

PRESTONS ROAD LIMITED - MARSHLANDS

Explanation

The purpose of the requested Plan Change is to rezone approximately 205 hectares of land to the east of Marshland Road, between Mairehau Road and Lower Styx Road, and adjoining Burwood and the Waitikiri and Windsor Golf Courses. The Plan Change rezones the land from the current zoning of Rural 3 in the Christchurch City Plan, largely to a new Living G (Prestons) Zone. A portion of the land is zoned Open Space 2, adjoining Marshlands Domain, and another portion is zoned Cultural 3 for a school site. The Living G (Prestons) Zone provides for a mix of different residential densities, as well as provision for business activity in specific locations.

Plans are included which indicate the extent of the land that is proposed to be rezoned and the proposed form of development for the area. Specific objectives, policies and rules are also included.

Date Publicly Notified: 27 March 2010

Operative Date: 1 November 2011

Council Decision: 27 October 2011

Plan Details: Planning Maps 19, 26

File No: PL/CPO/3/30

City Plan Amendments

Note: For the purposes of this plan change, any text amended as a result of other decision is shown as “normal text”. Any text p added by the plan change as notified is shown as **bold underlined** and text deleted as ~~**bold strikethrough**~~. Any text p added by Council’s decision is shown as **bold double underlined** and text deleted as ~~**bold double strikethrough**~~

Amend the City Plan as follows

Alter and add text to Volume 2, Section 11, as follows:

11.1.10 Policy: Prestons Road Retirement Village

To provide for an elderly persons housing complex within a defined area at Prestons Road where comprehensive design can be achieved ~~and the quality of the urban-rural interface can be improved.~~

Explanation and reasons

Provision has been made for an elderly persons housing complex and associated health facility in a specialist zone (Living 1F) catering for retirement village activities. The 7ha zone is located on the south side of Prestons Road adjoining the Living 1 and **Living G (Prestons) Rural-3** Zones. The zone will enable the development of a living environment, together with associated facilities and services that recognises the different housing needs of the City's ageing population. The zone has been established to cater only for elderly persons housing and associated care facilities, and no residential dwellings or other land uses are permitted where these are not directly associated within the specialist nature of the zone.

All development within the Living 1F Zone will be in general accordance with the Development Plan (refer Appendix 3(e)). Adherence to the Development Plan will ensure that any potential adverse effects on the amenity values of the surrounding living ~~and rural~~ environment are avoided or mitigated through appropriate building design, scale, siting and landscaping. Residential accommodation will be available only for elderly persons (including their spouses or partners), and will contribute to the diversity of living environments available to the elderly population.

Objective 11.1

Environmental results anticipated

The objective and policies seek to ensure a diversity of living environments within the City, recognising the differing characteristics of living areas of the City. This relates closely to achieving a consolidated urban form and is anticipated to result in the following outcomes:

[.....]

- An elderly persons housing complex within the Living 1F Zone at Prestons Road, comprising up to 165 villas/cottages and 45 serviced apartments together with associated facilities and services, that is sensitively designed and landscaped to improve the quality of the ~~rural-urban~~ interface **with the surrounding environment.**

Insert new Policy into Volume 2, Section 6, as follows:

6.3A.1 Policies General Policies Urban Growth - Living G (Prestons) Zone

The creation of a new suburban neighbourhood which:

- establishes strong connections to existing residential communities.
- achieves a well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.
- achieves a high quality public open space network by enhancement and modification of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
- creates a high quality public open space, being the Green Network, with activated nodes for civic or community uses such as sporting, community clubs, picnic facilities, playing fields or playgrounds.
- At least 22% ~~34%~~ of the residential units to be of higher density (Density A Residential). High density residential areas shall be located so as they provide opportunities for residents to reside and work in areas which are well-served by retail, recreation, public transport and civic/community facilities. High density areas should be located within 500m of the following:
 - A public transport route
 - Public open 'green' space such as a playground, local park or The Domain (note – for the purposes of this Policy, 'public open green space' includes green links and linear parks but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- manages the rural urban interface through the use of appropriate landscaping treatments and building setback requirements.
- encourages residential activity in the Urban Village / Commercial area
- develops at a rate and in a manner that avoids adverse effects on the safe, effective and efficient functioning of the transport network, whilst enabling new housing and commercial activity to be established in the Northeast of the City

Explanation and Reasons

The provision of the above elements is key to creating the structure and form of this integrated new residential and mixed use development. These elements are managed by the Outline Development Plan and Layer Diagrams.

In addition to these key structural tools, the Living G (Prestons) Rules contain a number of site specific provisions to manage potential effects on the environment and to achieve a high quality urban environment. This includes specific controls on certain commercial activities and higher density residential uses.

The Living G (Prestons) Rules also require management of the rate of development in the Living G (Prestons) zone to ensure that the safety and efficiency of the transport network is not adversely affected; this includes consideration of both the local network (including Marshland Road and its intersections with Lower Styx Road, Prestons Road and Mairehau Road) and other major components of transport infrastructure in the north of the city, including the Northern Arterial.

The Northern Arterial is a critical piece of strategic roading infrastructure that is being planned for construction in the period between 2013-2020; however, there is some uncertainty around the exact timing of when the construction of the infrastructure will commence. The road is required to provide for the efficient movement of freight to and from Lyttelton Port and to ease severe congestion on the road network.

As part of the recovery process from the 22 February 2011 Christchurch Earthquake, urban development is anticipated in the North-eastern portion of the City. Without the construction of the Northern Arterial, this planned growth may adversely affect the safe, effective and efficient functioning of road network, with levels of service being eroded and significant delays experienced. To avoid the potential for such adverse effects and to ensure such growth occurs at a rate that can be accommodated by the future road network, development in the Living G (Prestons) zone is to be staged in conjunction with specific roading upgrades. This enables an appropriate level of urban development to occur, having acceptable levels of effects of the safe, effective and efficient functioning of the road network until such time as the Northern Arterial is in the process of being constructed.

Insert new Policy into Volume 2, Section 10, as follows:

10.3.7(a) Policy: To ensure subdivision of land in the Living G (Prestons) Zone occurs in a comprehensive and integrated manner and is appropriately connected to the wider urban environment by ensuring an overall design and layout that gives effect to:

- (i) key structuring elements and network objectives specified in objectives and policies of the City Plan;
- (ii) the overall pattern of development shown on the Outline Development Plan (Prestons) and Network Layer Diagrams in Appendix 3V – 3AA, Part 2, Volume 3; and
- (iii) the provision of predominantly residential development (up to 2700 dwellings) at mixed densities.
- (iv) provision of a commercial area with a maximum retail floor area of 12,000m² that provides for the day-to-day, convenience shopping needs of the local community and is designed in accordance with good urban design principles and achieves a high standard of visual character and amenity.

- (v) achievement of a minimum net density of between 13 and 15 households per hectare
- (vi) provision for vehicular, cycle and pedestrian connections to be established towards the rural area west of the Living G (Prestons) zone.

10.3.7(b) Policy: To avoid subdivision in the Living G (Prestons) Zone until such time as sites are able to be serviced by approved reticulated waste water system and stormwater management facilities.

10.3.7(c) Policy: To avoid any increased risk of adverse effects on property and the wellbeing and safety of the community from contaminated sites by avoiding subdivision of land until appropriate mitigation measures have been identified and the risk from site contamination is removed or appropriately remediated.

Explanation and Reasons

The Living G (Prestons) Zone seeks to provide for urban development in a comprehensive and integrated manner. The comprehensive and integrated form and structure of land development is necessary to achieve a primary emphasis of urban consolidation and sustainable urban development. Some flexibility in the final design and location of some structural elements at time of subdivision is provided to ensure an efficient and effective environmental outcome. This policy seeks to work in conjunction with Policy 10.3.2 which aims to maintain and enhance amenity values through innovative subdivision design.

There are some existing constraints to the development of the Prestons site that must be overcome. Constraints include servicing the site for waste water and stormwater, and the presence of a small number of isolated areas of contaminated land. While waste water infrastructure can be installed on site, there is only limited ability to connect to the Council's reticulated waste water system. Currently, Council's network has severe capacity constraints within the existing reticulated system. Disposal and proper treatment of waste water is of vital importance as failure to do so can have significant adverse effects on the health and well-being of the community. Until such time as this constraint is overcome only limited urban development can occur.

The Council's long term growth management strategy is to achieve consolidated urban areas. This is to be accomplished, in part, by requiring residential densities in new growth areas to be of higher levels than the norm for existing suburbs. In general, the Council has set a target net residential density of 15 households per hectare for these new growth areas; however this target has largely been derived as a means of accommodating the changing demographics of the City's residents over the next 30 years (i.e. to 2041). The Living G (Prestons) zone, in contrast, is envisaged to be developed in a considerably more condensed timeframe, largely in response to the 2010 and 2011 Canterbury Earthquakes. To achieve both a more dense distribution of housing than the status quo, and to meet the needs of the recovering community in the short-to-medium term, a minimum net residential density of between 13 and 15 households per hectare is to be achieved.

Though the area immediately west of the Living G (Prestons) zone comprises Rural land, there is a potential that this area may be urbanised in the future. To encourage the integration of any such future urbanisation with the Living G (Prestons) zone, roading and active transport corridors should be provided to this interface through subdivision of the Living G (Prestons) zone.

Initial site contamination investigations arising from past agricultural practices over the site have revealed a small number of areas where remedial actions are required. Before residential activity establishes in these areas further soil testing will be required, at time of subdivision, and appropriate remediation measures will need to be undertaken to make the land suitable for residential activity.

