appearance, human scale, visually interesting, and not dominated by car parking and garaging;**
 - (iv) be softened by trees and other landscaping on-site;**
 - (v) provide accessible and integrated utility areas and accessible, usable and attractive outdoor living spaces that achieve levels of privacy, access to sunlight and insulation from traffic noise.**
- (c) delivers sustainable outcomes in general accordance with the Highsted Master Plan that enables:**
 - (i) the creation of high quality open spaces, including the enhancement of district sport park facilities through an extension of Tulett Park, neighbourhood parks, and pedestrian and cycle links.**
 - (ii) the integrated management of stormwater and waterways in accordance with discharge consent application CRC131249 and the Styx River/Puruakanui Area Stormwater Management Plan, and where appropriate, the realignment and naturalisation of waterways, the retention of features of heritage value relating to drainage, and recognition of tangata whenua values through the enhancement of water quality and the use of indigenous vegetation.**
 - (iii) A well-connected, safe and efficient movement network that establishes an integrated road hierarchy and provides for shared pedestrian and cycle pathways.**
- (d) provides a small scale neighbourhood retail centre with a maximum gross floor area of 2,000m² located adjacent to high density housing, public transport routes and Tulett Park that provides a high standard of amenity and visual character when viewed from the street.**

VOLUME 3 STATEMENT OF RULES: PART 2, LIVING ZONES

Add the following new rules to Volume 3: Part 2 Living Zones:

14. RULES – [Upper Styx and] Living G (Highsted) Zone

14.1 Categories of activities

14.1.1 Residential activities

(a) Any residential activity which complies with:

- all of the development standards under Clause 14.2 and 14.3; and
- all of the community standards under Clause 14.4; and
- all of the critical standards under Clause 14.5 and 14.6

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 14.5 and 14.6, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6 shall be a non-complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where there is a non-compliance with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

14.1.2 Other activities

(a) Any other activity which complies with:

- all of the development standards under Clause 14.2 and 14.3; and
- all of the community standards under Clause 14.4; and
- all of the critical standards under Clause 14.5 and 14.6

and is not a prohibited activity, shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6, shall be a non-complying activity.

14.3 Development Standards – Living G (Highsted) - All Residential Areas

(a) Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 14.3.4 Street scene – residential and other activities.
- 14.3.8 Outdoor living space – residential activities.
- 14.3.11 Service and storage spaces for Density A Residential Sites.
- 14.3.12 Fencing on sites adjoining green and blue networks – residential and other activities.
- 14.3.15 Ground floor habitable room and dwelling orientation to the street.
- 14.3.16 Urban design and amenity for Density A residential sites – residential and other activities.

(b) The Development Standards do not apply to the land identified as Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z). For this area the Business 1 Zone rules shall apply.

14.3.1 Open space – residential and other activities

The maximum percentage of:

(a) The maximum percentage of the net area of the site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Other activities and, residential activities without garage provided</u>
<u>Density A residential areas</u>	<u>40%</u>	<u>40% less 18m²</u>
<u>Density B residential area</u>	<u>40%</u>	<u>40% less 18m²</u>
<u>Density C residential area</u>	<u>35%</u>	<u>35% less 18m²</u>

(b) The percentage of the site covered by paved impermeable surfaces (excluding garage and dwelling) shall be no more than 25%.

Refer also to critical standards for open space – Clause 14.6.1

14.3.2 Building height – residential and other activities

The maximum height of any buildings shall be:

- **Density A residential areas: 11m**
- **Density B and C residential area: 8m**

Except that where there is an internal boundary to a site that is within a different density area as specified in Clause 14.5.1 the more restrictive maximum height shall apply to both sites other than where that part of the building that exceeds 8m in height is more than 8 metres from the boundary.

14.3.3 Sunlight and outlook for neighbours – residential and other activities

a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A Residential areas where they adjoin Density B and Density C areas only - Part 2, Appendix 1, Diagram D

Density B Residential areas – Part 2, Appendix 1, Diagram D

Density C Residential area - Part 2, Appendix 1, Diagram A

except that:

- (i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.**
 - (ii) Where buildings on adjoining sites have a common wall along an internal boundary or a zero building setback boundary wall the recession planes shall not apply along that part of the boundary covered by such a wall.**
 - (iii) Other than where (ii) applies, where there is an internal boundary between sites that are in different density areas as specified in Clause 14.5.1 the more restrictive recession plane shall apply to both sites.**
- b) 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.**

14.3.4 Street scene – residential and other activities

(a) Minimum building setback from road boundaries shall be as follows:

Density A residential area 2m

Density B residential area 2m

Density C residential area 3m

except that:

- (i) Where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access; and
 - (ii) In Density A areas, garages, carports and other accessory buildings (excluding basement carparking and swimming pools) shall be located no further forward than the front façade of any ground level habitable room of a residential unit.
- (b) Any fence located on the road boundary or in the minimum building setback from road boundaries shall have a maximum height of 1m, except that where a fence or other screening structure is over 1m in height then the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m.
- (c) Garage doors and carport entrance ways shall not comprise more than 50% of any ground floor elevation viewed from any road boundary and shall not be more than 6m wide.

14.3.5 Separation from neighbours – residential and other activities

The minimum building setback from internal boundaries shall be 1.8m, except that:

- (a) In Density B and C areas, accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length.
- (b) In Density A areas, terraced or semi-detached residential units, including units with attached garages, may be built to the internal side boundaries (i.e. boundaries other than the road and rear boundaries).

except that:

- (i) Where the end facade of a row of terraced residential units face internal boundaries no part of the building shall be located within the applicable setbacks for those internal boundaries;
 - (ii) There shall be no windows on the wall at the internal boundary permitted in any such building unless windows are non-opening and glazed with opaque glass.
- (c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For Density A areas, no setback is required where a building adjoins an access lot or access strip on the same site provided any windows on the ground storey facade facing the access and in 1m of the access lot or access strip are non-opening.
- (d) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
 - (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For an explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).
- (e) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. For an explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan.
- (f) No setback is required for basements, provided that any part of a basement located in 1.8m of an internal boundary is wholly below ground level.

14.3.6 Continuous building length – ridgelines and parapets – residential and other activities

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.

14.3.7 Continuous building length – exterior walls – residential and other activities

- (a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

<u>Length of exterior wall</u>	<u>Minimum number of steps</u>
<u>≤20m</u>	<u>0</u>
<u>>20m ≤ 24m</u>	<u>1</u>
<u>>24m ≤ 28m</u>	<u>2</u>
<u>>28m ≤ 32m</u>	<u>3</u>
<u>>32m</u>	<u>4 + 1 for every additional 10m of length over 32m</u>

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

(v) except that:

- This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.

14.3.8 Outdoor living space – residential activities

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

	<u>Minimum area</u>	<u>Minimum Dimension</u>
<u>Density A</u>	<u>30m²</u>	<u>4m</u>
<u>Density B</u>	<u>50m²</u>	<u>4m</u>
<u>Density C</u>	<u>70m²</u>	<u>4m</u>

- (b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 14.3.16.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than:

- **An outdoor swimming pool; or**
- **An accessory building of less than 8m²; or**
- **Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.**

14.3.9 Family flats – residential activities in Density B and C only

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or**
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.**

14.3.10 Screening from neighbours – other activities

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

14.3.11 Service and storage spaces for Density A Residential Area – residential activities

(a) Each residential site in Density A residential area shall be provided with:

- (i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and**
- (ii) a single, indoor storage space of 4m² with a minimum dimension of 1m. Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.**

(b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

14.3.12 Fencing on sites adjoining the Green and Blue Network – residential and other activities

Fencing of sites that adjoin the green and blue network shown on the Highsted Master Plan shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually transparent. No fencing shall exceed a height of 2m.

14.3.13 Restrictions on outdoor activities - other activities

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

14.3.14 Other activities – Noise from pre-schools

Pre-schools shall be a restricted discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

14.3.15 Ground floor habitable room and orientation to the street - residential activities

(a) Each residential building shall have a habitable room located at the ground level which is internally accessible to the rest of the unit.

(b) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlook the setback, if any, from the road boundary.

14.3.16 Urban design and amenity for Density A Residential Area - residential and other activities.

- (a) Except where new buildings have been included as part of subdivision consent granted pursuant to Part 14, Volume 3, Rule 32.2.1, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.
- (b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.

14.3.17 Retailing - other activities

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to the critical standards for retailing – Clause 14.6.4 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

14.3.18 Geotechnical Setbacks from Stormwater Facilities

The erection of buildings or structures shall be a restricted discretionary activity within the geotechnical setbacks specified below. These setbacks and the point of origin of their measurement are not the same as waterway setbacks required under Clause 9.5.2.4 of the City Plan.

The Council's discretion will be limited to the assessment matters specified in Clause 15.2.71 below.

	<u>Setback Distance</u>	<u>Point of origin of measurement</u>
<u>Waterway corridors, stormwater basins/facilities</u>	<u>30m</u>	<u>Crest of slope</u>

14.4 Community Standards – Living G (Highsted) zone

The community standards do not apply to the land identified as being Business 1 Commercial Area on the Master Plan (Highsted)(Appendix 3Z). For those areas, the Business 1 Zone rules shall apply.

14.4.1 Scale of activity – other activities

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.
- (b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility.

14.4.2 Site size – other activities

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- (a) Where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

14.4.3 Hours of operation - other activities

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:
- 0700 – 2300 Monday to Friday, and
- 0800 – 2300 Saturday, Sunday and public holidays
- except that:

- (i) where the activity occupies not more than 40m² of floor space, and
 - (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
 - (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.
- Refer also to city rules – (Part 11, Clause 1 – Noise)

14.4.4 Traffic generation – other activities

(a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that for educational, spiritual, day-care and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

14.4.5 Building size and separation – Density B and C Residential Areas residential and other activities

(a) The maximum gross floor area of any single residential unit shall be 550m².

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres.

14.4.6 Residential coherence – other activities

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

(a) On a front site with frontage to a collector or arterial road.

(b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.

(c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

14.6 Critical standards – Living G (Highsted) zone

14.6.1 Open space – residential and other activities

(a) The maximum percentage of the net area of the site covered by buildings shall be:

Residential activities with
garage provided

Other activities and, Residential
activities without garage provided

Density A	50%	50% less 18m²
Density B	45%	45% less 18m²
Density C	40%	40% less 18m²

(i) For elderly persons housing complexes the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(b) In Density B and C residential areas the maximum percentage of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 30%.

(c) In Density A residential areas the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space – Clause 14.3.1

14.6.2 Boarding of animals – other activity

Boarding of 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.

14.6.3 Dismantling or repair of motor vehicles – other activities

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

14.6.4 Retailing – other activities

Retail activities shall be limited to the sale of grown or produced on the site.

(Refer also to the development standards for retailing – Clause 14.3.17 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

15.0 Assessment matters for resource consents

15.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, and G Zones

15.2.1 Site density and open space

Delete clause (l) and (m) and replace with the following:

(l) In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) (East Belfast) and (Highsted) Zones, the extent to which the site density and ‘green network’ provisions indicated in the Outline Development Plan and for Highsted the Master Plan and supporting principles for these zones are given effect to.

(m) In the Living G (Yaldhurst) Zone, and the Living G (Awatea) Zone, and the Living G (Wigram) Zone, and the Living G (Prestons) Zones, and the Living G (East Belfast) Zone, and the Living G (Halswell West) Zones, and the Living G (Highsted) Zone the extent to which high density (A) or (B) (Yaldhurst) areas, and Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), and Density A and B areas (Wigram), and Density A areas (East Belfast), and Density A and B areas (Halswell West), and Density A areas (Highsted) are located adjacent to areas of green space so as to provide for compensating open space amenity.

15.2.2 Building height, and outlook for neighbours

Delete clause (l) and replace with the following:

(l) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, and the Living G (Highsted) Zone the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and the High Density A (Awatea), and the Density ATC and A (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and Density A and B (Halswell West), and Density A areas (Highsted) Zone development remains reasonably open rather than being dominated by buildings.

15.2.3 Street scene

(a) All Street scene resource consents.

Add new clause (xvi) as follows:

(xvi) In the Living G (Highsted) Zone:

- **The extent to which species are included in Appendix 2B – Plant Species for Living G (Highsted) Zone.**
- **The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- **The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.**
- **The extent to which the front fence is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.**
- **The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.**

15.2.5 Separation from neighbours

Delete clause (n) and replace with the following:

- (n) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zone, and the Living G (Highsted) Zone the extent to which buildings designed to achieve High Densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) and High Density A (Highsted) may dictate that setbacks are either unnecessary and/or may be dispensed with. Provided that this clause shall not apply in the case of the 9.5m setback from Halswell Junction Road required under Rule 8.2.5 and Rule 11.4.3.**

15.2.14 Outdoor living space

Delete clauses (f) and (g) and replace with the following:

- (f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.**
- (g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the ability of any outdoor living space or fenced court area to receive a minimum of 2hrs continuous sunlight, measured on the winter solstice between the hours of 10.00 am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.**

15.2.25 Residential coherence

Delete clause (b) and replace with the following:

- (b) In the Living 1, H, RS, RV, 2, 3 and G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.**

Add the following clauses:

15.2.69 Fencing on sites adjoining the Green and Blue Networks – Living G (Highsted) Zone

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.**
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.**

15.2.70 Urban Design and amenity – Density A residential areas within the Living G (Highested) Zone

General matters

General matters set out expectations for design of new residential development.

Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

(i) Site and context

- (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.**
- (b) Developments are encouraged to support any prominent vistas and view shafts.**
- (c) Developments are encouraged to provide a high degree of passive surveillance.**
- (d) The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.**
- (e) The extent to which the number of households will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.**

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary of buildings on adjacent sites.**
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.**
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.**
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.**
- (e) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.**
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.**
- (g) Fences should complement the building design.**
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.**
- (i) To minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to:**
 - **Avoiding extensive use of rear lanes**
 - **The use of shared access**

(iii) Corner sites

- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.**
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.**

(iv) Building form and articulation

- (a) Buildings should be of a domestic scale.**
- (b) Buildings in series should avoid excessive repetition of building forms.**
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.**
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.**

- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
 - (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
 - (g) The extent to which the orientation, size and shape of buildings establishes connectivity with prominent vistas and view shafts.
 - (h) The extent to which the overall design and orientation encourages the minimisation of energy use.
- (v) Landscaping and site amenity**
- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
 - (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
 - (c) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
 - (d) Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.
 - (e) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of buildings, the provision of hard and soft landscaping, and the location of street lighting.
- (vi) Outdoor Living Spaces**
- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
 - (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.
- (vii) Service Areas and Utilities**
- (a) Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
 - (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
 - (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.
 - (d) Storage space should be easily accessible to residents.
- (viii) Residential Amenity**
- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
 - (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
 - (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.
- (ix) Treatment of Lanes**
- (a) Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.

- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.

VOLUME 3: PART 2 LIVING ZONES

Add new Appendix 3Z

Appendix 3Z – Master Plan (Highsted) and Appendix 3ZA – Movement Network (Highsted).

VOLUME 3: PART 3, BUSINESS ZONES

SECTION 3.4 DEVELOPMENT STANDARDS - BUSINESS 1 AND 2 ZONES:

Delete clause 3.4.8 and replace with the following:

3.4.8 Residential activities - Outline Development Plan (Awatea) (Appendix 3T, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z)

In the Business 1 Commercial Area, as identified on Outline Development Plan (Awatea)(Appendix 3S, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2) residential activity shall not be located on the ground floor of any building.

Delete the title of clause 3.4.9 and replace with the following:

3.4.9 Urban design and amenity for development in the Business 1 Commercial Area - Outline Development Plan (Awatea) (Appendix 3T Part 2), (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2)

SECTION 3.5 COMMUNITY STANDARDS – BUSINESS 1 AND 2, AND 2P (FENDALTON MALL) ZONES

Add new rule as follows:

3.5.8 Special provision – Highsted Business 1 Commercial Area

Land and/or buildings shall be made available to accommodate a Business 1 Commercial Area of 2,000m² gross floor area in the location shown on the Highsted Master Plan and Outline Development Plan – Upper Styx.

PART 3 BUSINESS ZONES: SECTION 6 ASSESSMENT MATTERS FOR RESOURCE CONSENTS

Delete the title of 6.3.16 and replace with the following:

6.3.16 Design and amenity for development in the Business 1 and Community Footprint Area - Outline Development Plan (Halswell West)(Appendix 3W and 3W(a), Part 2) and in the Business 1 Commercial Area on Master Plan (Highsted) (Appendix 3Z)

Delete the title of 6.3.17 and replace with the following:

6.3.17 Residential Activities - Outline Development Plan (Halswell West) and Master Plan (Highsted)

VOLUME 3: PART 13, TRANSPORT

2.2.1 PARKING SPACE NUMBERS

TABLE 1B. MINIMUM PARKING REQUIRED IN ALL OTHER ZONES

Add new entry for Living G (Highsted) zone below:

“Residential activities generally”:-

<p>Living G (Highsted) Zone: residential area only.</p>	<p>For a site of 400m² or less: 1 car-parking space , otherwise 2 spaces/unit</p>	<p>N/A</p>	<p>Nil</p>	
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VOLUME 3: PART 14, SUBDIVISION

Add the following new clauses

Rule 5.2.4 New Roads in 5.2 Development standards – Property Access

5.2.4 New roads

(b) where the road is within the area of land to which the Master Plan (Highsted) in Appendix 3Z, Part 2, Volume 3 applies, then the cross-sections detailed in Appendix 3ZA shall apply in place of the requirements of Appendix 5 should there be any conflict.

32.0 Subdivision in the [Outline Development Plan – Upper Styx area and] Living G (Highsted) zone

32.2 Development Standards – Subdivision in the Living G (Highsted) zone

32.2.1 Density A Residential Area. Comprehensive subdivision and land use development

Any subdivision shall be accompanied by comprehensive building and allotment design detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils’ discretion limited to the design and layout of the subdivision and associated land-use development.

For the purpose of this rule, associated land use development means:

- **Buildings, including accessory buildings;**
- **Driveways and entrances;**
- **Fences and gates;**
- **Landscaping;**
- **Pedestrian paths and entrances;**
- **Shared access ways and lanes;**
- **Outdoor living areas;**
- **On-site car parking;**
- **Lighting**
- **Service areas;**
- **Utilities.**

32.2.2 The Business 1 zone subdivision rules shall apply to subdivision in the area shown as Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z, Part 2).

32.4 Critical Standards – Living G (Highsted) zone

32.4.1 Special Provision - Allotment with existing building

The net area provisions in 14.5.1 shall not apply, where a larger allotment is to be created that includes the existing building on Pt Lot RS1600 (266 Highsted Road) and a subdivision concept plan is able to demonstrate that a feasible future subdivision (inclusive of all legal access) that gives effect to 14.5.1, can take place on that larger allotment.

32.4.2 Allotment sizes - Residential activity

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

32.4.3 Stormwater

Any subdivision shall control stormwater in accordance with the Styx River/Purakaunui Area Stormwater Management Plan.

32.4.4 Site Contamination

Any subdivision of land for residential purposes shall include an assessment which identifies and confirms the nature of any contamination of the land as well as specifying what remediation actions are required to ensure that the land is suitable for residential occupation.

32.4.5 Geotechnical Assessment and Remediation

Any subdivision of land for residential purposes shall include site specific deep investigations of ground conditions to at least the densities set out in Ministry of Business Innovation and Employment guidelines on the investigation and assessment of subdivisions (September 2012).

32.5 Information to be supplied with subdivision consent

- (a) Information that illustrates how the proposed subdivision accords with the Highsted Master Plan (Appendix 3Z, Part 2);
- (b) Information to show the staging of development including the location of structural elements identified in the Master Plan (Highsted) and takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (c) Location of high, medium and low density sites.
- (d) Measures to be taken to reduce dust emissions (if any).
- (e) Appropriate remedial and/or site management measures to make land suitable for residential purposes in the event soil contamination is identified.
- (f) Information addressing the risk of liquefaction and identifying the appropriate land remediation measures required to make the land suitable for residential use. This shall include a geotechnical assessment in accordance with the Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury (Ministry of Business, Innovation and Employment, September 2012) or the guidelines that are in force at the time the application is made.
- (g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matters detailed in Level 2 of 32.6 Design and Layout.

32.6 Assessment matters for subdivision - Living G (Highsted) Zone**General matters**

General matters set out expectations for design of new residential development.

Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 – All Density areas

Design and Layout

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Highsted Master Plan and the Living G (Highsted) policies at Sections 10 and 11, Volume 2 of the City Plan.**
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.**
- (c) The extent to which the orientation, size and shape of allotments establishes connectivity with prominent vistas and view shafts.**
- (d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.**
- (e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.**
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas, to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to**
- (g) Avoiding extensive use of rear lots**
- (h) The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.**
- (i) The use of shared access (via access lots or rights of way).**
- (j) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.**
- (k) Avoiding the widespread use of cul-de-sacs. Any cul-de-sacs should be short and relatively straight.**
- (l) Street blocks should maximize the permeability of the movement network within the Master Plan (Highsted), particularly in relation to pedestrian movements.**
- (m) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.**
- (n) The extent to which the average allotment size in the subdivision application will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.**

Connectivity

- (a) The extent to which the proposal will be in general accordance with the movement network within the Master Plan (Highsted)(Appendix 3ZA, Part 2).**
- (b) The extent to which both the green network and pedestrian/cycle connections within the Master Plan share space and inter-relate.**

Roading

- (a) The extent to which the roading layout supports a functional hierarchy of streets.**
- (b) The extent to which the roading layout achieves a well-connected and highly permeable movement network.**
- (c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.**
- (d) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.**
- (e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.**
- (f) The account taken of pedestrian movement and continuity of walking facilities within the development.**
- (g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.**
- (h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.**

- (i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- (j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- (k) The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate.
- (l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.
- (m) The extent to which stormwater management features are incorporated into the road stormwater treatment design, where appropriate.

Public open space

- (a) The extent to which the proposal will be in general accordance with the green network within the Master Plan (Highsted)(Appendix 3Z, Part 2).
- (b) The extent to which the proposal supports the Open Space Strategy (2010) in particular through the provision of integrated, well distributed and sized neighbourhood park(s), recreational park(s), amenity strips and landscaping areas.
- (c) Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.
- (d) In the riparian parks landscaping areas shown on the green network within the Master Plan all planting should be native species selected from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone.
- (e) In the recreation reserve landscaping area shown on the green network within the Master Plan all planting should be from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone and comprise at least 60% native species.
- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity, that would require the plant's removal to maintain amenity on the site.
- (g) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) The provision of appropriate indigenous trees from Part 14, Appendix 2B - Plan species for Living G (Highsted) Zone to achieve at least 50% indigenous street trees within the zone.

Stormwater

- (a) Measures adopted so as to ensure the protection of groundwater quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made by the stormwater facilities layout and design to the visual amenity of the immediate area.
- (d) The ability to capture and treat stormwater on site.
- (e) The extent to which the proposal will be in general accordance with the blue network within the Master Plan.
- (f) The extent to which the proposal will be in general accordance with the Styx River/Puruakanui Area Stormwater Management Plan.

- (g) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.

Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Mix of Densities

- (a) The extent to which the application clearly identifies and meets the density ranges specified in the Outline Development Plan – Upper Styx and the Master Plan.

Sanitary Sewer

- (a) The extent to which the subdivision will necessitate the construction of more than one wastewater pumping station.

Unanticipated Discovery of Archaeological Sites

- (a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent.
- (b) The need to notify developers of their obligations under the Historic Places Act 1993.

Tangata Whenua cultural values

- (a) The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.
- (b) The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

(i) Site and context

- (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- (c) Developments are encouraged to support any prominent vistas and view shafts.
- (d) Developments are encouraged to provide a high degree of passive surveillance.
- (e) The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the set back from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.

-
- (g) Fences should complement the building design.
 - (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.
- (iii) Corner sites
- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
 - (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.
- (iv) Building form and articulation
- (a) Buildings should be of a domestic scale.
 - (b) Buildings in series should avoid excessive repetition of building forms.
 - (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
 - (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
 - (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
 - (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
- (v) Landscaping and site amenity
- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
 - (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
 - (c) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
- (vi) Outdoor Living Spaces
- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
 - (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.
- (vii) Service Areas and Utilities
- (a) Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
 - (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
 - (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.
 - (d) Storage space should be easily accessible to residents.
- (viii) Residential Amenity
- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
 - (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.

- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

(ix) Treatment of Right of Ways

- (a) Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the right of way.
- (e) Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.

VOLUME 3 SECTION 14

Add a new Appendix as follows:

Appendix 2B - Plant species for the Living G (Highsted) Zone

LARGE NATIVE TREES

<i>Elaeocarpus dentatus</i>	hinau
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matai, black pine

LARGE EXOTIC TREES (Streets and Parks)

<i>Acer campestre</i>	field maple
<i>Alnus cordata</i>	Italian alder
<i>Fagus sylvatica</i>	'Purpurea' copper beech
<i>Liriodendron tulipifera</i>	tulip tree
<i>Platanus orientalis</i>	"Autumn Glory" plane tree
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus rubra</i>	red oak
<i>Tilia cordata</i>	small-leaved lime
<i>Ulmus carpinifolia</i>	smooth-leaved elm
<i>Ulmus glabra</i>	wych elm

TREES & TALL SHRUBS

<i>Coprosma lucida</i>	shining karamu
<i>Coprosma robusta</i>	Karamu
<i>Cordyline australis</i>	ti kouka, cabbage tree
<i>Griselinia littoralis</i>	broadleaf, kapuka
<i>Hoheria angustifolia</i>	narrow-leaved lacebark
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i>	manuka
<i>Olearia paniculata</i>	akiraho, golden akeake
<i>Pittosporum eugenioides</i>	tarata, lemonwood
<i>Pittosporum tenuifolium</i>	Kohuhu, black matipo
<i>Plagianthus regius</i>	manatu, lowland ribbonwood
<i>Pseudopanax crassifolius</i>	lancewood, horoeka

Sophora microphyllaSouth Island kowhai**SHRUBS**

<u>Coprosma propinqua</u>	<u>mikimiki (mingimingi)</u>
<u>Coprosma virescens</u>	<u>pale green coprosma</u>
<u>Coprosma crassifolia</u>	<u>thick-leaved mikimiki</u>
<u>Coprosma rubra</u>	<u>red-stemmed coprosma</u>
<u>Coprosma virescens</u>	<u>pale green coprosma</u>
<u>Cyathodes juniperina</u>	<u>prickly mingimingi</u>
<u>Helichrysum lanceolatum</u>	<u>niniaio</u>
<u>Leucopogon fasciculatus</u>	<u>mingimingi</u>
<u>Muehlenbeckia astonii</u>	<u>wiggywig, mingimingi</u>
<u>Muehlenbeckia complexa</u>	<u>pohuehue</u>
<u>Teucrium parvifolium</u>	<u>NZ shrub verbena</u>

GROUNDCOVERS etc.

