

PRESTONS

Summary of key planning requirements

The below table includes a summary of key planning requirements at Prestons. This is not an exhaustive list, nor does it identify all exceptions. For a complete suite of relevant provisions, reference should be made to the Christchurch City Plan.

REQUIREMENT	Density B	Density C	Density D
Site Size	450-500m ²	600-650m ²	800-1000m ²
Max Site Coverage	60%	40%	35%
Sunlight Access Plane ¹ (measured at boundary)	2.3m high + 30-55°	2.3m high + 26-55°	2.3m high + 26-55°
Site Coverage ex garage	60% less 18m ²	40 less 18m ²	35% less 18m ²
Building Height	10m	8m	8m
Continuous building length ² Roof Exterior Walls	- 20m 0 steps > 20m 1 step 20-24m 2 steps 24-28m 3 steps 28-32m 4 steps > 32m + 1m per 10m over	- 20m 0 steps > 20m 1 step 20-24m 2 steps 24-28m 3 steps 28-32m 4 steps > 32m + 1m per 10m over	- 20m 0 steps > 20m 1 step 20-24m 2 steps 24-28m 3 steps 28-32m 4 steps > 32m + 1m per 10m over
Maximum Paved impermeable area	80% (land and buildings)	25% (excluding dwelling)	25% (excluding dwelling)
Minimum Yard Size & Dimension	75m ² 4.5m	75m ² 4.5m	90m ² 6m
Building Setback Road Rear Side	- 3m 1.8m 1.8m	- 3m 1.8m 1.8m	- 3m 1.8m 1.8m
Fencing	1-2m depending on transparency	1-2m depending on transparency	1-2m depending on transparency
Design and Appearance	N/A	N/A	N/A
Special Fencing, Landscaping and Setback requirements (Lots 1137 – 1141)	N/A	2 large trees ³ 5m setback Rear Fence: 2m high solid	N/A

¹ The sunlight access plane applies to all boundaries and creates a 3D envelope in which building bulk must be contained.

² Continuous building length can be broken up by horizontal or vertical steps in building form for roofs or walls

³ Large Trees are to be selected from an approved list. Please inquire with staff for further details