Insert new Policies into Volume 2, Section 11, as follows:

11.1.13 Policy: Green Network Policies – Living G (Prestons) Zone

The Provision of a green ~~layer diagram~~ network which includes:

- public open space within 400m walking distance of all new development - Open space includes open space corridors and local neighbourhood parks.
- continuous public open space corridor to the centre of the site (the Green Network) which operates in conjunction with the Movement and Blue networks, and includes frontage to a legal road throughout its length. Wherever possible, public access in the form of roads, cycle ways and pedestrian footpaths will be permitted along the length of the corridor. The continuity of the green corridor is key to maintain connectivity for fauna to migrate from the north to south.
- east-west green links which will maximise the relationship to the linear park. The green links will create connection to the broader landscape allowing pedestrian and cycle movement along the east-west corridors.
- diverse and strategically located soft and hard landscaping treatments. While possessing an overall character and identity, the Green Network will at the same time be divided into three distinct character zones that correspond to the varying characters of the surrounding development. These character zones will be the country, civic and suburban parks, as follows:
 - Country Park - The Country Park will be characterised by its natural landscape asset and will be a place where nature meets habitat. Meadows and seasonal landscape treatments will develop the sense of connectivity to the rural surroundings. Providing habitats and engaging with the fauna and flora will be the major theme in this location to educate the local communities.
 - Civic Park - The Civic Park will be the central component of the Village Centre. This section of the Green Network will include The Domain, the park dedicated to the School and other civic places. The landscape

treatment will be provide a mix between open green area and hard surface.

- Suburban Park - The Suburban Park will be located in the southern part of the site. It will provide a more formal landscape where playing fields, playgrounds, picnic areas and spaces dedicated for events will be combined to provide a series of local neighbourhood facilities.
- creative use of planting and landform to reinforce connections to the surrounding community while providing a stimulating, playful and active environment.
- the retention and enhancement of some of the site's natural history, including the retention of some existing tree alignments and hedgerows where practical and/or desirable
- a landscape which will exhibit a certain degree of consistency of character throughout, ensuring that the Green Network collectively possesses a strong identity. Consistency of character will in addition add to the perceived connectivity that the park provides, encouraging public use as a means of movement.
- public open space activities within the Green Network which contains a series of activity nodes situated at regular intervals, including sports grounds and community facilities, ensuring that all members of the community have equal access to these recreational opportunities. Part of these activities will be located in the existing park known as The Domain.
- the Domain, which will become a central component of the Living G (Prestons) zone and will be surrounded by the educational precinct, the retirement village, and Prestons Road where community, civic and limited retail activities can occur.

Explanation and Reasons

The green network refers to the 'system' of public open space provision throughout the site. These spaces offer a wide range of amenity / recreational experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, ecological features and the blue network in respect to storm water management and public access.

Creating a network of high-quality public spaces which provide for a range of active and passive recreational opportunities to be enjoyed and easily accessed by future residents.

The linear park is required to have frontage to a through road to provide sufficient public surveillance to prevent the linear park becoming an attractive site for criminal activity. Experience with other parks in Christchurch bordered only by housing has shown that this is a potential outcome

11.1.14 Policy: Blue Network Policies – Living G (Prestons) Zone

The Provision of a blue ~~layer diagram~~ network which:

- utilises of an integrated approach for storm water attenuation, 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 as shown on the Blue Network Layer Diagram.
- creates high value amenity areas by using low engineered solutions, the intention is to create a more aesthetically pleasing environment through a programme of indigenous revegetation and creation of a more natural channel form in site waterways and swales.
- connects to the existing water catchments across the site, including Snellings Drain, No 2 Drain and Gibson's drain to create a new integrated total system. The design of the Green Network is underpinned by this functional requirement for collecting and discharging the surface water from these three catchments.
- creates 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.
- provides the opportunity for recreational activities and public access to be co-located with surface water management facilities, particularly within the linear park.

Explanation and Reasons

Ensuring that stormwater management is an integral component of the overall development of the site and to avoid, remedy or mitigate potential adverse effects.

From an integrated design approach, the Blue Network should incorporate a complementary approach to stormwater management whereby surface stormwater treatment and detention area facilities are located alongside Green Network spaces. This will ensure the maximum benefit can be derived from these spaces as well as being an efficient and sustainable use of the land resource.

11.1.15 Policy: Movement Network Policies – Living G (Prestons) Zone

The Provision of a movement ~~layer diagram~~ network which will:

- establish a primary north-south connection road as the main movement route through the site in accordance with the Movement Network Layer Diagrams (Appendix 3Y), Part 2, Volume 3.

- establish a network of secondary roads crossing the site.
- establish a network of tertiary roads to provide good access to new community neighbourhoods and open spaces.
- include a well connected cycle and pedestrian network in accordance with the Movement Network Layer Diagrams (Appendix 3Y), Part 2, Volume 3, centred around the Green Network and green links, catering for leisure activities as well as more direct access routes.
- connect to existing public transport routes with potential for new or re-routed bus services.
- create urban development blocks (the area of land enclosed by public space or streets), that are relatively small to facilitate and encourage walking.
- ensure the layout is easily understood by users, routes will be relatively direct and vistas and key junctions will be marked by landmark elements such as neighbourhood parks, key buildings or special landscape features.
- establish a safe, efficient, walkable and legible movement network hierarchy through:
 - creation of key cycle linkages within the Village Centre to enhance the physical connectivity. These linkages will be connecting key programmes within Prestons to maximise the potential exchange between the local community and the surrounding neighbourhoods.
 - a pedestrian network to and through the site which will have a relationship with the underlying movement network and land uses and will be integrated with the green and blue networks.
 - allowing for safe walking and cycling along landscape and green corridors linking reserves and activity areas. Connection to this corridor would provide the opportunity for pedestrian connections from and through the site area to other areas of Marshland. Green links running east to west will also be provided connecting residents to these park areas from the residential and commercial areas on either side.

Explanation and Reasons

To maximise the efficient connectivity of the movement network so as to provide a choice of routes and transport modes for all users as well as enable reduced travel distances. The proposed network hierarchy will be designed in order to integrate with the green and blue networks as these also provide essential pedestrian and cycle way linkages. The distribution of land uses across the site is intrinsically tied to this network. An example of this is the location of non-residential uses at the 'nodes' in order to provide an economy of movement.

The primary north south connection will traverse through the site and provide access from Prestons Road in the centre, Lower Styx road to the north and Mairehau Road. This route will act as a local collector road and will be designed to accommodate vehicular, bus, cycle and pedestrian movements, as well as access to adjacent properties.

The proposed public transport network will provide options aimed at encouraging the use of public transport and maximising possible user patronage. This has the ability to help reduce reliance on private vehicle ownership.

The nodes will have the ability to contain essential facilities such as local services, retail/commercial opportunities as well as the highest concentrations of residential development. By locating bus stops in these locations, good walkable catchments will be accommodated in order to maximise user patronage.

~~Insert new Objectives and Policies into Volume 2, Section 11, as follows:~~

~~11.7 General Objectives – Living G (Prestons) Zone~~

~~11.7A Establishment of a comprehensive, mixed density and mixed use suburban centre in north east Christchurch that maximises the integration of activities, infrastructure, open space and greenspace both internally and with the adjoining communities including Burwood, Marshland, Belfast and Parklands.~~

~~11.7B Allowing maximum flexibility and incentive for developing the Living G (Prestons) Zone for a mixed use suburban centre in accordance with the Living G (Prestons) Zone Objectives and Policies and the following appendices to Volume 3 Part 2 of the City Plan:~~

- ~~(a) The Outline Development Plan (Appendix 3W);~~
- ~~(b) The Density Layer Diagram (Appendix 3X);~~
- ~~(c) The Movement Network Layer Diagrams (Appendix 3Y);~~
- ~~(d) The Blue Network Layer Diagram (Appendix 3Z);~~
- ~~(e) The Green Network Layer Diagram (Appendix 3AA);~~

Explanation and reasons

~~The above objectives seek development that is designed to ensure a range of integrated outcomes are achieved. Outcomes include a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.~~

~~11.7.1 General Policies – Living G (Prestons) Zone~~

~~11.7.1A – Establish strong connections to existing residential communities.~~

~~11.7.1B – A well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.~~

~~11.7.1C – A high quality public open space network by enhancement and modification of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.~~

~~11.7.1D – Creation of a high quality public open space, being the Green Network, with activated nodes for civic or community uses such as sporting, community clubs, picnic facilities, playing fields or playgrounds.~~

~~11.7.1E – At least 34% of the residential units to be of higher density (Density A Residential). High density residential areas shall be located so as they provide opportunities for residents to reside and work in areas which are well serviced by retail, recreation, public transport and civic/community facilities. High density areas should be located within 400-500m of the following:~~

- ~~(i) – A public transport route~~
- ~~(ii) – Public open ‘green’ space such as a playground, local park or The Domain (note for the purposes of this Policy, ‘public open green space’ does not include roads)~~
- ~~(iii) – Activity centres, such as the Prestons Road Village or Commercial areas~~

~~11.7.1F – Management of the rural-urban interface through the use of appropriate landscaping treatments and building setback requirements.~~

~~11.7.1G – Residential activity to be permitted in the Urban Village / Commercial area, except on the ground floor.~~

~~Explanation and Reasons~~

~~The provision of the above elements is key to creating the structure and form of this integrated new residential and mixed use development.~~

~~Methods~~

- ~~• Rules~~
- ~~• As a reference document, the Master Plan Report, Prestons, Christchurch NZ for Prestons Road Limited (5 August 2008)~~

~~11.8 Green Network Objectives – Living G (Prestons) Zone~~

~~11.8A Provision of a Green Network to create a high quality public open space with activated nodes for civic or community uses such as sporting/ community clubs, picnic facilities, playing fields or playgrounds. In addition, parts of the Green Network will have a functional role as the means for collecting, purifying and discharging stormwater from the catchments within the site boundary.~~

~~11.8B Provision of green links running east to west to connect the Green Network with residential and commercial areas.~~