<u>Acaena novae-zelandiae</u>	<u>bidibidi, piripiri</u>
<u>Anemanthele lessoniana</u>	<u>bamboo grass, wind grass</u>
<u>Blechnum minus</u>	<u>Swamp kiokio</u>
<u>Carex lambertiana</u>	<u>sedge</u>
<u>Carex solandri</u>	<u>sedge</u>
<u>Cortaderia richardii</u>	<u>toetoe grass</u>
<u>Cyperus ustulatus</u>	<u>umbrella sedge, upoko-tangata</u>
<u>Deschampsia caespitosa</u>	<u>tufted hair grass</u>
<u>Dichondra repens</u>	<u>dichondra</u>
<u>Juncus gregiflorus</u>	<u>wiwi</u>
<u>Juncus pallidus</u>	<u>giant rush</u>
<u>Leucopogon fraseri</u>	<u>Patototara, a dwarf heath</u>
<u>Microlaena polynoda</u>	<u>Rice grass, native bamboo</u>
<u>Microlaena stipoides</u>	<u>meadow rice grass</u>
<u>Phormium tenax</u>	<u>harakeke, NZ flax</u>
<u>Phymatosorus pustulatus</u>	<u>hounds tongue fern, maratata</u>
<u>Pratia angulate</u>	<u>Panakeneke, creeping pratia</u>
<u>Pteridium esculentum</u>	<u>bracken fern, rahurahu</u>

ADDITIONAL PLANTS FOR SHELTERED SITES: TREES & SHRUBS

<u>Alectryon excelsus</u>	<u>titoki</u>
<u>Aristolelia serrata</u>	<u>makomako, wineberry</u>
<u>Coprosma areolata</u>	<u>thin-leaved coprosma</u>
<u>Coprosma linariifolia</u>	<u>mikimiki, yellow-wood</u>
<u>Coprosma rhamnoides</u>	<u>red-fruited karamu</u>
<u>Coprosma rubra</u>	<u>red-stemmed coprosma</u>
<u>Cyathodes juniperina</u>	<u>prickly mingimingi</u>
<u>Fuchsia excorticata</u>	<u>Kotukutuku, tree fuchsia</u>
<u>Melicope simplex</u>	<u>poataniwha</u>
<u>Melicytus ramiflorus</u>	<u>mahoe, whiteywood</u>

<u>Myoporum laetum</u>	<u>tahuo</u>
<u>Myrsine australis</u>	<u>mapou, red matipo</u>
<u>Pennantia corymbosa</u>	<u>kaikomako</u>
<u>Pittosporum eugenioides</u>	<u>tarata, lemonwood</u>
<u>Pseudopanax anomalus</u>	<u>shrub pseudopanax</u>
<u>Pseudopanax arboreus</u>	<u>five finger, whauwhaupaku</u>
<u>Streblus heterophyllus</u>	<u>turepo, small-leaved milk tree</u>

GROUNDCOVERS

<u>Asplenium flabellifolium</u>	<u>necklace fern</u>
<u>Astelia fragrans</u>	<u>bush flax, kakaha</u>
<u>Blechnum penna-marina</u>	<u>kiokio, small hardfern</u>
<u>Daniella nigra</u>	<u>turutu, blue berry</u>
<u>Hypolepsis ambigua</u>	
<u>Libertia ixioides</u>	<u>NZ iris, mikoikoi</u>
<u>Microlaena avenacea</u>	<u>bush rice grass</u>
<u>Microlaena polynoda</u>	<u>bamboo grass</u>
<u>Microlaena stipoides</u>	<u>a rice grass</u>
<u>Pellaea rotundifolia</u>	<u>button fern</u>
<u>Uncinia uncinata</u>	<u>watau, dense forest sedge</u>
<u>Polystichum richardii</u>	<u>shield fern, pikopiko</u>
<u>Polystichum vestitum</u>	<u>Shield fern, punui, prickly shield fern</u>
<u>Uncinia uncinata</u>	<u>watau</u>

VOLUME 3: PLANNING MAPS

Amend to include:
 Appendix 3Z – Living G (Highsted) Zone – Masterplan
 Appendix 3ZA – Living G (Highsted) Zone – Movement network

Appendix 3Z - Living G (Highested) Zone - Master Plan



Appendix 3ZA - Living G (Highsted) Zone - Movement Network



Amendment 4 to the Christchurch City Plan – Highfield Park

Amend the Christchurch City Plan as follows:

VOLUME 2: SECTION 6 URBAN GROWTH

Add new 6.3B.2 Policies after 6.3B.1 Policies

6.3B.2 Policies: General Policies Urban Growth - Living G (Highfield) Zone

To create a new suburban neighbourhood which:

- **establishes strong connections to existing residential communities;**
- **achieves high quality landscape and urban design;**
- **manages the rural urban interface through the use of appropriate landscaping treatments and development requirements;**
- **achieves a mix of residential densities, housing types and arrangements;**
- **achieves a comprehensive movement network within the zone which is well connected to areas both internal and external to the zone and enables public transport routes and safe pedestrian and cycle movements;**
- **includes neighbourhood centres for commercial activities;**
- **develops at a rate and in a manner that avoids adverse effects on the safe, effective and efficient functioning of the transport network;**
- **reconfigures and enhances Horners Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed;**
- **ensures the habitat and ecological values of the Styx River and its margins are enhanced in association with redevelopment of stormwater management and the establishment of the open space network;**
- **creates a high quality public open space network including neighbourhood parks and public amenity areas in association with Horners Stream and civic and/or community uses such as picnic facilities, playing fields and playgrounds.**

VOLUME 2: SECTION 10 SUBDIVISION AND DEVELOPMENT

Add new Policy 10.3.9 after Policy 10.3.8

10.3.9 Policy: Sustainable subdivision design for Living G (Highfield) Zone

- (a) **To ensure the subdivision of land in the Living G (Highfield) Zone occurs in a comprehensive and integrated manner and is appropriately connected to the wider urban environment, by ensuring that the overall design and layout gives effect to:**
 - (i) **Key structuring elements and network objectives specified in the relevant objectives and policies of the City Plan;**
 - (ii) **The overall pattern of development shown on the Outline Development Plan (Highfield) in Appendices 3Y(a) and 3Y(b) (Part 2, Volume 3);**
 - (iii) **Provision of small scale neighbourhood centres/business nodes (Business 1) with a maximum land area of 1.6 hectares that provides for the day to day convenience shopping needs of the local community and developed in such a manner that it is designed in accordance with good urban design principles and achieves a high standard of visual character and amenity;**
 - (iv) **A mixed density residential environment that provides 15 households per hectare;**
 - (v) **The Styx River Stormwater Management Plan.**
- (b) **To ensure the servicing of land in the Living G (Highfield) Zone occurs in a comprehensive and integrated manner in terms of water, wastewater and stormwater.**
- (c) **To avoid subdivision for residential purposes unless risks associated with potentially contaminated land are avoided, remedied or mitigated if necessary.**
- (d) **To avoid subdivision of land in the Living G (Highfield) Zone unless risks associated with potential liquefiable soils are avoided, remedied or mitigated if necessary.**

- (e) To ensure that realignment of Horners Stream occurs in a manner that improves stormwater drainage and enhances ecological and landscape values.
- (f) To ensure that the effects of earthworks within the Living G (Highfield) Zone for the purpose of filling, excavation and land improvement are managed to avoid adverse effects on residual rural properties remaining within the zone at the time of development, and on adjoining rural properties.

VOLUME 2: SECTION 11 LIVING

Add new Policy 11.7.13 after Policy 11.7.12

11.7.13 General Policies : Living G (Highfield) Zone

- (a) To establish connections to the adjacent residential community.
- (b) To establish a well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.
- (c) To create high quality open space, being the Green Network which is made up of a variety of different sizes and shapes of open space, with differing functions, but all located in readily accessible areas.
- (d) To establish a high quality and effective system for the management and treatment of stormwater, both quantity and quality, before it is discharged to Horners Stream and to the Styx River.
- (e) To require at least 60% of the residential units to be of high and medium density (Density A and Density B Residential). High density residential areas shall be located to provide opportunities for residents to reside and work in areas which are well-serviced by neighbourhood centres/business nodes (Business 1), recreation, open space, public transport and community facilities. High density areas should be located within 500m of the following:
 - (i) A public transport route
 - (ii) Public open space such as the 'Central Corridor', Styx River Corridor, southern stormwater area.
 - (iii) The allocated areas for neighbourhood centres/business nodes (Business 1).
- (f) To manage the rural urban interface through the use of appropriate landscaping treatments, low density residential sections and building setback requirements.
- (g) To ensure that Density A Residential Areas identified on the Outline Development Plan are developed in accordance with the principles of good urban design and amenity including:
 - (i) that development considers the amenity of residents, neighbours and the wider community;
 - (ii) that residential units are designed to enable connection with the street ensuring community safety, social interaction, and visual interest;
 - (iii) that development avoids excessive bulk or repetition and is of a domestic appearance, human scale, visually interesting, and not dominated by car parking and garaging;
 - (iv) that development is softened by trees and other landscaping;
 - (v) that development provides accessible and integrated utility areas and accessible, usable and attractive outdoor living spaces that achieve levels of privacy, access to sunlight and insulation from traffic noise.
- (h) To enable rural activities to be undertaken within the Living G (Highfield) Zone, provided these do not:
 - (i) significantly compromise the residential development of Highfield in general accordance with the Outline Development Plan; or
 - (ii) involve the expansion or establishment of activities which are inconsistent with residential amenity values, or which would give rise to reverse sensitivity effects for residential activities, within the zone.

11.7.14 Policy : Green Network within the Outline Development Plan - Living G (Highfield) Zone

- (a) To provide a public open space within 400m walking distance of all residential development – Open space includes all parks, corridors and neighbourhood parks.
- (b) To allow for continuous public open space corridors from the Styx River Corridor to Queen Elizabeth II Drive. It is expected that this green network will operate in conjunction with the Blue Network and Movement Network.

Wherever possible public access in the form of roads, cycle ways or pedestrian footpaths will be required along the lengths of the Styx River Corridor Park and the Central Corridor Park.

- (c) To provide green links from the Central Corridor Park to the Redwood Springs /Styx River (northwest) corner of the zone, and in a northerly direction to the Styx River in conjunction with the expected stormwater management and treatment corridor. It is expected that integration will occur between the networks, and that this will allow for maximised movement opportunities for fauna along this urban/rural interface and will connect these links with the important Styx River corridor to improve both ecological and recreational opportunities.
- (d) To provide diverse and strategically located soft and hard landscaping treatment. While possessing an overall character and identity, the Green Network comprises a range of green/ open space concepts, that reflect their function and usability. Soft and hard landscape treatments shall be carefully considered to reflect the use and character of each different green area.
- (e) To provide linked linear parks as shown on the Outline Development Plan, to act as key recreational routes for walking and cycling, integrated wherever possible with the blue waterway network. Each linear park is to have a landscape character reflective of its surrounding area as follows:
 - (i) The Central Corridor Park which extends in the linear open space that provides a link from Queen Elizabeth II Drive northwards to the Styx River Corridor Park beyond, with opportunities for passive and active recreational uses.
 - (ii) The Styx River Corridor adjacent to the Styx River, which is to be enhanced, and to ensure the park extends from Hawkins Road along the northern edge of the zone and links to the existing open space that adjoins the Styx River in adjacent Redwood Springs. The long edges of the park will be defined by higher density urban form which will reinforce the view corridor along the river.
 - (iii) The Parkside Streets, which are extended and specially treated landscaped open spaces along linear east-west movement linkages, provide both visually expansive and functional open space, that will assist in encouraging people to utilise the Central Corridor Park.
 - (iv) The Southern Wetland Area, which, while having its primary function as a drainage reserve, will provide the opportunity for the viewing of and interaction with nature. Indigenous vegetation will be prominent within this park to help enhance ecosystems.
- (f) To provide open space areas within 400 metres of 90% of residential areas.

11.7.15 Policy : Blue Network within the Outline Development Plan – Living G (Highfield) Zone

- (a) To provide an integrated approach for stormwater management, incorporating stormwater treatment and peak discharge attenuation which reflects both sound engineering and environmental sensitivity. The integrated solution reflects a connected surface water conveyance drainage network.
- (b) To create high value amenity areas by using best practice engineering solutions, resulting in an aesthetically pleasing environment through a programme of indigenous vegetation and enhancement of existing watercourses. All watercourses in the zone are to be integral components of the open space network.
- (c) To create a clear drainage strategy that will focus on the collection, storage and movement of water in a sustainable manner that is both beneficial to the local ecology and educational for the community.
- (d) To seek to provide a stormwater solution for the zone which allows for the integration of stormwater from upstream catchments such as Kruses Drain, Horners Stream and the Cranford Basin, but does not preclude the ability of stormwater from the Northern Arterial to be effectively managed and discharged.
- (e) To ensure that adverse downstream effects on the Styx River catchment as a result of stormwater management measures are avoided, remedied or mitigated.
- (f) To ensure that any natural springs are retained and enhanced where possible.

11.7.16 Policy : Movement Network within the Outline Development Plan – Living G (Highfield) Zone

- (a) To establish Prestons Road as a primary east-west collector road and as the main movement route through the zone in accordance with the Movement Network and a network of secondary and local roads providing access to new neighbourhoods and open spaces. The Central Boulevard is also a key feature of the zone, and should be treated in such a way that it is visually and functionally outstanding.