~~11.8C The provision of publicly accessible open spaces, such as local or neighbourhood parks, within 500 metres walking distance from all new development.~~

~~11.8.D Provision of an integrated network of vegetated swales, retention basins and wetlands to treat stormwater and enhance the ecology of the site while providing habitat for native flora / fauna, amenity value and educational opportunities for the community.~~

~~Explanation and Reasons~~

~~Prestons will be built around a network of open space that will act as the principal structuring element of the community. The green network refers to the 'system' of public open space provided throughout the site.~~

~~11.8.1 Green Network Policies – Living G (Prestons) Zone~~

~~11.8.1A Provision of a public open space within 400m walking distance of all new development – Open space includes open space corridors and local neighbourhood parks.~~

~~11.8.1B Provision of a continuous public open space corridor to the centre of the site (the Green Network) which operates in conjunction with the Movement and Blue networks. Wherever possible, public access in the form of roads, cycle ways and pedestrian footpaths will be permitted along the length of the corridor. The continuity of the green corridor is key to maintain connectivity for fauna to migrate from the north to south.~~

~~11.8.1C The provision of east-west green links in order to maximise the relationship to the linear park. The green links will create connection to the broader landscape allowing pedestrian and cycle movement along the east-west corridors.~~

~~Explanation and Reasons~~

~~A green network refers to the 'system' of public open space provision throughout the site. These spaces offer a wide range of amenity / recreational experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, ecological features and the blue network in respect to storm water management and public access.~~

~~11.8.1D Provision of diverse and strategically located soft and hard landscaping treatments. While possessing an overall character and identity, the Green Network will at the same time be divided into three distinct character zones that correspond to the varying characters of the surrounding development. These character zones will be the country, civic and suburban parks.~~

~~11.8.1E Country Park The Country Park will be characterised by its natural landscape asset and will be a place where nature meets habitat. Meadows and seasonal landscape treatments will develop the sense of connectivity to the rural surroundings. Providing habitats and engaging with the fauna and flora will be the major theme in this location to educate the local communities.~~

~~11.8.1F Civic Park The Civic Park will be the central component of the Village Centre. This section of the Green Network will include The Domain, the park dedicated to the School and other civic places. The landscape treatment will be provide a mix between open green area and hard surface.~~

~~11.8.1G Suburban Park The Suburban Park will be located in the southern part of the site. It will provide a more formal landscape where playing fields, playgrounds, picnic areas and spaces dedicated for events will be combined to provide a series of local neighbourhood facilities.~~

~~11.8.1H Creative use of planting and landform to reinforce connections to the surrounding community while providing a stimulating, playful and active environment.~~

~~11.8.1I The retention and enhancement of some of the site's natural history, including the retention of some existing tree alignments and hedgerows where practical and/or desirable~~

~~11.8.1J The landscape of the open space network will exhibit a certain degree of consistency of character throughout, ensuring that the Green Network collectively possess a strong identity. Consistency of character will in addition add to the perceived connectivity that the park provides, encouraging public use as a means of movement.~~

~~11.8.1K Provision of public open space activities within the Green Network which contains a series of activity nodes situated at regular intervals, including sports grounds and community facilities, ensuring that all members of the community have equal access to these recreational opportunities. Part of these activities will be located in the existing park known as The Domain.~~

~~11.8.1L The Domain will become a central component of the Living G (Prestons) zone and will be surrounded by the educational precinct, the retirement village, and Prestons Road where community, civic and limited retail activities can occur.~~

~~Explanation and Reasons~~

~~Creating a network of high quality public spaces which provide for a range of active and passive recreational opportunities to be enjoyed and easily accessed by future residents.~~

~~11.9 Blue Network Objectives – Living G (Prestons) Zone~~

~~11.9A To create a system of vegetated swales, retention basins and wetlands that will treat stormwater, enhance the ecology of the site and provide habitat for native fauna and amenity and educational opportunities for the community.~~

~~11.9B To incorporate a shared ‘approach’ whereby stormwater management / attenuation areas also double up as green network spaces.~~

~~11.9C Develop a blue network that is designed to meet requirements for improved water quality and principles of sustainable design without compromising dedicated recreation areas.~~

~~Explanation and Reasons~~

~~Waterway management with the two aims of cost effectively maintaining its assets in good condition and delivering on the resource management objectives and policies contained in the City Plan.~~

~~11.9.1 Blue Network Policies – Living G (Prestons) Zone~~

~~11.9.1A – Utilisation of an integrated approach for storm water attenuation, 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 as shown on the Blue Network Layer Diagram.~~

~~11.9.1B – Creation of high value amenity areas by using low engineered solutions, the intention is to create a more aesthetically pleasing environment through a programme of indigenous revegetation and creation of a more natural channel form in site waterways and swales.~~

~~11.9.1C – Connection to the existing water catchments across the site, including Snellings Drain, No 2 Drain and Gibson's drain to create a new integrated total system. The design of the Green Network is underpinned by this functional requirement for collecting and discharging the surface water from these three catchments.~~

~~11.9.1D – Creation of 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.~~

~~Explanation and Reasons~~

~~Ensuring that stormwater management is an integral component of the overall development of the site and to avoid, remedy or mitigate potential adverse effects.~~

~~11.10 Movement Network Objectives – Living G (Prestons) Zone~~

~~11.10A The provision for vehicular, bus, cycle and pedestrian movement to, throughout and from the site through the formation of a network that is:~~

- ~~(i) legible~~
- ~~(ii) well connected~~
- ~~(iii) clearly demarcated in a hierarchy~~
- ~~(iv) incorporating as many movement nodes as possible~~

~~11.10B The provision of a safe and efficient network that helps disperse traffic and minimises the impact of new development on surrounding areas.~~

~~11.10C The provision of a well connected, comprehensive movement network that integrates the site into the surrounding environments.~~

~~11.10D The provision for vehicular, pedestrian and cycle movements along most edges of the 'green' and 'blue' networks.~~

~~11.10EA well connected, comprehensive movement network within the site which enables public transport routes and safe cycle and pedestrian movements.~~

~~Explanation and Reasons~~

~~The movement strategy seeks to ensure free and easy access of all residents by a range of transportation methods including cycle ways, pathways and roads. A hierarchical network of permeable streets will provide direct and varied number of routes to allow residents to walk to the urban village, retail and community provisions. This system also has a relationship with the 'green' and 'blue' networks in respect of pedestrian and cycleway linkages.~~

~~11.10.1 Movement Network Policies – Living C (Prestons) Zone~~

~~11.10.1A Establishment of a primary north-south connection road as the main movement route through the site in accordance with the Movement Network Layer Diagrams (Appendix 3Y), Part 2, Volume 3.~~

~~11.10.1B Establishment of a network of secondary roads crossing the site.~~

~~11.10.1C Establishment of a network of tertiary roads to provide good access to new community neighbourhoods and open spaces.~~

~~11.10.1D A well connected cycle and pedestrian network in accordance with the Movement Network Layer Diagrams (Appendix 3Y), Part 2, Volume 3, centred~~

~~around the Green Network and green links, catering for leisure activities as well as more direct access routes.~~

~~11.10.1E Connection to existing public transport routes with potential for new or re-routed bus services.~~

~~11.10.1F The creation of urban development blocks (the area of land enclosed by public space or streets), that are relatively small to facilitate and encourage walking.~~

~~11.10.1G To ensure the layout is easily understood by users, routes will be relatively direct and vistas and key junctions will be marked by landmark elements such as neighbourhood parks, key buildings or special landscape features.~~

~~11.10.1H Establishment of a safe, efficient, walkable and legible movement network hierarchy through:~~

- ~~(i) Creation of key cycle linkages within the Village Centre to enhance the physical connectivity. These linkages will be connecting key programmes within Prestons to maximise the potential exchange between the local community and the surrounding neighbourhoods.~~
- ~~(ii) This pedestrian network to and through the site will have a relationship with the underlying movement network and land uses and will be integrated with the green and blue networks.~~
- ~~(iii) This will allow for safe walking and cycling along landscape and green corridors linking reserves and activity areas. Connection to this corridor would provide the opportunity for pedestrian connections from and through the site area to other areas of Marshland. Green links running east to west will also be provided connecting residents to these park areas from the residential and commercial areas on either side.~~

Explanation and Reasons

~~To maximise the efficient connectivity of the movement network so as to provide a choice of routes and transport modes for all users as well as enable reduced travel distances. The proposed network hierarchy will be designed in order to integrate with the green and blue networks as these also provide essential pedestrian and cycle way linkages. The distribution of land uses across the site is intrinsically tied to this network.~~

~~An example of this is the location of non-residential uses at the 'nodes' in order to provide an economy of movement.~~

~~The primary north-south connection will traverse through the site and provide access from Prestons Road in the centre, Lower Styx road to the north and Mairechau Road. This route will act as a local collector road and will be designed to accommodate vehicular, bus, cycle and pedestrian movements, as well as access to adjacent properties.~~

~~The proposed public transport network will provide options aimed at encouraging the use of public transport and maximising possible user patronage. This has the ability to help reduce reliance on private vehicle ownership.~~

~~The nodes will have the ability to contain essential facilities such as local services, retail/commercial opportunities as well as the highest concentrations of residential development. By locating bus stops in these locations, good walkable catchments will be accommodated in order to maximise user patronage.~~

AMENDMENTS TO VOLUME 3, PART 2 LIVING ZONES

Insert in Volume 3, Part 2 Living Zones, 1.0 Zone Descriptions, a new clause “1.18 Living G (Prestons) Zone” with the following description:

1.18 Living G (Prestons) Zone

Zone Description

The Living G (Prestons) Zone provides the ability and opportunity to comprehensively plan and develop a mixed density and mixed use suburban centre in north-east Christchurch. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities including Burwood, Marshland, Belfast and Parklands.

The Living G (Prestons) Zone covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.

The site is located within two kilometres of the Residential Red Zone as identified in the City’s Eastern Suburbs after the 22 February 2011 Earthquake. The Red zone is the area so badly affected by the earthquakes that it is unable to be remediated to enable housing to be repaired or rebuilt. It is envisaged that a portion of the population displaced from the Residential Red Zone will be accommodated in new housing within the Living G (Prestons) Zone.

The site lies in close proximity to essential facilities and amenities including the shopping centres at Belfast, Shirley and Northwood as well as having easy access to major employment nodes at Belfast, the Airport and the Christchurch CBD. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space, while at the same time developing a built form that recognises and enhances ecological outcomes and the sustainable management of natural resources.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules that are designed to ensure that a range of integrated outcomes are achieved. Outcomes include a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

Areas of Commercial land are located central to the zone with the purpose of accommodating local retail, business, civic and community/recreational activities. The Living G Zone will provide the opportunity to consolidate and integrate existing and potential new community facilities.

Zone purpose

- 1. The purpose of the zone is to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity within the framework of documents a-g in the appendices to this part of the City Plan:**
 - a) The Zoning Plan (Appendix 3V);
 - b) The Outline Development Plan (Prestons) (Appendix 3W);
 - c) The Density Layer Diagram (Appendix 3X);
 - d) The Movement Network Layer Diagrams (Appendix 3Y).
 - e) The Blue Network Layer Diagram (Appendix 3Z);
 - f) The Green Network Layer Diagram (Appendix 3AA);
 - g) The Planting List (Appendix 3AB)
- 2. Further key structuring elements that implement the principles and aims that underpin the structure of the Outline Development Plan are:**
 - a) Management of sensitive land use interfaces through the use of appropriately 'like with like' buffers of density, use, planting and setbacks.
 - b) Provision of at least 10,000m² of retail activity, incorporating a supermarket, small footprint retail activities, in addition to commercial services and community facilities.
 - c) Residential activity to be permitted throughout the commercial zone, except on the ground floor.
 - d) A well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.
 - e) A high quality public open space network by enhancement and modification of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
 - f) High density residential areas located so as they provide opportunities for residents to reside and work in areas which are well-served by retail, recreation, public transport and civic/community facilities. The locational requirements of high density areas should include:
 - i Access to public transport within walking distance of 500m.
 - ii Public open space such as a playground, local park or The Domain within walking distance of 500m.
 - iii Proximity to Activity Centres such as the Prestons Road Village and/or the Supermarket within 500m or accessed by public transport.
 - g) To create a mixed density residential community with differing housing typologies providing lifestyle, stage-of-life and economic options for residents.

Environmental outcomes anticipated:

- a) An urban form which creates a sense of place and encourages a community to develop.
- b) A safe, comfortable and healthy living environment.
- c) Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- d) An integrated road network that supports effective and efficient public transport.
- e) An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- f) Provision of a network of open spaces integrated with cycle and pedestrian facilities.

- g) Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- h) Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- i) High density buildings which relate well to each other and to adjoining public and private open space.
- j) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- k) Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- l) Provision of neighbourhood shopping facilities.
- m) Provision of community and business facilities.
- n) A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- o) The establishment of an overall development concept that provides a defined basis for integrated development of this area.

Insert in Volume 3, Part 2 Living Zones new pages after Clause 9 (Living G (Wigram) Zone) Zone – “Rules - Living G (Prestons) Zone” and renumber subsequent sections accordingly:

~~10.0-8.0~~ RULES - LIVING G (PRESTONS) ZONE

~~10.1-8.1~~ Categories of activities

~~10.1.1-10.1.1~~ Residential activities

- a) Any residential activity which complies with:
 - all of the development standards under Clause 10.2;
 - all of the community standards under Clause 10.3; and
 - all of the critical standards under Clause 10.4and is not a controlled activity under rule 10.1.6 or a prohibited activity, shall be a permitted activity.
- b) Any residential activity which complies with all of the critical standards under Clause 10.4, but does not comply with any one or more of the development standards under Clause 10.2 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 under Clause 10.3 shall be a discretionary activity.
- d) Any residential activity which does not comply with any one or more of the critical standards under Clause 10.4, 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 non-compliance is with development standards) with the exercise of the Council’s discretion limited to the matter(s) subject to that standard.

~~10.1.2~~ 10.1.4.2 Other activities in Density A, B C & D Areas

- a) Any other activity which complies with:
- all of the development standards under Clause 10.2;
 - all of the community standards under Clause 10.3; and
 - all of the critical standards under Clause 10.4
- 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 under Clause 10.2 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 with all of the critical standards, but does not comply with any one or more of the community standards under Clause 10.3 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 under Clause 10.4, shall be a non complying activity.

~~10.1.3~~ 10.1.4.3 Business Activity - Urban Village and Commercial Development

Within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3, the Business 2 Zone rules shall apply in place of the Living G Development, Community and Critical Standards. The exception to this being that:

- Development Standard 10.2.15 (regarding design and appearance of new buildings);
- Community Standard ~~10.3.8(e)~~ 10.3.9 (regarding setbacks along the Prestons Commercial / Rural Zone Boundary) and 10.3.10 (regarding staging requirements); and
- Critical Standards ~~8.4.8(b)~~ 10.4.7(b) (regarding maximum retail activity floor space within Prestons) and ~~8.4.10~~ 10.4.8 (regarding staging requirements)

shall also apply.

~~10.1.4~~ 10.1.4.4 Green Links / Linear Park and Neighbourhood Parks

- a) Within the areas identified as 'Green Links/Linear Park' and 'Neighbourhood Park' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3, the Open Space 1 Zone rules shall apply in place of the following Living G Development, Community and Critical Standards. The exception to this being that:
- Marshland Domain shall be subject to its existing Open Space 2 zoning.
- b) All areas shown as 'Green Links/Linear Park' and 'Neighbourhood Park' on Appendix 3AA Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

10.1.510.1.5 Dunlop Grove

(a) Within the areas identified as ‘Dunlop House Heritage / Residential’ in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3, the Prestons ‘Density D’ Development, Community and Critical Standards shall apply. The exception being that the following critical standards shall apply in place of rule 10.2.1 Residential site density to this being that:

- The minimum allotment size shall be 1.5ha.

(b) Any alterations to any existing buildings or structures or the construction of any new building within the area identified as ‘Dunlop House Heritage / Residential’ in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3, must be undertaken in accordance with the Accidental Discovery Protocol contained in Appendix 3AD

~~10.1.6 Residential Activity – Density Area A and Urban Village~~

~~Within the areas identified as ‘Density A Residential’ in Appendix 3X and as ‘Urban Village/Commercial’ in Appendix 3W in Part 2, Volume 3, the creation of any residential activity shall be a controlled activity with the exercise of the Council’s control limited to the consideration of:~~

- ~~a) collective pattern and form of the development and the overall character and amenity of the area;~~
- ~~b) access to sunlight, including at midwinter;~~
- ~~c) maintenance of privacy between residential units;~~
- ~~d) design of vehicle access and manoeuvring areas~~

10.210.2 Development Standards

10.2.110.2.1 Residential site density

Where the terms ‘Density A’, ‘Density B’, ‘Density C’, or ‘Density D’ are used in the development, community, or critical standards they shall have the meanings set out below:

<u>‘Density A’ residential site:</u>	<u>A minimum net area of 200m² and a maximum net area of 250m².</u>
<u>‘Density B’ residential site:</u>	<u>A minimum net area of 450m² and a maximum net area of 500m².</u>
<u>‘Density C’ residential site:</u>	<u>A minimum net area of 600m² and a maximum net area of 650m².</u>
<u>‘Density D’ residential site:</u>	<u>A minimum net area of 800m² and a maximum net area of 1000m²</u>

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on the Density Layer Diagram (Appendix 3X);

(Prestons) Part 2 Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site.

Although not a required outcome of an individual application for only part of the land contained within the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of ~~2250~~ 2200 residential units within the following mix of residential density ranges across the Living G (Prestons) Zone as a whole:

<u>'Density A' within the Urban Village/Commercial, Commercial and Commercial A & B areas</u>	<u>a minimum of 2%</u>
<u>'Density A'</u>	<u>a minimum of 20%</u>
<u>'Density B'</u>	<u>a minimum of 20%</u>
<u>'Density C'</u>	<u>a minimum of 20%</u>
<u>'Density D'</u>	<u>a minimum of 2%</u>

~~(b) For any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, details shall be provided to show alternative locations within the zone where compliance with the overall density provisions of the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, on land where the applicant is the registered proprietor are to be otherwise achieved.~~

~~(e)~~(b) Notwithstanding the above, where a proposed dwelling complies with either of Rules 10.2.6(a) or 10.2.6(c) the average and minimum lot size is able to be reduced by a further 25 square metres from the density shown above.

Note: A site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991 specifying on each site which density range the site is within.

- (c) Any proposed development that does not achieve the residential densities set out in Clause 8.2.1 Part 2 above, in the locations shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, shall be a discretionary activity provided that details are supplied of alternative locations to be provided within the zone which ensure that the total land area of each density type indicated in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3 is maintained, and the alternative location is land where the applicant is the registered proprietor, subject to the following requirements:
- i the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);
 - ii for Density A sites, they are located within 400 of the following:
 - A public transport (bus) route (as shown on Appendix 3W)

- Public open ‘green’ space such as a playground, local park or The Domain (note – for the purposes of this clause ‘public open green space’ includes green links and the linear park but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- iii the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

10.2.1A-8.2.1A Development Plan – residential activities

Any development of land shall be in full general accordance with the Living G (Prestons) Layer Diagrams in Appendix 3V to 3AA.