- (b) To establish an attractive space for pedestrians and vehicles at the neighbourhood centres/business nodes (Business 1). This shared space will;**
 - **be visually interesting and vibrant,**
 - **allow the community a place to meet and socialise,**
 - **provide for the reasonable needs of cyclists,**
 - **provide an enhanced pedestrian environment, and**
 - **support the role of the neighbourhood centres/business nodes (Business 1).**
- (c) To establish a well connected cycle and pedestrian network in general accordance with the Movement Network, centred around the Green Network and green links, catering for leisure activities as well as more direct access.**
- (d) The Movement Network pedestrian and cycle features must be designed to fully integrate with adjoining land uses, to create a usable and functional pedestrian and cycle network that has destinations, as opposed to a network that has no destination and no real function.**
- (e) To establish a public transport node adjacent to the neighbourhood centres/business nodes (Business 1) in general accordance with the Outline Development Plan.**
- (f) To ensure the layout is easily understood by users, routes will be relatively direct and views and key junctions will be marked by elements such as open space, or special landscape features.**
- (g) To create urban development blocks (the area of land enclosed by public space or streets) that are relatively small to facilitate and encourage walking.**
- (h) To establish a safe, efficient, walkable and legible Movement Network hierarchy through:**
 - (i) Creating shared access (pedestrian and cycle) links throughout the zone to facilitate walking and cycling to and along the Green Network and to the neighbourhood centres/business nodes (Business 1).**
 - (ii) The shared access links allowing for safe walking and cycling along the Green Network linking reserves and activity areas.**

VOLUME 3: PART 2 LIVING ZONES

Insert in Volume 3: Part 2 Living Zones a new clause after Clause 1.19 Living G (Halswell West) Zone:

1.20 Living G (Highfield) Zone

Zone Description and Purpose

The Living G (Highfield) Zone provides a mixed density residential zoning framework for the land bordered by Redwood to the west, the Styx River to the north, Hills and Hawkins Roads to the east and Queen Elizabeth II Drive to the south.

The zone also provides for small scale neighbourhood centres/business nodes (Business 1), where opportunities for business activities, possibly in conjunction with live-work units, are located within the zone. The development form is to be aligned with an Outline Development Plan and associated rules that have been designed to ensure that the mix of densities can be established in such a way that a range of integrated outcomes can be achieved.

Insert in Volume 3: Part 2 Living Zones after clause 12, Rules - Living G (Highfield) Zone

13.0 Rules – Living G (Highfield) Zone

13.1 Categories of activities

13.1.1 Residential activities

- a) Any residential activity which complies with:**
 - **All of the development standards under clause 13.3; and**
 - **All of the community standards under clause 13.4; and**
 - **All of the critical standards under clause 13.5**

shall be a permitted activity.

- b) Any residential activity which complies with all of the community and critical standards in clauses 13.4 and 13.5, but does not comply with any one or more of the development standards in clause 13.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to these development standards.
- c) Any residential activity which complies with all of the critical standards in clause 13.5, but does not comply with any one or more of the community standards in clause 13.4 shall be a discretionary activity.
- d) Any residential activity that does not comply with any one or more of the critical standards in clause 13.5 shall be a non-complying activity.
- e) Clarification of categories of activities:

The development standards may also specify that an activity is discretionary or controlled and may specify that the exercise of the Council's discretion is limited to the matter(s) subject to that development standard.

13.1.2 Other Activities

- a) Any other activity which complies with:
 - All of the development standards under Clause 13.3; and
 - All of the community standards under Clause 13.4; and
 - All of the critical standards under Clause 13.5

shall be a permitted activity.

- b) Any other activity which complies with all of the community and critical standards, but does not comply with any one or more of the development standards in Clause 13.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 13.4, shall be a discretionary activity.
- d) Any other activity which does not comply with any one or more of the critical standards in Clause 13.5, shall be a non-complying activity.
- e) Clarification of categories of activities:

The development standards may also specify that an activity is discretionary or controlled and may specify that the exercise of the Council's discretion is limited to the matter(s) subject to that development standard.

13.2 General Rule

13.2.1 The development, community and critical standards of Clause 13.0 (Part 2) do not apply to the land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)). For those areas the Business 1 Zone rules shall apply.

13.3 Development Standards – All Residential Areas

Any application arising solely from the following clauses will not require the written consent of the other persons and shall be non-notified.

13.3.4 - Street scene – residential and other activities

13.3.5 - Street frontage landscaping and fencing

13.3.9 - Outdoor living space – residential activities

13.3.11 - Screening from neighbours – residential sites

13.3.13 - Fencing on sites adjoining the Green Network and Blue Network –residential and other activities

13.3.16 - Ground floor habitable space and dwelling orientation to the street

13.3.17 - Urban design and amenity for Density A residential sites – residential and other activities

13.3.1 Open Space –residential and other Activities

a) **The maximum percentage of the net area of any site covered by buildings shall be:**

	Other activities and residential activities with garage provided	Residential activities without garage provided
Density B residential area	55%	55% less 18m ²
Density C residential area	40%	40% less 18m ²
Density D residential area	35%	35% less 18m ²

b) **In Density A, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 25%.**

Refer also to critical standards for open space – Clause 12.5.2

13.3.2 Building height – residential and other activities

The maximum height of any buildings shall be:

Density A residential areas _____ **11m**

Density C and D residential areas _____ **8m**

except that:

(i) where the site on the other side of an internal boundary is within a different density area, the more restrictive maximum height shall apply to both sites.

Refer also to critical standards for building height– Clause 13.5.4.

13.3.3 Sunlight and outlook for neighbours – residential and other activities

a) **Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:**

Density A residential areas _____ **Part 2, Appendix 1, Diagram C**

Density B residential areas _____ **Part 2, Appendix 1, Diagram B**

Density C and D residential areas _____ **Part 2, Appendix 1, Diagram A**

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) 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.

(iii) Other than where (ii) above applies where there is an internal boundary that directly abuts a different density area the more restrictive recession plane shall apply to both sites.

b) **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, than that lower level shall be adopted.**

13.3.4 Street scene –residential and other activities

Minimum building setbacks from road boundaries shall be as follows:

Density A residential area _____ **2m**

Density B residential area _____ **3m**

Density C residential area 3m

Density D residential area 3m except all buildings shall be set back at least 10m from the Hills and Hawkins Road boundaries.

except that:

(i) where a garage has a vehicle door generally facing a road, the minimum setback of the garage door shall be 5.5m from the road boundary.

13.3.5 Street frontage landscaping and fencing – residential and other activities

- a) The full length of the road frontage (except where used as a vehicle or pedestrian crossing) shall be landscaped to a depth of 2m, except
 - (i) in the Density D Residential Area fronting Hills and Hawkins Roads, the landscaping depth shall be 5m and any new planting shall only include plants from Part 2, Appendix 3Y(c).
- b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 13.3.4 shall have a maximum height of 1.2m.
- c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2 m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

13.3.6 Separation from neighbours – residential and other activities

The minimum building setback from internal boundaries shall be 1.5m, except that:

Density area A only

- a) (i) Any residential unit (including attached garage) shall be built up to at least 60% of the total length of each side boundary.
- (ii) there shall be no windows in a wall on a side boundary, except where the side boundary immediately adjoins an access or part of an access and the windows are non-living area windows only.
- b) For residential units and attached garages, where the rear boundary of a site immediately adjoins an access or part of an access no minimum setback is required, except where setbacks are required for specified parts of a building under Rules 13.3.6(f) or (g).
- c) The minimum setback for accessory buildings, other than garages attached to residential units, shall be 1m from all internal boundaries.

Density areas B, C and D only

- d) Accessory buildings may be located within 1.5m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.5m of each internal boundary, does not exceed 10.1m in length.
- e) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m.

All Density areas (A, B, C and D)

- f) Where a window of a ground floor living area of a residential unit faces any internal boundary, the window shall be set back a minimum of 2.0m (for Density areas A and B) or 3.0m (for Density areas C and D) from that boundary provided that:
 - (i) this rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
 - (ii) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum setback shall be 1m measured from the internal boundary.

Note: For additional explanation, see the diagram in Part 2, Clause 2.2.6(d).
- g) Any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - (i) this rule shall not apply to a window at an angle of 90 degrees or greater to the internal boundary; and
 - (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a

garage which is partly below ground level).

Note: For explanation of (i), see the diagram in Part 2, Clause 2.2.6(d).

- h) Where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.
- i) Notwithstanding any other clause above under 13.3.6, where a garage has a vehicle door generally facing an internal boundary that adjoins an shared access, the minimum setback of the garage door from that internal boundary shall be 5.5m.

13.3.7 Continuous building length – ridgelines and parapets – residential and other activities

In Density areas B, C and D, no length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

13.3.8 Continuous building length – exterior walls – residential and other activities

In Density areas B, C and D only:

- a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

<u>Length of exterior wall</u>	<u>Minimum number of steps</u>
<u>≤20m</u>	<u>0</u>
<u>>20m ≤ 24m</u>	<u>1</u>
<u>>24m ≤ 28m</u>	<u>2</u>
<u>>28m ≤ 32m</u>	<u>3</u>
<u>>32m =</u>	<u>4 + 1 for every additional 10m of length over</u>
	<u>32m</u>

- b) Where steps are required by (a) above:
 - (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

13.3.9 Outdoor living space – residential activities.

- a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

<u>Minimum area</u>	<u>Minimum dimension</u>
Density A 40m ²	4m
Density B 40m ²	4m
Density C 75m ²	4.5m
Density D 80m ²	5.5m

- b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.
- c) The required minimum area shall not be occupied by any building, access or parking space, other than:

Density areas A and B

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or part of a building without walls on at least a quarter of its perimeter, and which occupies no more than 20m² of the outdoor living space.

Density areas C and D

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

Note: Outdoor living spaces in the Density area A are also subject to assessment criteria under Rule 13.3.17.

13.3.10 Family flats – residential activities in Density areas B and C only.

- a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².
- b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
- (i) the family flat shall be relocated from the site; or
 - (ii) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

13.3.11 Screening from neighbours – other activities.

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

13.3.12 Service and storage spaces for Density A residential area – residential activities.

- a) Each residential site in Density A residential area shall be provided with:
- (i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage space of 4m³ with a minimum dimension of 1m;
- Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.
- b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable spaceroom and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

13.3.13 Fencing on sites adjoining the Green Network and Blue Network – residential and other activities.

Fencing on sites that adjoin open space reserves, stormwater management areas or drainage reserves (shown on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)), shall have a maximum height of 2m, except that where a fence is between 1m and 2m in height, then the whole of that fence shall be at least 50% visually permeable/semi-transparent.

13.3.14 Restrictions on outdoor activities – other activities.

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

13.3.15 Other activities – Noise from pre-schools

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

13.3.16 Ground floor habitable space and orientation to the street, Density A and Density B Residential area – residential activities

- a) **Each residential building shall have a habitable space located at the ground level.**
- b) **Each of the habitable space located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.**
- c) **The ground floor habitable space shall provide a total window area of at least 3m² that overlook the setback from the road boundary.**

13.3.17 Urban design and amenity for Density A Residential Area – residential and other activities.

- a) **Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 30.1 (Part 14, Volume 3), the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 14.2.62.**
- b) **Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 14.2.62.**

13.3.18 Retailing – other activities

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment. This rule does not apply to those areas of land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield)(Part 2, Appendices 3Y(a) and 3Y(b)).

(Refer also to the critical standards for retailing – Clause 13.5.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

13.4 Community Standards

13.4.1 Scale of activities – other activities

- a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.
- b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility.

Rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be undertaken which do not comply with this Standard, provided that the percentage of the net area of the site covered by buildings and impervious surfaces for rural activities does not exceed 5% of net site area or 2000m², whichever is the lesser.

13.4.2. Site size – other activities

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- a) where the activity occupies no more than 40m² of the floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be undertaken which do not comply with this Standard.

13.4.3 Hours of Operation – other activities

- a) The maximum total number of hours the site shall be open to visitors, clients or deliveries or any activity other than a residential activity shall be 50 hours per week.
- b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

- 0700 – 2300 Monday to Friday, and
- 0800 – 2300 Saturday, Sunday and public holidays,

except that:

- (i) where the activity occupies not more than 40m² of floor space, and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules = (Part 11, Clause 1 – Noise)

13.4.4 Traffic generation – other activities

- a) The maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:

<u>Heavy vehicles</u>	<u>2 per week</u>
<u>Other vehicles</u>	<u>16 per day</u>

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

(iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

Except that for educational, spiritual, daycare and health facilities, the maximum number of vehicle trips per site shall be:

Collector and arterial roads	100 per day
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- b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

13.4.5. Building Size and Separation – residential and other activities

- a) The maximum gross floor area of any single residential unit shall be 550m².
- b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6m.

13.4.6. Residential coherence – other activities.

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- a) On a front site with frontage to a collector or arterial road, and
- (i) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.)
- (ii) The residential block is not left with more than two non-residential activities in that block.

For an explanation of this rule, see the diagram in Part 2, Clause 2.3.7.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer part 13).

13.5. Critical Standards

13.5.1. Site Density – residential activities

- a) For residential units located in ‘Density A’, the minimum net site area shall be 150m², the minimum average net site area shall be 200m² and the maximum average net site area shall be 300m².

- b) For residential units located in 'Density B', the minimum net site area shall be 275m², the minimum average net site area shall be 300m² and the maximum average net site area shall be 450m².
- c) For residential units located in 'Density C', the minimum net site area shall be 400m², the minimum average net site area shall be 450m² and the maximum average net site area shall be 750m².
- d) For residential units located in 'Density D', the minimum net size shall be 800m².
- e) Each residential unit shall be contained within its own separate site.

Note: The Density areas referred to are shown on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

13.5.2. Open space – residential and other activities

- a) The maximum percentage of the net area of any site covered by buildings shall be:

	<u>Other activities and residential activities with garage provided</u>	<u>Residential activities without garage provided</u>
<u>Density A residential areas</u>	<u>60%</u>	<u>60% less 18m²</u>
<u>Density B residential areas</u>	<u>60%</u>	<u>60% less 18m²</u>
<u>Density C residential areas</u>	<u>45%</u>	<u>45% less 18m²</u>
<u>Density D residential areas</u>	<u>40%</u>	<u>40% less 18m²</u>

- b) In Density A, the maximum portion of the site covered by paved impermeable surface and buildings shall be 80%.
- c) In Density B and C, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 30%.
- d) In Density D, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 25%.