10.2.2-8.2.2 Open space – residential and other activities

The maximum percentage of:

- a) The maximum percentage of the net area of any 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 D residential sites</u>	<u>35%</u>	<u>35% less 18m²</u>
<u>Density C residential sites</u>	<u>40%</u>	<u>40% less 18m²</u>
<u>Density A residential sites</u>	<u>80%</u>	<u>80% less 18m²</u>
<u>Density B residential sites</u>	<u>60%</u>	<u>60% less 18m²</u>

- b) For Density C & D sites, the maximum percentage of the site covered by paved impermeable surface shall be 25% excluding the dwelling and garage.
- c) Notwithstanding Clause 10.2.2(a), for Density A & B sites, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%

except that:

Where a Living G (Prestons) site abuts an existing Living 1 zoned site the site coverage standard for the Living 1 Zone shall apply to that site.

Refer also to critical standards for open space – Clause 10.4.3-8.4.3

10.2.3-8.2.3 Building height – residential and other activities

The maximum height of any buildings shall be:

<u>Density A residential sites:</u>	<u>11m</u>
<u>Density B residential sites:</u>	<u>10m</u>
<u>Density C residential sites:</u>	<u>8m</u>
<u>Density D residential sites:</u>	<u>8m</u>

except that

- i where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause ~~10.2.1~~ ~~8.2.4~~ the more restrictive maximum height shall apply to both sites.
- ii Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Building height – residential and other activities rules shall apply to that site.
- iii Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 Zone Building height – residential and other activities rules shall apply to that site.

Refer also to critical standards for building height – Clause ~~10.4.4~~ ~~8.4.4~~

~~10.2.4~~ ~~8.2.4~~ 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:

<u>Density A residential sites:</u>	<u>Part 2, Appendix 1, diagram C</u>
<u>Density B residential sites</u>	<u>Part 2, Appendix 1, diagram B</u>
<u>Density C residential sites</u>	<u>Part 2, Appendix 1, diagram A</u>
<u>Density D residential sites</u>	<u>Part 2, Appendix 1, diagram A</u>

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 where buildings are on adjoining Density A sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
 - iv Other than where (iii) above applies where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges specified in clause ~~10.2.1~~ ~~8.2.4~~ the more restrictive recession plane shall apply to both sites.
 - v Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Sunlight and outlook for neighbours – residential and other activities rules shall apply to that site.
- 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.
 - c) Where a Density A residential site shares an internal boundary with a Density B, Density C or Density D residential site (as identified by consent notice or shown on

Density Layer Diagram (Appendix 3X), there shall be a minimum building set-back within the Density A residential site of 11.0m, or alternatively the minimum setback may be reduced to 7.0m, provided that the length of any single building on the Density A residential site facing a Density C or Density D residential site does not exceed 20.0m and that a minimum separation of 3.6m between such buildings in the Density A residential site is provided.

~~10.2.5~~ ~~8.2.5~~ Street scene – residential and other activities

- a) Minimum building setback from road boundaries shall be 3.0m except that:
- i where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access,
 - ii On any Density A residential site on the north side of a local road which runs at 90°(+ or – 20°) to the True North the minimum setback shall be 2 metres provided that the ground level of the entire front yard of the building up to the front boundary is raised by a minimum of 450 mm above the level of the street frontage.
- b) Street frontage and street frontage landscaping and fencing
- i Subject to rule ~~10.2.5~~ ~~8.2.5~~ (a), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
 - ii Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m 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.
 - iii Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.
 - iv Any fence within the minimum building setback specified in rule ~~10.2.5~~ ~~8.2.5~~ (a) shall have a maximum height not exceeding of 1 metre, except where that fence is transparent,
 - (a) 2m where the whole of the fence is at least 50% transparent; or
 - (b) 1m where the whole of the fence is less than 50% transparent

except for any site where Rule ~~10.3.8~~ ~~8.3.8~~ (b) – ~~10.3.8~~ ~~8.3.8~~ (e) applies, in which case the maximum height shall be 1.2m

~~10.2.6~~ ~~8.2.6~~ Separation from neighbours – residential and other activities

Minimum building setback from internal boundaries shall be 1.8m, except that

- a) 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 10.0m in length;
- b) within sites that have been identified by consent notice or are shown on the Density Layer Diagram (Appendix 3X) as Density A sites up to a zero building set back from

either one internal eastern or southern side boundary may be permitted on any such site and that there shall be no living area windows at ground floor level permitted in any such building wall and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;

- c) where there are boundaries between Density A sites, Density B and C sites, up to a zero building set back may be permitted within the Density A site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) provided:
 - i that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary,
 - ii that there shall be no living area windows at ground level permitted in any such building / wall, and
 - iii that any windows at upper levels shall be non-opening and glazed with opaque glass;
- d) 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;
- e) where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;
- f) for 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. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)
- g) for 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. 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. This shall not apply to a window at an angle of 90° or greater to the boundary. (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

10.2.7 ~~8.2.7~~ Continuous building length – ridgelines and parapets – residential and other activities

Within Density B, Density C and Density D sites, no length of any ridge/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 ridge/s and/or parapet), combined with the length of any distance/s between the ridge/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 stop occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to 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.

10.2.8 8.2.8 Continuous building length – exterior walls – residential and other activities

Within Density B, Density C and Density D sites

- a) 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,

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

10.2.9 8.2.9 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 within 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 residential sites</u>	<u>30m²</u>	<u>3m</u>
<u>Density B and Density C residential sites</u>	<u>75m²</u>	<u>4.5m</u>
<u>Density D residential sites</u>	<u>90m²</u>	<u>6m</u>

except that

- i each residential unit without a room or garage on the ground floor shall be provided with a balcony with a minimum area and dimension as follows:

	<u>Minimum area</u>	<u>Minimum Dimension</u>
<u>Density A residential sites</u>	<u>5m²</u>	<u>1.5m</u>
<u>Density B and Density C residential sites</u>	<u>5m²</u>	<u>1.5m</u>
<u>Density D residential sites</u>	<u>6m²</u>	<u>1.5</u>

and

- ii where a balcony is provided a balustrade shall have a maximum height of 1.2m.
- 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 at mid-day on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- c) The required minimum area shall not be occupied by any building, access or parking space, other than;
- An outdoor swimming pool; or
 - 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 occupies no more than 30% of the area of the outdoor living space.

10.2.10 8.2.10 Family flats – residential activities

Family flats shall have a maximum gross floor area, excluding terraces, garages, sun decks and verandahs, of 65m². 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:

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

10.2.11 ~~8.2.11~~ 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 to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m minimum height standard is to be achieved at the time of planting.

10.2.12 ~~8.2.12~~ Restrictions on outdoor activities - other activities

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

10.2.13 ~~8.2.13~~ 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 location of outdoor activities and facilities associated with this activity.

10.2.14 ~~8.2.14~~ 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 critical standards for retailing - Clause ~~10.4.7~~ ~~8.4.8~~ which means that the sale of goods other than those grown or produced on the site is a non complying activity.)

10.2.15 Urban design and amenity for Density A Residential Areas, Commercial Areas and the Urban Village – residential and other activities

With the areas identified as 'Density a Residential', 'Commercial,' and 'Urban Village / Commercial' in Appendix 3X, Part 2, Volume 3, the erection of new buildings and alterations or additions to existing buildings, including all accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design, appearance and amenity of the development.

Any application arising from Clause 10.2.15 shall not require the written consent of other persons and shall be non-notified.

10.2.16 Fencing on site adjoining the Green Network – residential and other activities

Where any site adjoins the Green Network / Linear Park (shown on Appendix 3AA), the height of any fencing on that site shall not exceed:

(a) 2m where the whole of the fence is at least 50% transparent; or

(b) 1m where the whole of the fence is less than 50% transparent

Except for any site where Rules ~~8.3.9~~ applies 10.3.8(b)-10.3.8(e) apply, in which case the maximum height shall be 1.2m.

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)

Protected buildings, places and objects

(refer Part 10, Clause 1)

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)

10.3.8.3 Community Standards

10.3.1 8.3.4 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
- b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site.

10.3.2 8.3.2 Site size – other activity

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

10.3.3 8.3.3 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 shall be limited to between the hours:

0700 – 2000 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 in 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)

10.3.4 8.3.4 Traffic generation – other activities

- a) 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:

<u>Heavy vehicles</u>	<u>2 per week</u>
<u>Other vehicles</u>	<u>32 per day</u>
 - iii All other sites:

<u>Heavy vehicles</u>	<u>4 per week</u>
<u>Other vehicles</u>	<u>50 per day</u>

Except that:

- i where the site is located within the area shown as ‘Urban Village/Commercial’, ‘Commercial’ or ‘Commercial A & B’ in Appendix 3W Outline Development plan (Prestons) Part 2 Volume 3.

Or

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

<u>Collector and arterial roads:</u>	<u>100 per day</u>
<u>Community footprint:</u>	<u>200 per day</u>

- 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.

10.3.5 ~~8.3.5~~ Storage of Heavy Vehicles – residential and other activities

The maximum number of heavy vehicles stored on a site shall be one.

10.3.6 ~~8.3.6~~ Building size and separation – residential and other activities

- a) The maximum gross floor area of any single building shall be 550m².
- b) Where buildings located on a single 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 except where the building is located in Density A areas shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3 or is identified by consent notice as being a Density A site, where the separation may be reduced to 1.8 metres.
- c) In the Density A areas shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, buildings shall be setback not less than 1.8 metres from site boundaries, ~~unless such buildings share common party walls or zero building boundaries can be achieved.~~ except for any portion of the building of the buildings that share common party walls with a building on another site or where there is to be zero building setback for the equivalent portion of site boundary on the adjoining site.

10.3.7 ~~8.3.7~~ Residential coherence – other activities

At least one person engaged in the activity shall reside permanently on the site.