Refer also to the development standards for open space – Clause 13.3.1

13.5.3. Special setback provisions – residential and other activities

- a) Any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the land designated for the Northern Arterial.
- b) Any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal area of other noise sensitive activity (e.g. in a preschool), located between 20 and 80m from the edge of the land designated for the Northern Arterial, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures so that the internal noise levels in such rooms, with all external doors and windows closed, resulting from traffic using the Northern Arterial are no greater than the noise levels set out in Table 1: internal Noise levels below.

Table 1: Internal Noise Levels

	<u>Daytime 0700 – 2200 hours</u>	<u>Night-time 2200 – 0700 hours</u>
<u>Within bedrooms</u>	<u>35dBA (leg 1 hour)</u>	<u>30dBA (leg 1 hour)</u>
<u>Within any living areas</u>	<u>40dBA (leg 1 hour)</u>	<u>35dBA (leg 1 hour)</u>
<u>Noise sensitive activities</u>	<u>40dBA (leg 1 hour)</u>	<u>35dBA (leg 1 hour)</u>

- c) Prior to the construction of any building subject to (b) above, a report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet the internal noise levels shall be provided to the Christchurch City Council.

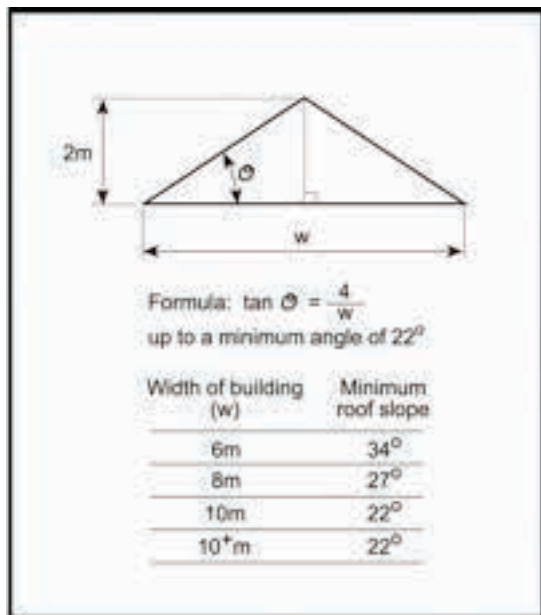
13.5.4 Building height – residential and other activities

Maximum height of any building shall be

Density A residential area _____ 14m

Density B, C and D residential areas _____ 9m

Except that for sites in the Density A residential area where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.



Refer also to the development standards for the building height – Clause 13.3.2

13.5.5 Boarding of animals – other activity

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical and surgical purposes only.

13.5.6 Dismantling or repair of motor vehicles – other activities

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles except where vehicles being dismantled or repaired are privately owned and used by people who live permanently on the same site are exempt from this standard.

13.5.7 Outline Development Plan – residential and other activities

All land use activities and associated development of land shall be in general accordance with the Outline Development Plan (Highfield) (Appendix 3Y(a) and 3Y(b), Part 2).

Existing (as at 6 December 2013) residential and rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be upgraded, altered and expanded in a manner which does not comply with this Standard, provided that:

- a) **the activity is not within Horner Stream (indicative alignment), the Central Boulevard or the Styx River Corridor, as shown on the Outline Development Plan (Highfield) (Appendix 3Y(a) and 3Y(b), Part 2);**
- b) **the percentage of the net area of the site covered by buildings and impervious surfaces does not exceed 5% of net site area or 2000m², whichever is the lesser.**

13.5.8 Retailing – other activities

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to the development standard for retailing - Clause 13.3.18 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

13.5.9 Minimum design standard for floor levels

The minimum design standard for building floor levels shall be above an 0.5% AEP return period flood event.

Refer to other critical standards.

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

Renumber Clause 13 Assessment matters for resource consents to Clause 14 and make changes below.

Amend clauses as follows:

14.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, and G Zones.**14.2.1 Site density and open space.**

(...)

- (l) In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) Zones, the extent to which the minimum site density and 'green network' provisions indicated in the Outline Development Plan and supporting principles for this zone are given effect to.

In the Living G (Yaldhurst) Zone, and the Living G (Awatea) Zone, and the Living G (Wigram) Zone, and the Living G (Prestons) Zones, and the Living G (East Belfast) Zone, and the Living G (Halswell West) Zones the extent to which high density (A) or (B) (Yaldhurst) areas, and Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), and Density A and B areas (Wigram), and Density A areas (East Belfast), and Density A and B areas (Halswell West) are located adjacent to areas of green-space so as to provide for compensating open space amenity.

14.2.2 Building height, and outlook for neighbours.

(...)

- (l) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, **and the Living G (Highfield) Zone**, the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and the High Density A (Awatea), and the Density ATC and A (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and Density A and B (Halswell West), **and Density A (Highfield)** development remains reasonably open rather than being dominated by buildings.

14.2.3 Street scene

(a)

(...)

- (xii) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones and (Highfield) Zones**, the provision of street trees on both sides of roads, corresponding in scale to the significance of the road in the roading hierarchy for interest and differentiation.

- (xiii) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **and (Highfield) Zones**, the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.

(...)

14.2.5 Separation from neighbours.

(...)

- n. In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones **and the Living G (Highfield) Zones**, the extent to which buildings designed to achieve higher densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) **and Density A (Highfield)** may dictate that setbacks are either unnecessary and/or may be dispensed with.

14.2.12 Outdoor living space.

(...)

- (f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones and (Highfield) Zones**, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.
- (g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones and (Highfield) Zones**, the ability of any outdoor living space or fenced court area to receive a minimum of 2 hrs continuous sunlight, measured on the winter solstice between the hours of 10.00 am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.

14.2.25 Residential coherence.

(...)

- (b) In the Living 1, H, RS, RV, 2, 3 and the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **Zones, and (Highfield) Zones**, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.

14.2.62 Urban design and amenity – Density A residential areas within the Living G (Highfield) Zone

The criteria below provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are ‘shoulds’, except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes. Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context

- a. Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.**
- b. Developments should, where possible, create views to the Central Corridor**

(ii) Relationship with street, public open spaces (ii) and shared rear lanes and access ways

- a. Building design should achieve an appropriate consistency of setback from the street boundary, taking into account the setback from the street boundary on adjacent sites.**
- b. Building frontages should encourage visual and physical interaction with the street or any adjacent public open space. This includes providing appropriate architectural detailing, and providing opportunities for passive surveillance by maximising doors, windows and balconies fronting onto and overlooking the street or public open space.**

-
- c. Developments should place active areas of buildings, such as habitable spaces and entrances, along the street and public open spaces, particularly at ground level.
 - d. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and directly accessible from the street or, in the case of dwellings on rear sites, shared access ways.
 - e. Fences and landscaping between the building and any road or open space boundary should be concentrated along the boundary of the public space using fencing at or below 1.2m in height and plant species that maintain sight lines between the 1.2m and 2.0m heights.
 - f. The style and materials used for any walls or fences forward of the front face of a building should relate to or complement the style and materials of the building.
 - g. Buildings on sites adjacent to parkside streets should have their entrances facing towards the park wherever possible.
 - h. Building design and location should provide opportunities for passive surveillance in relation to shared access ways and rear lanes.
 - i. For shared rear lanes, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and opportunities for passive surveillance.

(iii) Corner sites

- a. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.

(iv) Building form and articulation

- a) Buildings should be of a domestic scale
- b) When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.

Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.

(v) Outdoor Living Spaces

- a. Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b. Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.
- c. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any street boundary, though secondary semi-private spaces such as verandahs may be positioned in this location.

(vi) Service Areas and Utilities

- a. Service (for example clothes lines, wheelie bin storage) and storage areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

(vii) Residential Amenity

- a. The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- b. Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space, and the private outdoor space of other units within the same development.

(viii) Treatment of Lanes

- a. The identity of, and entrance to, a shared lane should be defined through both landscaping and built form elements

- b. Lanes should include the provision of shared vehicle and pedestrian access with no defined footpath.
- c. The design of the lane should include variation in lane clearway by tightening, extending or terminating views in a lane.
- d. Permanent passive surveillance should be available for key parts of the lane particularly the entrances
- e. A consistent character for a lane should be established using complementary architectural features within the lane and adjacent buildings.

Permanent passive surveillance can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid extensive areas on rear lanes and access-ways that are not subject to passive surveillance from overlooking, and by providing sufficient transparency from private yards to lanes.

14.2.63 Street frontage landscaping and fencing – Living G (Highfield) Zone

- a. The effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site.
- b. The extent to which the site is visible from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites/roads/public places.
- c. Any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities on the site.
- d. The visual appearance of the site in terms of the length of road frontage or any unusual characteristics of the site.
- e. The impact of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood.
- f. Whether large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping.
- g. In Density Area D, Living G (Highfield) Zone the extent to which species from Appendix 3Y(c) – Plant Species for Living G (Highfield) Zone have been used and the extent to which existing planting can be appropriately incorporated into the landscaping required.
- h. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- i. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.
- j. The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.
- k. The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.
- l. The extent to which the safety and containment of small children and pets would be compromised.

14.2.64 Service and storage spaces for Density A Residential area - residential activities – Living G (Highfield) Zone

- a. Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- b. Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- c. The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- d. The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.
- e. The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

14.2.65 Fencing on sites adjoining the Green Network and Blue Network in the Living G (Highfield) Zone

- a. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- b. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.**
- c. The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.**

14.2.66 Ground floor habitable space and orientation to street - Density A Residential Area in the Living G (Highfield) Zone

- a. The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable spaces at ground level.**
- b. Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.**

Volume 3: Part 2 Living Zones

Insert in Volume 3: Part 2 Living Zones new Appendices 3Y(a) and 3Y(b) – Outline Development Plan (Highfield); Appendix 3Y(c) - Plant species for Living G (Highfield) Zone and Appendix 3Y(d) – Cross sections for Roads – Styx River/Selkirk Place, Hawkins Road, Hills Road and Prestons Road. See attached appendices at the end of document.

VOLUME 3: PART 3 BUSINESS ZONES

Insert new rules in Section 3.4 Development Standards - Business 1 and 2 Zones as follows:

3.4.20 Residential activities – Outline Development Plan (Highfield)(Part 2, Appendices 3Y(a) and 3Y(b))

In the neighbourhood centres/business nodes (Business 1), as identified on Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)) residential activity shall not be located on the ground floor of any building.

3.4.21 Urban design and amenity for development in the neighbourhood centres/business nodes (Business 1) – Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

The erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

Insert new rules in Section 3.6 Critical Standards - Business 1 and 2 Zones as follows:

3.6.7 Minimum design standard for floor levels – Living G (Highfield) Zone

The minimum design standard for building floor levels shall be above an 0.5% AEP return period flood event.

Insert new assessment matters in Part 3 Business Zones: Section 6 Assessment matters for resource consents as follows (insert after Assessment Matter 6.3.24).

6.3.25 Design and amenity for development in the neighbourhood centres/business nodes (Business 1) – Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b))

- a) The quality of architectural design of main elevations including building design, architectural features and details, use of colour and building materials.**
- b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.**
- c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.**
- d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.**

- e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- f) The extent to which any signage on buildings is integrated with a buildings' architectural detail.
- g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.
- h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rainwater gardens and swales.

6.3.26 Residential Activities – Outline Development Plan (Highfield)

- a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint.
- b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- d) The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity.
- e) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- f) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

VOLUME 3: PART 8 SPECIAL PURPOSE ZONES

Insert new rules in Section 4.5 Development Standards as follows:

4.5.7 Cross sections for roads –Living G (Highfield) Zone

4.5.7 Any construction and/or reconstruction of Selkirk Place, Hawkins Road, Hills Road and Prestons Road shall be in general accordance with the cross sections shown in Part 2, Appendix 3Y(d) in the Living G (Highfield) Zone.

Insert new Assessment Matter in Part 8 Special Purpose Zones: Section 12 as follows (insert after clause 12.4.5):

12.4.6 Cross sections for roads –Living G (Highfield) Zone

- a) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.
- b) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- c) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- d) The extent to which stormwater management features such as rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds are incorporated into the road stormwater treatment design.
- e) The extent to which the roading design aligns with Part 2, Appendix 3Y(d).

VOLUME 3: PART 9 GENERAL CITY RULES

Insert the following new Clause 5.2.3 (e) under Clause 5.2 (Filling Excavation and Building adjacent to Waterways and the Coastline):

5.2.3(e) With respect to Rule 5.2.4, the effects of land improvement measures undertaken in the Living G (Highfield) Zone are to be considered in conjunction with associated filling, excavation, building and compaction activities.

Insert the following new Clause 5.6.1 (f) under Clause 5.6 (Filling and Excavation on other land):

5.6.1 (f) With respect to Rule 5.6.2 and Table 1, the effects of land improvement measures undertaken in the Living G (Highfield) Zone are to be considered in conjunction with associated filling, excavation, building and compaction activities.

Insert the following new Clause 5.9.2 (t) under Clause 5.9 (Assessment Matters):

5.9.2(t) Any adverse effects of noise and vibration associated with filling, excavation and land improvement in the Living G (Highfield) Zone, and the effectiveness of methods to mitigate such effects.

Insert the following new Clause 5.9.6 (m) under Clause 5.9 (Assessment Matters):

5.9.6(m) Any adverse effects of noise and vibration associated with filling, excavation and land improvement in the Living G (Highfield) Zone, and the effectiveness of methods to mitigate such effects.