~~8.3.7 Transfer of Density Types~~

~~Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume~~

~~3, shall be a discretionary activity and details shall be provided to show alternative locations within the zone where compliance with the overall density provisions of the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, on land where the applicant is the registered proprietor are to be otherwise achieved, subject to the following requirements:~~

- ~~iv the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);~~
- ~~v for Density A sites, they are located within 500m of the following:~~
 - ~~• A public transport (bus) route (as shown on Appendix 3W)~~
 - ~~• Public open 'green' space such as a playground, local park or The Domain (note for the purposes of this clause 'public open green space' does not include roads)~~
 - ~~• Activity centres, such as the Prestons Road Village or Commercial areas~~
- ~~vi the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.~~

10.3.8 8.3.8 Setbacks and screening from neighbours – residential and other activities

The following landscaping and setback provisions shall apply to the Living G (Prestons) site boundaries:

(a) Living G (Prestons) Residential allotments / all Rural Zone Boundaries (excluding those areas identified in 8.3.9 10.3.8 (d) and (e) below)

- ~~i A 10m landscape strip shall be planted with mown grass and/or native shrubs <1.2m in height selected from the Planting List (Appendix 3AB)~~
- ~~ii 1 large tree selected from The Planting List (Appendix 3AB) per 40m² of required landscaping planted within the 10m landscape strip Minimum 40% of required trees shall be native.~~
- i A minimum 15m building setback from the Rural Zone boundary.
- ii Prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- ~~iii A 15m building setback.~~
- ~~iv Boundary fence, and fencing along first 10m of internal boundaries, to be transparent in nature and to a maximum height of 1.2m.~~

(b) The following shall apply on all sites adjoining Lower Styx Road

- i A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Planting List (Appendix 3AB).
- ii 1 large native tree selected from The Planting List (Appendix 3AB) shall be provided per 40m² of required landscape strip and shall be planted within the 10m landscape strip.
- iii A minimum 15m building setback from Lower Styx Rd.
- iv Fencing along the boundary with Lower Styx Rd, and fencing along first 10m of internal boundaries back from Lower Styx Rd, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

~~(b) Living G (Prestons) Zone / Lower Styx Road Boundary~~

- ~~v A 10m landscape strip shall be planted with native shrubs and small trees selected from the Planting List (Appendix 3AB).~~
- ~~vi 1 large native tree selected from The Planting List (Appendix 3AB) per 40m² of required landscaping planted within the 10m landscape strip.~~
- ~~vii A 15m building setback.~~
- ~~viii Boundary fence, and fencing along first 10m of internal boundaries, to be transparent in nature and to a maximum height of 1.2m.~~

(c) The following shall apply on all sites adjoining Mairehau Road Boundary

- i A 3m deep landscape strip shall be planted along the frontage with Mairehau Rd with native shrubs and small trees selected from The Planting List (Appendix 3AB).**
- ii 1 tree selected from The Planting List (Appendix 3AB) shall be provided per 20m² of required landscape strip and shall be planted within the 3m landscape strip. A Minimum of 50% of the required trees shall be native.**
- iii A minimum 10m building setback from Mairehau Rd.**
- iv Fencing on the boundary with Mairehau Rd, and fencing along first 3m of internal boundaries, back from Mairehau Rd shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.**

~~(c) Living G (Prestons) Zone / Mairehau Road Boundary~~

- ~~v A 3m landscape strip shall be planted with native shrubs and small trees selected from The Planting List (Appendix 3AB).~~
- ~~vi 1 tree selected from The Planting List (Appendix 3AB) per 20m² of required landscaping planted within the 3m landscape strip. Minimum 50% of required trees shall be native.~~
- ~~vii A 10m building setback.~~
- ~~viii Boundary fence, and fencing along first 3m of internal boundaries, to be transparent in nature and to a maximum height of 1.2m.~~

(d) The following shall apply on all sites adjoining the Windsor or Waitikiri Golf Course Boundary (as identified on Appendix 3W: Outline Development Plan (Prestons), Part 2, Volume 3)

- i A 10m deep landscape strip shall be provided adjacent to boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf.**
- ii 1 large tree selected from The Planting List (Appendix 3AB) shall be provided per site adjoining golf courses plus 1 additional large tree selected from The Planting List (Appendix 3AB) per 100m² of required landscaping strip and shall be planted within the 10m landscape strip.**
- iii A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.**
- iv Fencing on the boundary with the Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from the Waitikiri and Windsor Golf Courses, are shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.**

~~(d) Living G (Prestons) Zone / Golf Course Boundary~~

- ~~iv A 10m landscape strip shall be provided adjacent to boundary and maintained as turf.~~
- ~~v 1 large tree selected from The Planting List (Appendix 3AB) shall be provided per property adjoining golf course + 1 additional large tree selected from The Planting List (Appendix 3AB) per 100m² of required landscaping planted within the 10m landscape strip.~~
- ~~vi A 10m building setback.~~
- ~~vii Boundary fence, and fencing along first 10m of internal boundaries, to be transparent in nature and to a maximum height of 1.2m.~~

(e) The following shall apply on sites within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3, adjoining Rural Zone boundaries

- i along the boundary of the area identified as 'Commercial B' adjacent to the Rural Zone to the south, a minimum 3m building setback shall apply. Along the length of that boundary, the tree planting required for Business 2 Zone road frontages in, Part 3, Clauses 3.4.3(c),(d) and(e) shall also apply.
- ii screening to a minimum height of 1.8m shall be provided for boundaries with a residential site.
- iii The minimum building setback from Marshland Road shall be 10m.

~~(e) Prestons Commercial / Rural Zone Boundary~~

- ~~iv That along the boundary with the adjacent Rural Zone to the south, a 3m building setback and screening to a minimum height of 1.8m shall be provided for boundaries with a residential site.~~
- ~~v That along the length of the above Business 2 / Rural Zone boundary, the tree planting required for Business 2 Zone road frontages be applied in addition to the setback and screening described in (e) (i) above.~~
- ~~vi The building setback from Marshland Road shall be 10m.~~

10.3.9 8.3.9 Staged Development – residential and other activities

a) No non-residential activities and not more than 400 residential units shall occur in the Living G Prestons Zone until upgrades of the Marshland Road/Mairehau Road, Marshland Road/Prestons Road, Mairehau Road/Burwood Road, and Lower Styx Road/Marshland Road intersections (including traffic signals) in accordance with Figures 3AC.1, 3AC.2, 3AC.3 and 3AC.5 (respectively), as shown in Appendix 3AC have commenced.

b) No more than:

- i 1700 residential units within the areas identified as 'Density Area A-D' sites and 'Urban Village / Commercial'; and
- ii 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3,

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and
- the Mairehau Road/Burwood Road intersection is upgraded in accordance with Figure 3AC.4 as shown in Appendix 3AC; and
- the portion of the main primary road (as shown on Appendix 3W – Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic

Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) Zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QE2 Drive. The scheme also includes an extension being progressed by Christchurch City Council from QE2 Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QE2 Drive east of Philpotts Road.

Reference to other community standards

Protected buildings, places and objects

(refer Part 10, Clause 1)

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).

10.4 ~~8.4~~ Critical standards

~~8.4.1 Development Plan – residential activities~~

~~Any development of land shall be in full accordance with the Living G (Prestons) Layer Diagrams in Appendix 3V to 3AA.~~

~~10.4.1 8.4.2~~ Residential Site Density

The minimum and maximum allotment sizes for the 'Density A', 'Density B', 'Density C', or 'Density D' shall be:

'Density A' residential site:

A minimum net area of 200m² and
a maximum net area of 250m².

<u>‘Density B’ residential site:</u>	<u>A minimum net area of 450m² and a maximum net area of 500m².</u>
<u>‘Density C’ residential site:</u>	<u>A minimum net area of 600m² and a maximum net area of 650m².</u>
<u>‘Density D’ residential site:</u>	<u>A minimum net area of 800m² and a maximum net area of 1000m²</u>

10.4.2 8.4.3 Location of Density A sites and residential activities in the Urban Village

- a) Notwithstanding that any development of land shall be in full general accordance with the Living G (Prestons) Layer Diagrams in Appendix 3V to 3AA, all Density A sites and any residential activity located in the Urban Village shall be located so as to provide convenient access within a 500 metre radius of:
- i A potential public transport route (as shown on Appendix 3W); and/or
 - ii Public open space such as a playground, local park or The Domain; and/or
 - iii Retail, commercial or community facilities

10.4.3 8.4.4 Open space – residential and other activities

- a) In the Living G (Prestons) Zone the maximum percentage of the net area of the site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Residential activities and Other activities without garage provided</u>
<u>Density A residential sites</u>	<u>8085%</u>	<u>8085% less 18m²</u>
<u>Density B residential sites</u>	<u>6065%</u>	<u>6065% less 18m²</u>
<u>Density C residential sites</u>	<u>4045%</u>	<u>4045% less 18m²</u>
<u>Density D residential sites</u>	<u>40%</u>	<u>3540% less 18m²</u>

except that in the Density B, Density C and Density D lots, for elderly housing complexes, the percentage coverage by buildings shall be calculated over the net area allocated for each elderly persons housing unit of the site of any part of the complex.

- b) Notwithstanding Clause 10.4.3 8.4.3(a), for ~~For~~ Density A and Density B residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be ~~80~~ 85%.
- c) For ~~Density B,~~ Density C and Density D residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%, excluding the dwelling and garage.

Refer also to development standards for open space – Clause 10.2.2 8.2.3

10.4.4 ~~8.4.5~~ Building height – residential and other activities

Maximum height of any building shall be:

<u>Density A residential sites:</u>	<u>13m</u>
<u>Density B residential sites:</u>	<u>11m</u>
<u>Density C residential sites:</u>	<u>9m</u>
<u>Density D residential sites:</u>	<u>9m</u>

except that:

- i **where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause 10.2.1 ~~8.2.1~~ the more restrictive maximum height shall apply to both sites.**
- ii **where a site (or sites) in the Living G (Prestons) Zone directly abut(s) an existing site or sites zoned Living 1, the Living 1 Zone – Building Height – residential and other activities rules shall apply to the abutting site(s) in the Living G zone.**

10.4.5 ~~8.4.6~~ 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.

10.4.6 ~~8.4.7~~ Dismantling or repair of motor vehicles – other activities

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

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

10.4.7 ~~8.4.8~~ Retailing

- a) **Retail activities, other than those located within ‘Urban Village/Commercial’, ‘Commercial’ or ‘Commercial A & B’ areas, as identified on Appendix 3W (Outline Development Plan), shall be limited to the sale of goods grown or produced on the site.**

(Refer also to development standards for retailing – Part 2, Volume 3, Clause 2.2.15 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

- b) **Retail activities located within ‘Urban Village/Commercial’, ‘Commercial’ or ‘Commercial A & B’ areas, as identified on Appendix 3W (Outline Development Plan), shall be subject to the following restrictions:**
 - i **The maximum gross leasable floor area within the ‘Urban Village/Commercial’, ‘Commercial’ or ‘Commercial A & B’, as identified on Appendix 3W (Outline Development Plan) shall be no greater than 12,000m².**

Note: This includes all existing lawfully established retail activity as at (27 March 2010)

- ii The maximum gross leasable retail floor area for retail activities of any single tenancy in the 'Urban Village/Commercial' 'Commercial' or 'Commercial B' areas, as identified on Appendix 3W (Outline Development Plan), shall be 150m².
- iii Rule 8.4.8 10.4.8(b) (ii) shall not apply to that area identified as 'Commercial A', as identified on Appendix 3W (Outline Development Plan - Prestons)

10.4.8 8.4.9 Urban Boundary

No easement, right of way or other instrument enabling access through or over land within the Living G (Prestons) Zone and adjacent Rural Zoned land shall be granted.

10.4.9 8.4.10 Staged Development

a) No residential or non-residential development shall occur within the Living G (Prestons) Zone until

i either:

- a comprehensive plan which shows the overall wastewater system for all activities allowed by the entire Living G (Prestons) zone is provided; or
- it is demonstrated that such a plan has already been provided to Council pursuant to Rule 8.4.10(a)(i)(a) or Rule 20.3.5(a)(i).

and

ii either:

- an approved wastewater system is established, both within the Living G (Prestons) zone and as required beyond the zone to service the activity; or
- it is demonstrated that such an approved wastewater system has already been established.

10.4.10 8.4.11 Access to Mairehau Road from Residential Allotments

No direct vehicle access from any residential allotment shall be granted to Mairehau Road from:

(a) any secondary road (as identified on Appendix 3W - Outline Development Plan (Prestons) until such time as the portion of the main primary road (as shown on Appendix 3W - Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic;

(b) any residential allotment.

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)
(refer Part 11 Clause 3.3.5)
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

AMENDED ASSESSMENT MATTERS FOR RESOURCE CONSENTS

*Insert in Volume 3, Part 2 Changes to Clause 7 Assessment Matters for Resource Consents
(to be renumbered as Section 11.0)*

711.0 ASSESSMENT MATTERS FOR RESOURCE CONSENTS

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

7112.1 Site density and open space.

(...)

- (l) In the Living G (Yaldhurst) zone **and the Living G (Prestons) zone**, the extent to which the site density and ‘green network’ provisions indicated in the Outline Development Plan and supporting principles for this zone are given effect to.
- (m) In the Living G (Yaldhurst) zone **and Living G (Prestons) zone** the extent to which high density (A) or (B) (Yaldhurst), **and Density A areas and residential activities in the Urban Village (Prestons)** development is located adjacent to areas of green-space so as to provide for compensating open space amenity.

11.2.1A Urban design, appearance and amenity – Living G Prestons Zone

These matters seek to maintain levels of amenity on developments in Density A Areas, Commercial Areas and the Urban Village where, due to scale, density and form of development anticipated, design decisions become more important in achieving a high quality ‘live, work, play’ environment for the occupants, neighbours and the wider community.

The matters allow for an assessment to be undertaken of each development on a case by case basis, allowing design flexibility whilst controlling developments to avoid design. It is not anticipated that all developments will achieve the intent of each assessment matter. Moreover, some criteria are specific to residential activities, and other more catered to commercial uses (for example, those activities where high vehicle generation are anticipated). For example, the criteria which are more catered to achieving high levels of residential amenity, may not be relevant for large scale commercial activities.

In the event that competing or conflicting design objectives arise, compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Any proposal shall be assessed against the extent to which the development (where practicable and desirable) addresses the following principles:

(1) Design Coherence and Collective Pattern

- a. that the developments considers local environmental conditions;
- b. that development responds positively to the context and existing site features of value;
- c. that the development achieves a collective pattern and form, including coordination and appropriate relationship with surrounding and/or supporting buildings and public space environments;
- d. that buildings on corner sites orientate towards all adjacent streets and public open spaces and emphasise these corners, including legible location of pedestrian accessways.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. To achieve developments which are sympathetic to the surrounding neighbourhood, due consideration should be given to the uses immediately adjoining the site, and how the relationship with adjoining uses can be enhanced.

Access to and through a site should contribute to a network of routes that link new development to key neighbourhood destinations such as community facilities, local shopping centres, public open spaces and public transport. Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

Poor building location and design at street corners can undermine the overall structure and legibility of an area. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

(2) Frontages

- a. that buildings be oriented toward the street and positioned close to the road boundary;
- b. that the development places active areas of buildings (including habitable rooms of residential activities and entrances) along the street and public open spaces, particularly at ground level;
- c. that buildings have pedestrian entrances which are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways;
- d. facades facing the street should have a reasonable degree of glazing that is evenly distributed, particularly at ground level;
- e. fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views, and are encouraged to be complementary to building design;

- f. for commercial and other non-residential uses in the Urban Village and Commercial Areas, that pedestrian shelter is provided to and along retail frontages and entrances

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street and public open spaces. Reasonable levels of glazing across these building frontages should be on the order of 20-25% in residential areas and higher in commercial areas.

Near streets and public open spaces, front fences, walls and gates should be designed to discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

In areas where high concentrations of commercial use are anticipated, safe and comfortable pedestrian access should be enhanced where practicable by the provision of sheltered or covered accessways and footpaths.

(3) Building Form and Articulation

- a. buildings should be of an appropriate scale and avoid excessive repetition of building forms;
- b. buildings should avoid façades and elevations whose length or bulk is visually excessive or blank;
- c. that the development is not visually dominated by car parking and garaging, particularly when viewed from the street or other public spaces;
- d. The use of high quality, durable and easily maintained materials on the exterior of buildings is encouraged

Explanation

It is important to respect the character of the surrounding environment when considering the size and scale of new buildings. In addition, overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment. Repetition can be accommodated through mechanisms such as variable setbacks.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (e.g. entrance porches, bay windows and shade screens in residential areas) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development.

Provision of carparking can lead to visual dominance if not managed appropriately. There is a need to provide appropriate levels of carparking for both residential and commercial activities; however where parking areas and garaging are visible from public spaces, visual dominance should be addressed through methods such as appropriate screening or landscape mitigation.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(4) Residential Amenity

For new developments comprising residential activities:

- 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;
- c. developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.
- d. outdoor living spaces should be located in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- e. the provision of communal open space and facilities within the development is encouraged for any multi-level apartment-type developments.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

The Living G (Prestons) Density strategy reflects the need to cater for a diversity of living types in order to maintain variety in housing choice and vitality in neighbourhoods. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use, whilst being cost-effective to manage and maintain.

(5) Landscaping and site amenity

- a. that car parking (including garages for residential activities), side boundaries and service areas should be softened by planting.
- b. that lighting, planting, fences and other structures should to be designed to maximise the safety of occupants and visitors.
- c. where possible, provision of appropriately sized mature vegetation is encouraged;
- d. generous distribution of landscaping throughout the site is encouraged;

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no “left-over” spaces, needs to be established within developments.

Soft and hard landscaping should be designed in a way that does not prevent informal surveillance of common or public areas and maintains clear sightlines by avoiding blind corners, hiding places and dark recesses. Design of entrance landscaping in front of ground level residential units should to be treated in a similar way to those fronting the street to ensure good visibility.

Lighting for safety and amenity purposes should be an integral part of any development, and should be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for occupants of adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

(6) Access, vehicle parking, service areas and utilities

- a. developments should be laid out to ensure the safe and efficient movement of pedestrians, cyclists and vehicles.
- b. developments should be designed to minimise the number of service and vehicle accessways from the street to reinforce pedestrian priority along the footpath and within the site, whilst ensuring that vehicle servicing requirements are not compromised.
- c. parking in residential areas within buildings are encouraged to be located behind habitable rooms to minimise visibility from streets or public open spaces.
- d. well designed underground car parking is encouraged.
- e. service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- f. for residential activities, 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.

- g. building services, such as external accessways and mechanical, electrical and communications equipment should be integrated within buildings to minimise their visual impact, particularly from streets and public open spaces

Explanation

Convenient and safe access for pedestrians and cyclists is an important design consideration that begins within developments. Good visibility around access ways from the street and within manoeuvring areas of a development is particularly important. Within developments, where pedestrian and vehicle accessways are shared, the layout and (where relevant) paving should clearly signal to drivers that they are entering a slow traffic, pedestrian priority area. This means narrowing site entrances (but maintaining visibility), using high quality paving materials and providing clear sightlines and direct access to front doors without car parking interruptions. Within larger developments, raised pedestrian footpaths and traffic calming measures may be considered more appropriate.