VOLUME 3: PART 13 TRANSPORT

Amend Table 1b in Rule 2.2.1 – Parking space numbers as follows:

Part 13, Volume 3 Transport – **Rule 2.2.1** - Table 1b. Minimum parking required in all other zones

Insert below “Residential activities generally”:-

Living G (Awatea) Zone and Living G (Highfield) Zone: For a site of Density A residential area only	For a site of 400m ² or less: 1 car-parking space	N/A	Nil	
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VOLUME 3: PART 14 SUBDIVISION

In 1.0 Statement, amend the paragraph under “Guide to using these rules” as follows:

For the Living G (Highfield) Zone provisions in Section 30.0 (Part 14), Rule 30.1 shall be applicable instead of Steps 4-6 below.

Step 1...

In 1.0 Statement, add “29” to the “Guide to using these rules” Steps 4 – 6 as follows:

(...).

Step 4 If the proposed subdivision complies with all of the relevant critical and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to any relevant matters set out in Clauses 4 – **22**

Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14, **17, 18 or 19, 20, 22** or the community standards in Clause 18, application must be made for a resource consent, assessed as a discretionary activity, but only in respect to the matter(s) not complied with.

Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in Clauses 4, 5, 7, or **17, 18 or 19, 20, 22** then the application must be made for resource consent, assessed as a non complying activity.

(...)

In 3.0 Categories of subdivision activity, amend Clauses 3.1, 3.2 and 3.5 as follows:

3.1 Controlled (subdivision) activities

Any subdivision which complies with all of the critical and development standards for subdivision activities shall be a **controlled activity** in

respect to the matters specified in the subdivision rules, **except where otherwise specified**, with the exercise of the Council's discretion limited to the matters specified in the subdivision rules.

3.2 Discretionary (subdivision) activities

Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the development standards shall be a discretionary subdivision activity, **except where otherwise specified**, with the exercise of the Council's discretion limited to the matter(s) subject to that standard unless otherwise stated.

3.5 Written consent for non-notification

Except for any application made:

- under Clause **20**, or
- **under Clause 30.0 where:**
 - (i) application is required as a result of non-compliance with Rule 30.3.1;**
 - (ii) application is required under Rule 30.3.4; or**
 - (iii) any land being subdivided is within 25 metres of a property boundary of land not owned by the applicant (other than land owned by the Council or the New Zealand Transport Authority) and being within the Living G (Highfield) Zone;**
 - (iv) application is required as a result of non compliance with rule 30.3.3(g).**

any application for consent under the subdivision rules (other than non-complying subdivision activities) shall not require the written consent of other persons and shall be non-notified.

Under Clause 7, Natural and other Hazards, amend subclause 7.1 (b) which lists the matters over which the Council can exercise discretion for a controlled activity, by adding the following bullet point:

- **Liquefaction (Living G (Highfield) Zone)**

Under Clause 7, Natural and other Hazards, add a new subclause 7.3 (k) as follows:

7.3 (k) Any adverse effects of noise and vibration associated with land improvements in the Living G (Highfield) Zone, and the effectiveness of methods to mitigate such effects.

Insert the following after Clause 29:

30.0 Subdivision in the Living G (Highfield) Zone

30.1 Categories of activities – Living G (Highfield) Zone

- a) Any subdivision which complies with all of the critical and community standards for subdivision activities shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the matters specified in Clause 30.6.**

Refer also to Part 14 Subdivision, Clause 2.13 Application of assessment matters, for additional assessment matters which the Council shall apply to all restricted discretionary activities.

- b) Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the community standards shall be a discretionary subdivision activity.**
- c) Any subdivision which does not comply with any one or more of the critical standards for subdivision activities shall be a non-complying subdivision activity.**

30.2 General Rule – Living G (Highfield) Zone

30.2.1 Business 1

The Business 1 Zone subdivision rules shall apply to subdivision within the areas shown as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

30.3 Community Standards

30.3.1. Outline Development Plan

All subdivision and associated development shall be in general accordance with the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

30.3.2. Roading Design within and adjoining the Living G (Highfield) Zone

Roading design within and adjoining the Living G (Highfield) zone shall be in accordance with the table below, and in general accordance with the cross sections for Prestons Rd, Hawkins Rd and Hills Rd and Selkirk Place in Part 2, Appendix 3Y(d):

Street Type	Minimum legal road width	Minimum carriageway width	Minimum number of footpaths	Minimum footpath width	Provision of street trees
Central Boulevard	20.5	Dual carriageway 5.5m each	1*	1.5m	Yes
Parkside Local Street	15.5m	10m	1*	1.5m	Yes
Local Street	19m	10m	2	1.5m	Yes
Parkside Neighbourhood Street	14.5m	7.5m	1*	1.5m	Yes
Neighbourhood Street	18m	7.5m	2	1.5m	Yes
Cul-de-sac	14m	7.5m	1	1.5m	Yes
Lane	14m	7.5m	1	1.5m	Yes
Link	9m	7.5m	None	-	Yes

*Except where roads adjoin a public space on one side, an additional second footpath shall be located within that open space.

Central Boulevard	Runs in a north-south direction along the central open space system, and will be a collector road.
Parkside Local Street	This street type always edges a reserve on one side.
Local Street	The main north-south roads within the development.
Parkside Neighbourhood Street	Similar to a parkside local road but with a narrower carriageway.
Neighbourhood Street	These roads make up the largest proportion of streets within the development and are intended to carry only local traffic.

Lane	Provide access to a limited number of residential properties.
Link	Specific to areas adjacent to Prestons Road. They provide access to a limited number of properties and link between turning heads on north-south roads.

30.3.3. Network effects - Transportation

- a) Prior to the approval of any subdivision north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction of the following, to the satisfaction of Christchurch City Council, must commence:
 - (i) Upgrading Prestons Road between the existing urban / rural boundary and the Hawkins / Hills Road intersection;
 - (ii) Formation of the Central Boulevard / Prestons Road intersection (including the provision of traffic signal infrastructure), and;
 - (iii) Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.

Notes:

 - 1. The geometric specifications for Prestons Road, in relation to Clause i. above, are specified in Part 2, Appendix 3Y(d).
 - 2. Making the signals operational at the Central Boulevard / Prestons Road intersection will be independently determined by the Council, in order to avoid unnecessary delays to through traffic on Prestons Road until sufficient development in the Living G (Highfield) Zone necessitates the signals becoming operational.
- b) Prior to the approval of any subdivision that creates the 400th residential allotment north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction on the installation of traffic signals at the Marshland / Prestons Road intersection must commence.
- c) Prior to the approval of any subdivision that creates the 750th residential allotment north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction on the installation of traffic signals at the Grimseys / Prestons Road intersection (or an alternative intersection treatment agreed with the Council) must commence.
- d) The establishment of any new road connection to Hawkins Road or Selkirk Place requires Hawkins Road between Prestons Road and Selkirk Place to be developed in general accordance with the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.
- e) The establishment of any new road connection to Hills Road requires Hills Road between QEII Drive and the new road connection to be developed in general accordance with the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.
- f) The establishment of the fifth road connection to Hills Road, as identified on the Outline Development Plan, requires Hills Road between QEII Drive and Prestons Road to be developed in general accordance with the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.
- g) If construction of the Northern Arterial has not commenced, the following applies:
 - (i) Once 1,400 residential allotments have been granted in the Zone, all subsequent subdivision applications for residential allotments must demonstrate that Level of Service E or better shall be achieved for the turn movements at the intersections identified in the table below.

Intersection	Approach and Movement
Main North / Prestons	i) Main North Road: right turn ii) Prestons Road: left turn and right turn
Grimseys / Prestons	i) All movements
Central Boulevard / Prestons	i) All movements (unless the traffic signals are already operational)
Hawkins / Hills / Prestons	i) All movements
Lower Styx / Hawkins / Marshland	i) Hawkins Road: all permitted movements ii) Marshland Road: right turn into Hawkins Road
Hills / QE II	i) Hills Road: left turn
QE II / Innes	i) QE II Drive: westbound through movement

Note: The identified service target of Level of Service E is based on the Highway Capacity Manual 2000 delay-based definitions of Level of Service.

h) If construction of the Northern Arterial has commenced, then clause g) above shall not apply.

30.3.4. Roading connection to QE II Drive

Any proposed subdivision that provides for a new roading connection to QE II Drive from within the Living G (Highfield) Zone is a discretionary activity.

30.3.5. Boundary planting

Where a rear boundary or side boundary of any land within a subdivision abuts a property boundary of land not owned by the applicant (other than land owned by the Council or the New Zealand Transport Authority), prior to any filling, excavation or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to depth of 5 metres and shall only include plants from Part 2 Appendix 3Y(c). Ongoing maintenance of this planted strip shall be required through Consent Notices imposed by condition of subdivision consent to be registered on the Certificate(s) of Title of all new allotments to be created by the subdivision which abut such boundaries [Refer to Clause 29.6].

30.4 Critical Standards

30.4.1. Allotment dimensions

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density D 16m x 16m

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

30.4.2. Allotment size and site density

Any subdivision shall comply with the following site sizes:

'Density A' residential area Average lot size to be contained within a range of 200m² to 300m²
Minimum net site area of 150m²

'Density B' residential area Average lot size to be contained with a range of 300m² to 450m²
Minimum net site area of 275m²

'Density C' residential area' Average lot size to be contained within a range of 450m² to 750m²
Minimum net site area of 400m²

'Density D' residential area Minimum net area of 800m²

Note: The Density areas referred to are shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).

30.4.3. Realignment of Horners Stream

Concurrently or prior to the approval of any subdivision that includes part of Horners Stream, an engineering design concept for the realignment of Horners Stream (from its connection with Kruses Drain through to the Styx River), and an ecological assessment of the design at a conceptual level, shall be provided to Christchurch City Council for consideration for certification.

When a final design concept has been certified by the Council, it shall be held by the Council and referred to as the “Horners Stream Realignment Concept Plan”.

Note: Detailed engineering, landscape and ecological design for each section of the Stream is required at time of subdivision consent application – refer 30.5(k) Information to be supplied and 30.6 (Horners Stream - a) Assessment matters for subdivision.

30.5 Information to be supplied with an application for subdivision consent

- (a) Information that illustrates how the proposed subdivision generally accords with the Living G (Highfield) Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).**
- (b) Information that illustrates how the staging of development including the location of key infrastructure generally accords with the Living G (Highfield) Outline Development Plan.**
- (c) Information to show that staging takes account for the need to prevent clogging of soakage basins with sediments associated with construction and other methods needed to minimise sediment discharges to the Styx River.**
- (d) Location of high, medium and low density sites.**
- (e) Measures to be taken to reduce dust emissions (if any).**
- (f) Information identifying appropriate remedial and/or site management measures to be put in place to make the land suitable for residential purposes in the event that soil contamination is identified.**
- (g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information is required detailing how buildings are to satisfy the relevant assessment matters.**
- (h) Information identifying appropriate remedial and/or site management measures for contamination to be put in place to make the land suitable for the intended purposes.**
- (i) Information addressing the risk of liquefaction and identifying the appropriate land remediation measures required to make the land suitable for residential use. This shall include a geotechnical assessment in accordance with the Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury (Ministry of Business, Innovation and Employment, September 2012) or the guidelines that are in force at the time the application is made.**
- (j) Detailed landscape and ecological assessment and plans for the length of Styx River within subdivision application areas that include Styx River.**
- (k) Detailed engineering, landscape and ecological designs and assessment for the length of Horners Stream within subdivision application areas that include Horners Drain.**
- (l) Information addressing any natural springs located within the development area.**
- (m) The results of an archaeological walkover of the property (prepared by a suitably qualified archaeological expert) and confirmation as to whether or not an archaeological authority is required.**
- (n) Where Rule 30.3.3 applies, a transport assessment prepared by a suitably qualified person.**
- (o) Any proposed subdivision in Density A Residential Area shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments, including in relation to:**
 - **Buildings, including accessory buildings;**
 - **Driveways and entrances;**
 - **Fences and gates;**
 - **Landscaping;**
 - **Pedestrian paths and entrances;**
 - **Shared access ways and lanes;**

- Outdoor living areas;
- On-site car parking;
- Lighting;
- Service areas;
- Utilities.

30.6 Assessment matters for subdivision in the Living G (Highfield) Zone

General matters

General matters provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that, as a minimum, developments will fulfill the matters, except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading, where appropriate, a brief explanation provides additional information on meaning and intent behind the assessment matters. Applications are also encouraged to provide written and graphic evidence of their rationale to accompany site specific proposals.

There are also levels of assessment matters – the first level applies to all Density A, B, C and D applications – the second applies to all Density A applications.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 – All Density areas

Design and layout

- a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Highfield) Zone in Part 2, Volume 3 of the City Plan and the Living G (Highfield) policies at Part 11, Volume 2 of the City Plan.
- b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- c) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent views
- d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape allotments, the provision of hard and soft landscaping, and the location of street lighting.
- e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas, to minimise the extent of vehicle crossings and/or garages that face the street and to maximize building frontage and on-street parking, regard should be had to
 - The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The land use shared access (via access lots or rights of way).
- g) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.
- h) Avoiding the widespread use of culs de sac. Any cul de sac should be short and relatively straight.
- i) With the exception of blocks fronting Hawkins Road and Hills Road, street blocks should maximise the permeability of the Movement Network, particularly in relation to pedestrian movements.
- j) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- k) The extent to which allotments are connected, visually and physically, to green corridors and open space.
- l) The extent to which the average allotment size, within the average range specified in Rule 30.4.2 in the subdivision application will contribute to achievement of an overall minimum yield from the Living G (Highfield) block of at least 15 households per hectare.

Special setback provisions – Northern Arterial

- a) The appropriateness of consent notices to be registered on the Certificate(s) of Title of the relevant lot(s) to ensure compliance with Rule 13.5.3.

Boundary Planting

- a) The appropriateness of consent notices to be registered on the Certificate(s) of Title of the relevant lot(s) to ensure ongoing maintenance of the planted strip required by Rule 30.3.5.

Network Effects - Transportation

- a) The extent to which the existing formation of Hawkins Road and Hills Road differs from the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.
- b) The extent that the identified Level of Service target of E is being breached in terms of average control delay per vehicle.
- c) The number of vehicles performing the intersection turn movement in the peak hour.
- d) The likely time duration within the peak hour where the identified Level of Service is not able to be met.
- e) The extent to which turning traffic affects the through movement function of identified intersections on the strategic road network.
- f) The extent to which the proposed development will further affect the Level of Service at the identified intersection.
- g) The cumulative impact on the Level of Service at the identified intersection, taking previously approved subdivisions into account.
- h) The ability to implement alternate traffic management measures that would result in Level of Service E or better being met at the identified intersection.
- i) The potential to introduce new road network connections into the Living G (Highfield) Zone that would result in Level of Service targets being met at the identified intersections.
- j) The additional scale of development proposed relative to the scale of any road network mitigation measures being required, including those relating to the achievement of identified level of service targets.
- k) The duration of any temporary effect relative to the introduction of road network improvement measures already programmed for construction that would mitigate any adverse effects beyond those considered acceptable by the identified Level of Service target.

Movement and Connectivity

- a) The extent to which the roading layout supports a functional hierarchy of streets.
- b) The extent to which the roading layout achieves a well connected and highly permeable movement network.
- c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.
- d) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.
- e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- f) The account taken of pedestrian movement and continuity of walking facilities within the development.
- g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.
- h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- k) The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate and in accordance with the Canterbury Regional Public Transport Plan 2012 or the relevant document that is in force at the time the application is made.

- l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.
- m) The extent to which stormwater management features such as rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds are incorporated into the road stormwater treatment design.
- n) The extent to which new subdivision does not preclude development of other areas within the Living G (Highfield) Zone.
- o) The extent to which roading within the site is designed to encourage the use of open space.
- p) The extent to which the roading design aligns with Part 2, Appendix 3Y(d).
- q) The extent to which both the Green Network and pedestrian/cycle connections share space and interrelate.
- r) The extent to which access to public open space is maximised.

Street Trees

- a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- b) The extent to which the trees provided are from Part 2, Appendix 3Y(c), List B Exotic Trees.
- c) The provision of trees intended to provide a high level of visual amenity.
- d) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- e) The extent to which parking and landscaping are visually connected.

Stormwater

- a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- b) The extent to which alternative treatments may be available.
- c) The contribution made by the stormwater facilities' layout and design to the visual amenity of the immediate area.
- d) The ability to capture and treat stormwater on site.
- e) The extent to which the proposal will be in accordance with the Styx Stormwater Management Plan.
- f) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.
- g) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately until connection is made to the wider stormwater management system anticipated by the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).

Styx River

- a) The extent to which the treatment of Styx River enhances ecological and landscape values and enables the early establishment of the entire reserve.
- b) The extent to which the proposal meets the guidance of the CCC Waterways, Wetlands and Drainage Guide – Ka Te Anga Whakaora mō Ngā Arawai Rēpō Feb 2003.
- c) The extent to which the detailed plans are consistent with plans already approved through subdivision for other parts of Styx River within the Living G (Highfield) zone.
- d) The extent to which proposed planting is consistent with the guidance of the Christchurch City and Lowlands Canterbury – Streamside planting guide July 2005.

Horners Stream

- a) The extent to which the detailed designs meet the agreed “Horners Stream Realignment Concept Plan” held by Christchurch City Council.
- b) The extent to which the treatment of Horners Stream enhances ecological and landscape values.

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- c) The extent to which the proposal meets the guidance of the CCC Waterways, Wetlands and Drainage Guide – Ka Te Anga Whakaora mō Ngā Arawai Rēpō Feb 2003.
 - d) The extent to which proposed planting is consistent with the guidance of the Christchurch City and Lowlands Canterbury – Streamside planting guide July 2005.
 - e) The extent to which the detailed plans are consistent with plans already approved through subdivision for other parts of Horners Stream within the Living G (Highfield) zone.

Natural springs

- a) The extent to which the proposal provides for the retention of any natural springs.

Street scene

- a) The extent to which lot design and orientation will allow buildings to address the street.
- b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Location of high density sites

- a) The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail community facilities; and/or be within a 400 metre radius of any of the above.
- b) The extent to which high density sites are located in order to avoid adverse effects on lower density areas.

Mix of densities

The extent to which the application:

- a) Aligns with the density areas specified in the Outline Development Plan (Highfield)(Part 2, Appendices 3Y(a) and 3Y(b), Part 2)
- b) Specifies which density area the site is within.

Contaminated sites

- a) The suitability of remediation and/or mitigation measures to adequately deal with site contamination.

Geotechnical matters

- a) The suitability of remediation and/or mitigation measures in order to adequately deal with liquefaction risk.

Construction

- a) The extent to which adverse effects during construction have been avoided, remedied or mitigated. This is to include but not be limited to noise, vibration, dust, sediment and erosion control, drainage, traffic, and ecological values.
- b) Whether the walkover of the property, carried out by a suitably qualified archaeological expert, identified any archaeological features and whether an archaeological authority is required.
- c) If no archaeological authority is required, whether an accidental discovery protocol has been established and provided with the application.

Tangata Whenua Cultural Values

- a) The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.
- b) The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 – Density A Areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

Site and context

- a) Development should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- b) Developments are encouraged to support prominent views.
- c) Developments are encouraged to provide a high degree of passive surveillance.
- d) Developments should, where possible, provide views/close access to the Central Corridor or Styx Corridor.

Relationship with street, lanes and public open spaces

- a) Buildings should be orientated towards the street and positioned close to the road boundary.
- b) Active areas of buildings, such as habitable spaces and entrances should, in addition to the requirement to be placed along the street frontage also face the adjacent public open spaces where applicable, particularly at ground level.
- c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from, the street or, in the case of rear units, shared accessways.
- d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- f) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

Corner sites

- a) Building on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
- b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Building form and articulation

- a) Buildings should be of a domestic scale
- b) Buildings in a series should avoid excessive repetition of building forms
- c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank
- d) Roofs should be designed to limit continuous ridgelines and to minimise the visual bulk of a building
- e) The separation of buildings on sites is encouraged to reduce perceived building bulk
- f) Architectural features (i.e. entrance porches, bay windows and shade screens) and a variety of materials and colours are encouraged to provide human scale and visual interest

Landscaping and site amenity

- a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should all be softened by landscaping.
- b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
- c) The distribution of landscaping throughout the site and provision for larger areas of vegetation is encouraged.
- d) Landscape design is encouraged to use endemic or locally sourced indigenous plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximizing occupants' safety and proving opportunities for passive surveillance.
- f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Consideration of occupants safety and passive surveillance should conform to Crime Prevention Through Environmental Design (CPTED) Principles.

Outdoor living spaces

- a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Service areas and utilities

Service areas (for example clothes lines, wheelie bin storage) should be positioned in a development to minimize adverse visual, noise or odour amenity effects and to enable practical use.

- a) Rubbish storage areas, letterboxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- b) Building services such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimize their visual impact, particularly from streets or public open spaces.
- c) Storage space should be easily accessible to residents.

Residential amenity

- a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households

Treatment of lanes

- a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as locating residential dwellings close to the street or where they are visible from the street.
- b) Provision of shared vehicle and pedestrian access with no defined footpath.
- c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- d) Provision of permanent passive surveillance for all parts of the lane
- e) Establish a consistent character for a lane with complementary architectural features on the land and adjacent buildings.

Amend Volume 3, Part 2 Living Zones by inserting new Appendices 3Y(a) and 3Y(b) – Outline Development Plan (Highfield)

Amend Volume 3: Part 2 Living Zones by inserting a new Appendix 3Y(c) - Plant species for Living G (Highfield) Zone as follows:

Appendix 3Y(c) - Plant species for Living G (Highfield) zone

A: Native Plants

(i) Trees

***Alectryon excelsus* – titiki**

***Cordyline australis* – cabbage tree**

***Dacrycarpus dacrydioides* –kaihikatea**

***Elaeocarpus dentatus* – hinau**

Eleocharis hookerianus – pokaka

Pittosporum eugenioides – lemonwood

Plagianthus regus – lowland ribbonwood

Podocarpus totora – totora

Prumnopitys ferruginea – miro

Prumnopitys taxifolia – matai

Pseudopanax crassifolius – lancewood

Sophora microphylla – kowhai

(ii) Small tree and shrubs

Aristotelia serratus – wineberry

Carpodetus serratus – marbleleaf

Coprosma areolata

Coprosma linarifolia – yellow-wood

Coprosma lucida – shining karamu

Coprosma robusta – karamu

Coprosma rotundifolia – round leaved coprosma

Fuchsia excorticata – fuchsia

Griselinia littoralis – broadleaf

Hedycarpa arborea - pigeonwood

Hoheria angustifolia – lacebark

Lophomyrtus abcordata – NZ myrtle

Meliccytus ramiflorus – mahoe

Meliccytus micranthus – shrubby mahoe

Myrsine australis – red mapau

Neomyrtus pedunculata

Pennantia corymbosa – kaikomako

Pittosporum tenuifolium – kohuhu

Pseudopanax arboreus – fivefinger

Pseudowintera colorata – pepper tree

Strebilus heterophyllus – turepo

B: Exotic trees

Acer campestre – field maple

Acer negundo

Alnus glutinosa – black alder

Alnus rubra – red alder

Carpinus betulinus fastigata – upright hornbeam

Liquidambar styraciflua – liquidamber

Prunus species – flowering cherries

Platanus orientalis – plane

Quercus coccinea – scarlet oak

Quercus palustris – pin oak

Quercus robur fastigata

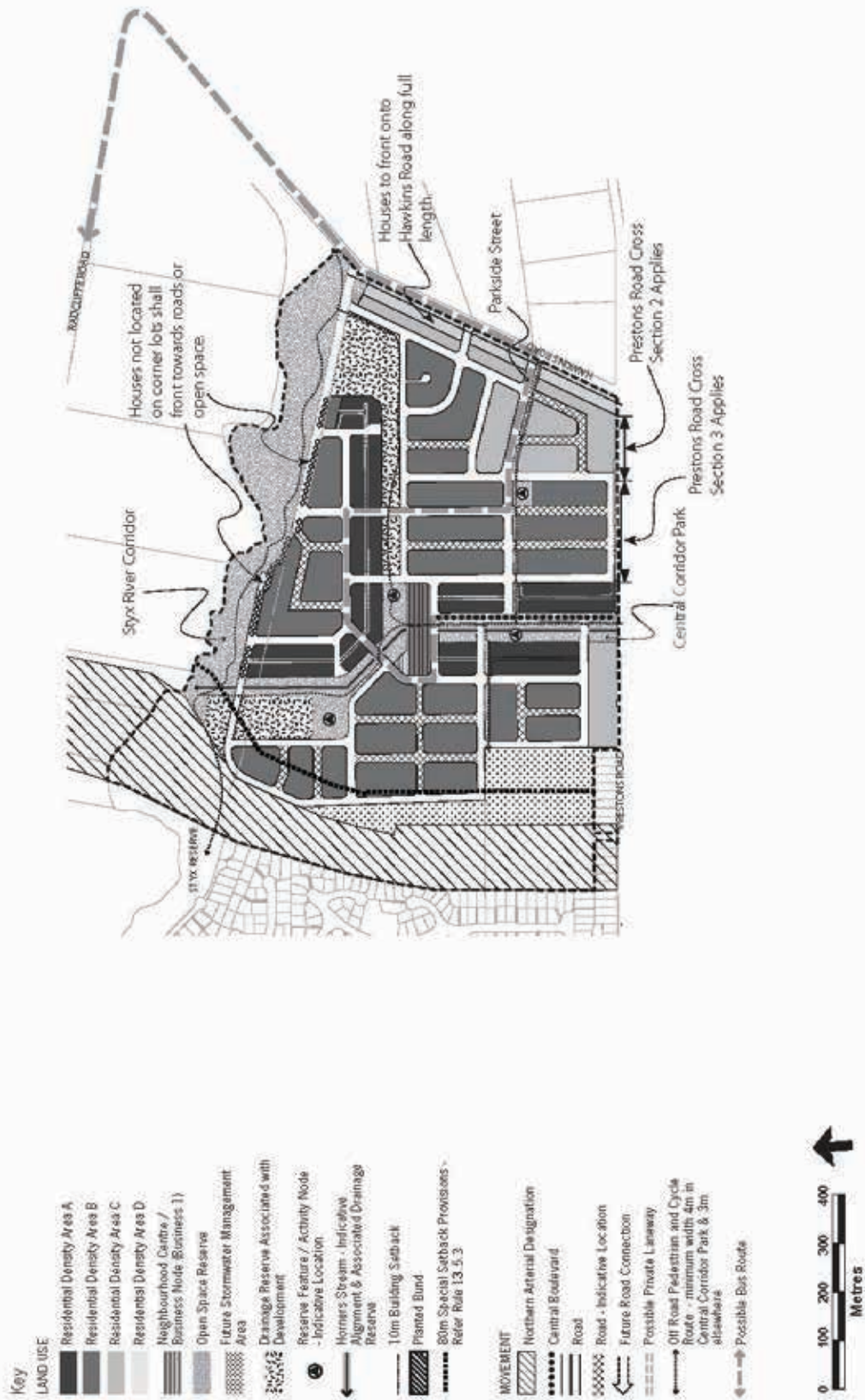
Tilia cordata – lime

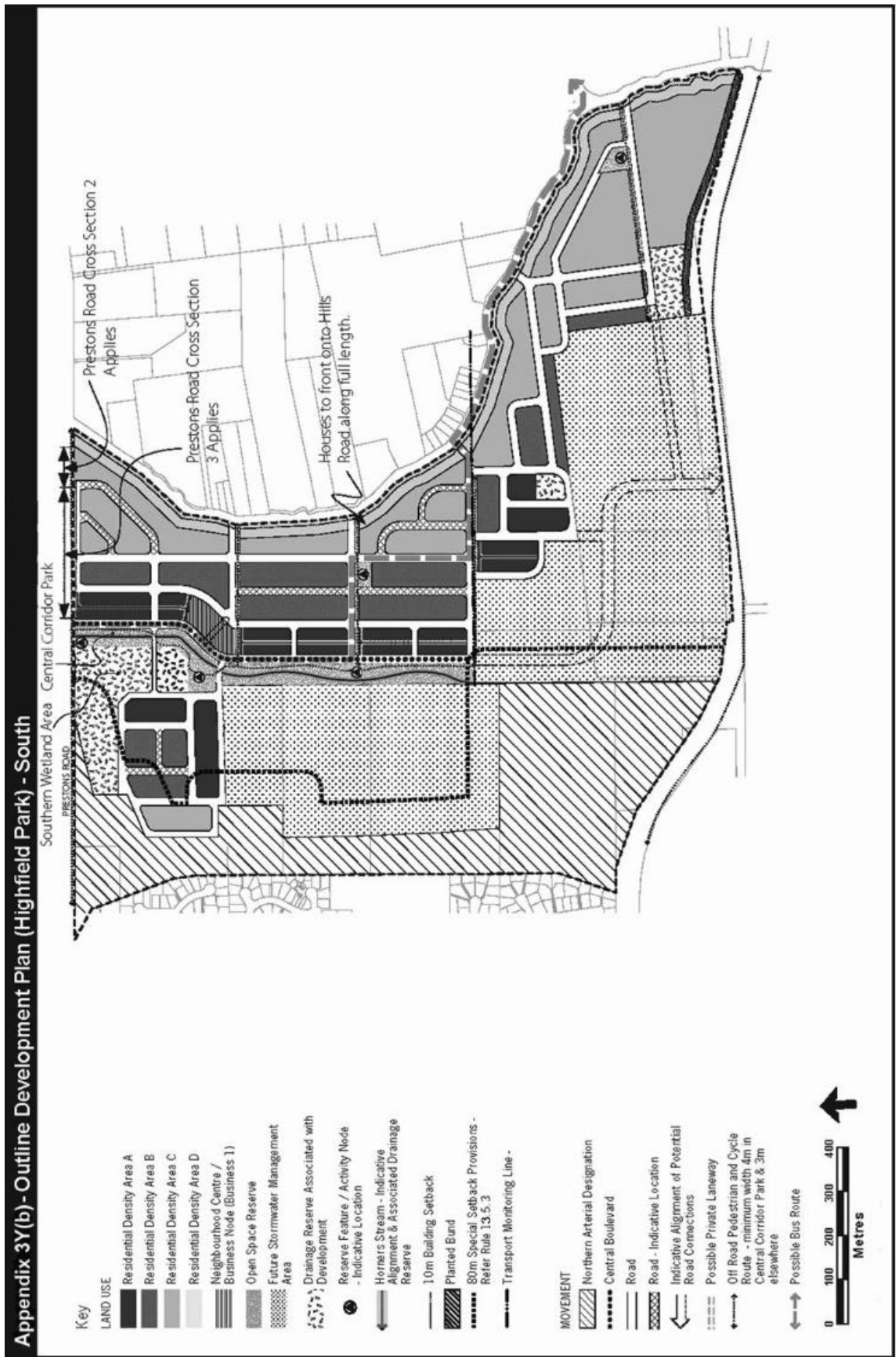
Amend Volume 3 Part 2 Living Zones by inserting new Appendices 3Y(a), 3Y(b) and 3Y(d) - Cross sections for Roads - Styx River/Selkirk Place, Hawkins Road, Hills Road and Prestons Road. – See attached.

VOLUME 3 PLANNING MAPS

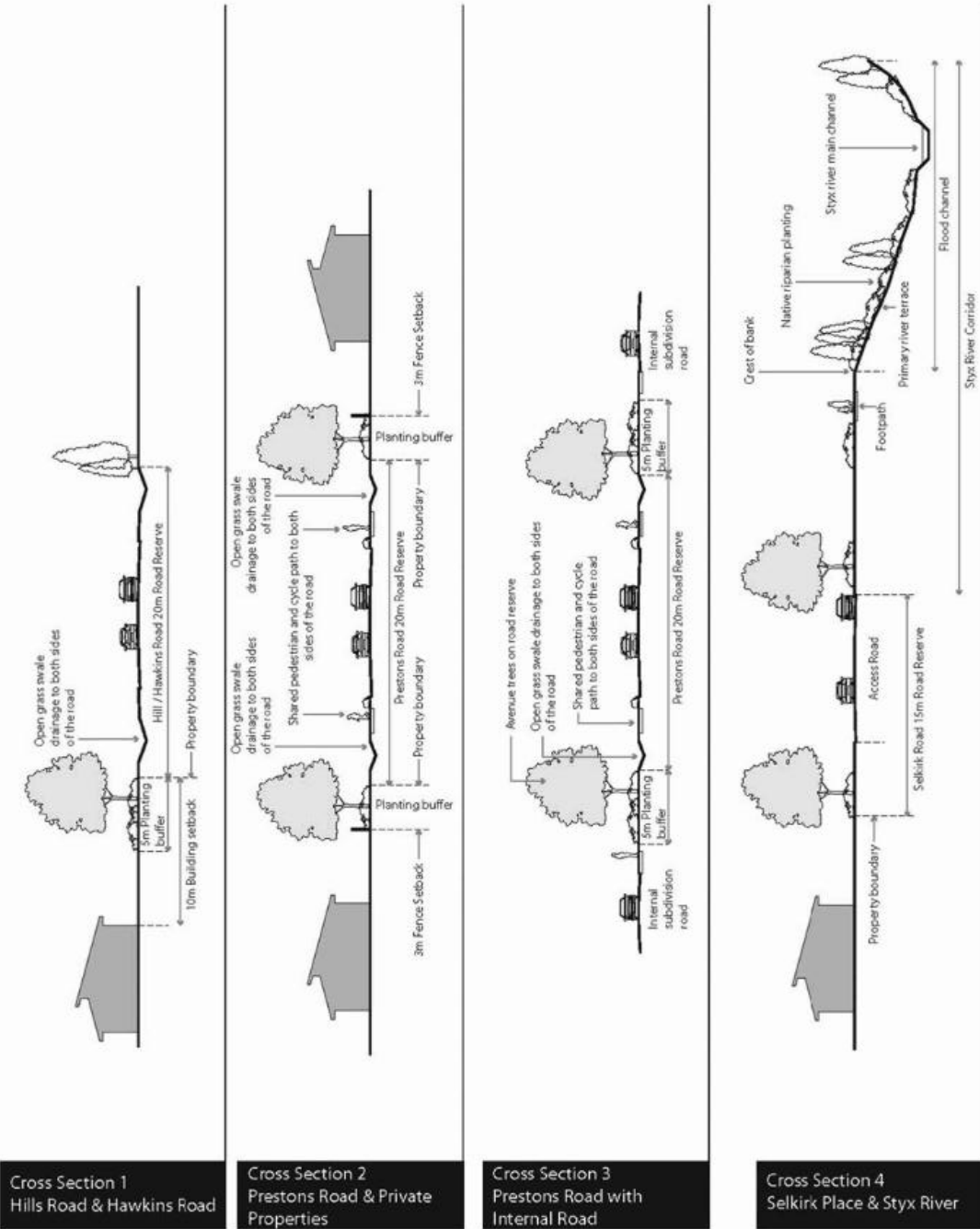
Amend Planning Maps 18A and 25A

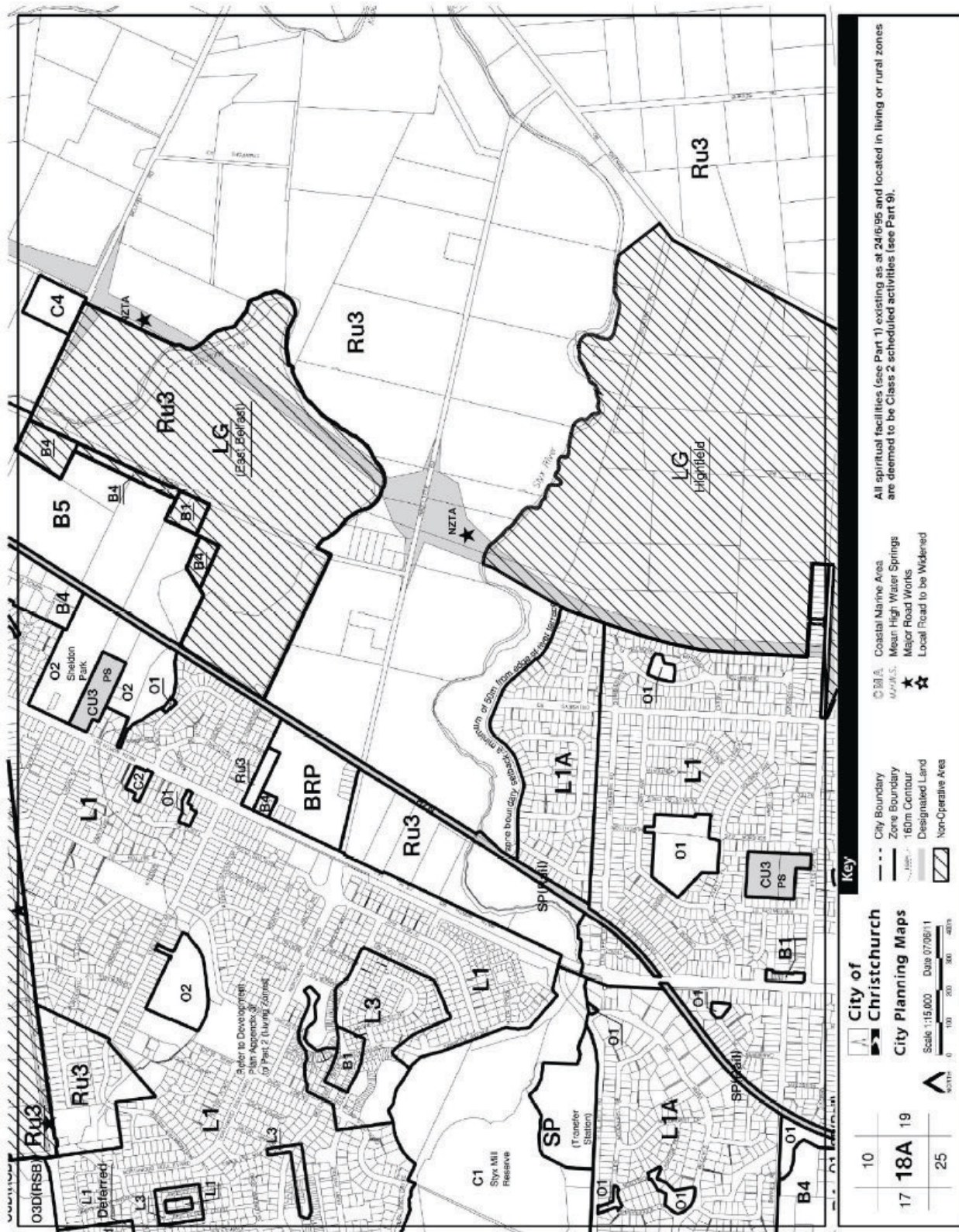
Appendix 3Y(a) - Outline Development Plan (Highfield Park) - North





Appendix 3Y(d) - Cross Sections for Roads: Styx River/Selkirk Place, Hawkins Road, Hills Road & Prestons Road.





Amendment 5 to Christchurch City Plan – Airport Noise Contours

Amend the Christchurch City Plan as follows:

VOLUME 2, POLICY 6.3A.7 AIRPORT OPERATIONS

Amend Policy 6.3A.7 Volume 2 as follows:

To avoid noise-sensitive activities within the 50 dBA Ldn noise contour around Christchurch International Airport except:

- **those permitted in conjunction with rural activities in the rural zones, and**
- **activities within the existing Living zones as defined in the city plan; and**
- **activities in the Open Space 3D (Clearwater) zone.**

VOLUME 3, PART 1 DEFINITIONS

Add new definition for “Noise-sensitive activities” Volume 3 Part 1 to read as follows:

“Noise-sensitive activities” mean:

- **Residential activities;**
- **Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities within the Special Purpose (Airport) Zone or on other land zoned or used for business activities;**
- **Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;**
- **Hospitals, healthcare facilities and any elderly person housing or complex.**
- **This definition only applies to airport noise contours.**

VOLUME 3, PART 4 RURAL ZONES, 3.4 CRITICAL STANDARDS: 3.4.2 AIRCRAFT NOISE EXPOSURE

Delete Clause 3.4.2 (c) – this rule no longer applies because the entire RuQ zone referred to in the clause below is outside the amended 65 dBA Ldn/95 SEL composite line, as follows:

3.4.2 Aircraft noise exposure

- (a) ...
- (b) ...
- ~~(c) Within the Pound Road/Hasketts Road area of the Quarry zone, construction of residential units, education facilities including pre-school places or premises, travellers accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases accessory buildings, outdoor storage or car parking) within the 65-dBA Ldn/95 SEL air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted.~~**

VOLUME 3, PLANNING MAPS

Amend Planning Maps, 3B, 6B-10B, 14B -18B, 22B-24B, 29B -31B, 35B-38B, 42B- 43B, and 50B, Volume 3, to reflect the 50 dBA Ldn noise contour around Christchurch International Airport on Map A Greenfield Priority Areas, Chapter 6 Regional Policy Statement.