Visual dominance of car parking and vehicle access ways should be minimised. Consideration should be given to the discreet location and screening of car parking, loading and servicing areas, particularly those visible from streets or public open spaces. Underground car parking is encouraged to enable a more efficient use of the site and reduce the visual dominance of garaging and hard stand areas. It is preferred that buildings with active internal uses will be provided between the street and car parking areas.

711.2.2 Building height, and outlook for neighbours.

(...)

- (l) In the Living G (Yaldhurst) Zone and the Living G (Prestons) Zone, the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and Density A areas and residential activities in the Urban Village (Prestons) development remains reasonably open rather than being dominated by buildings.

711.2.3(a) Street scene

(...)

- (xii) In the Living G (Yaldhurst) Zone and the Living G (Prestons) Zone 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) Zone and the Living G (Prestons) Zone the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.”

711.2.4 Separation from neighbours.

(...)

- (n) In the Living G (Yaldhurst) Zone **and the Living G (Prestons) Zone** the extent to which buildings designed to achieve higher densities (A) or (B) **(Yaldhurst) and Density A areas and residential activities in the Urban Village (Prestons)** may dictate that set-backs are either unnecessary and/or may be dispensed with.

(...)

711.2.7 Outdoor living space.

(...)

- (f) In the Living G (Yaldhurst) Zone **and the Living G (Prestons) Zone** 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) Zone **and the Living G (Prestons) Zone** 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.

(...)

711.2.17 Residential coherence.

- (b) In the Living 1, H, RS, RV, 2, 3 **and G (Yaldhurst) and G (Prestons) Zones**,....

11.2.28 Staged Development in the Living G (Prestons) Zone

For activities not in accordance with rule 10.3.10 8.3.10:

- **The nature and extent of any adverse effect arising on the transport network from a proposal that:**
 - **deviates from the design of specific intersection upgrades set out in Appendix 3AC; and/or**
 - **exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.**
- **The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3AC may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.**

711.3 Living 1A, 1B, 1C, 1D, 1E, HA, HB, TMB and, G (Yaldhurst) and G (Prestons) Zones

711.3.1 Development Plans

(...)

(k) In the Living G (Prestons) zone, the extent to which any development accords with the provisions of Appendix 3W Outline Development Plan (Prestons) Part 2 Volume 3, associated Layer Diagrams and the key principles set out for this zone.

(...)

711.3.8 Setbacks and screening from neighbours – residential and other activities

In the Living G (Prestons) zone, the extent to which any development is sympathetic to and appropriately addresses the interface with neighbouring zones including the adjacent rural area, the interface with Lower Styx Road/Styx River and Mairehau Road, and to the golf courses which border the zone.

AMENDED REASONS FOR THE RULES – LIVING ZONES

Insert in Volume 3 Part 2 Changes to Clause 8 Reasons for Rules (to be renumbered as Section 12.0).

812.0 REASONS FOR RULES

812.1 Living 1, H, RS, TMB, 2, 3, 4A, 4B, 4C and, G (Yaldhurst) and G (Prestons) Zones

812.1.1 Site density and open space

These two standards are closely related to one another, and are major determinant of the character of the living areas of the city. The size of residential sections and the amount of each section that is retained as open space or available for tree and garden plantings are key factors in determining the visual amenity, spaciousness, levels of privacy, access to sunlight and daylight, and pleasantness of each living environment. Generally no open space standard has been set in the Living 3, 4A, 4B, 4C and G Zones as the site density requirement and other standards will ensure a certain proportion of the site is retained for open space. Within the Living 4C Zone (Avon Loop) an open space standard rather than a site density standard applies to promote the retention of green spaces in this area and to provide certainty as to the degree of spaciousness. Within the Living G (Yaldhurst) Zone **and the Living G (Prestons) Zone** an outline development plan stipulates the density and development principles, including the pattern and location of principal open spaces (the ‘green network’) to be achieved within that zone.

(...)

In some cases the minimum site size standard has been increased at the boundary with rural land. This has been done to reduce the possibility of conflicts between residential and rural activities. The larger site size reduces the number of potential residential neighbours and permits the residential houses to be located further from the boundary. In other cases site density standards provide for medium – high density development within large greenfield sites enabling greater housing choice and variety. That is the case with the Living G (Yaldhurst) zone **and the Living G (Prestons) zone**. ~~This~~ **These** zones are intended to achieve a comprehensively planned mixture of primarily medium to high-density housing and ancillary commercial activities. ~~This~~ **These** areas are to be closely integrated with the adjoining urban areas and their transport and infrastructure networks to better achieve the consolidation objectives and policies for Living zones. However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points.

In accordance with this, the Plan has the following standards

(...)

- (j) Primarily medium to high density in the Living G (Yaldhurst) zone **and the Living G (Prestons) Zone** based on a comprehensive outline development plans integrating transport and open-space networks with the existing adjoining peripheral urban areas.

(...)

812.1.2 Building height and sunlight and outlook for neighbours.

(...)

In the Living 3, 4A, 4B, 4C, G **(Yaldhurst) and G (Prestons)** zones the sunlight standards are only intended to retain outlooks, access to sunlight and daylight, and levels of privacy appropriate to and consistent with the higher densities specified for each zone.

(...)

812.1.3 Street scene

(...)

In the Living G (Yaldhurst) **and Living G (Prestons)** zones in certain circumstances where a residential dwelling is proposed on a high density site, there will be a reduced minimum building setback from the road boundary to achieve maximisation of private rear outdoor living spaces while at the same time achieving an optimal relationship with the street, a demarcation between a private and public space and a space for interaction with the community on a dwelling frontage.

Street frontage fencing (Living G Prestons Zone)

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have the potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction

in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different provision of screening structure may be necessary or appropriate due to the location or orientation of the application site.

(...)

812.1.4 Separation from neighbours

(...)

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. Accessory buildings are permitted within the setback with the exception to that part of the Living HB Zone as shown in Part 2 Appendix 6 in order to allow more flexible use of this space. However, the total length of all such accessory buildings on a site is limited to 9m (in the low density living zones) to avoid dominance of adjoining sites by the proximity of such buildings close to the boundary. The total length of all accessory buildings on a site is limited to 10.1m in the L3, L4A, L4B, L4C, G (Yaldhurst) **and G (Prestons) Zones** in recognition of the anticipated character and density of these zones and to accommodate three garages side by side. The height of the accessory buildings will also be limited by the recession plane standards in the lower density zones.

(...)

In the Living G (Yaldhurst) Zone **and the Living G (Prestons) zone** provision is made for zero building set back from internal boundaries within those areas of the zones identified as catering for developments at 'High Density (a) or (b)' **(Yaldhurst) and Density A area and residential activities in the Urban Village (Prestons)**. Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, a limit is placed on the extent of the length of walls on intervening boundaries along such adjoining sites, so as to enable a more open outlook and visual amenity to be provided. Where adjoining sites in areas of different density (medium/high) are involved, while zero building set back is still enabled in the higher density area, provision is made for the more stringent of the relative recession plane requirements to apply to buildings at the intervening boundary with the higher density site, so as to ensure a reasonable visual transition between such neighbouring properties.

(...)

812.1.6 External appearance

A rule relating to external appearance applies in those special amenity areas of particularly high street scene and/or heritage value. External appearance controls also apply to multi-unit development within higher density L3 and L4C zones in central New Brighton. Assessment as a discretionary activity is seen as necessary in order to provide some protection and/or enhancement of the existing characteristics which makes these areas particularly attractive and/or of social and historical importance and to avoid incompatible development. Although not a special amenity area in that part of the Avon Loop area outside of SAM 24, external appearance has been made a controlled activity. This is in recognition of the special

character of the wider loop area in terms of the setting, street layout and river boundaries. For SAM 24 specific recognition is also made of the importance of fences and walls within the required streetscene setback to the amenity values, and existing characteristics of the Avon Loop area. In the Living 5 Zone (Kilmarnock) an external appearance requirement applies to promote building design that is in sympathy with existing buildings on the site including roof pitch, exterior cladding and exterior colour. In the Living G (Yaldhurst) **and Living G (Prestons)** zones the external appearance rules are intended to maintain or enhance visual amenity and the quality of the surrounding residential environment.

812.1.7 Outdoor living space

(...)

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4A, 4B, 4C, ~~and~~ G (Yaldhurst) **and the G (Prestons)** zones reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, a large area of communal open space is available for all residents, so no additional open space standards are imposed. A reduced amount of outdoor living space is also required for small elderly persons units, reflecting the likely single-person occupancy and the outdoor needs of elderly people.

The alternative provision of a balcony is offered for residential units in the Living 2, 3, 4A, 4B, 4C, ~~and~~ G (Yaldhurst) **and the G (Prestons)** zones without rooms on the ground floor. This reflects the practical difficulties for residents of such units of using outdoor living spaces at ground level and the unlikelihood that such spaces would be used. In other zones, the higher likelihood of occupancy by families is reflected in a requirement for outdoor living space for all residential units. The practical difficulties of providing a continuous outdoor living space on hill slope sections is reflected in alternative arrangements being permissible. The area required to be set aside for outdoor living purposes is smaller in the Living H Zone than the Living 1 Zone for the same reasons.

(...)

812.1.8 Outdoor service space, storage space and on site convenience

A minimum area and shape outdoor service space has been required for residential units in the Living 3, 4A, 4B, 4C, ~~and~~ G (Yaldhurst) **and the G (Prestons)** zones to ensure that in these higher density environments sufficient areas are set aside for rubbish storage and drying washing outside. Recognising that providing such areas in the highest density zones may not be practicable in every circumstance an alternative indoor area(s) will be considered acceptable.

(...)

812.1.13 Roading and access

The area surrounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line is subject to special rules relating to access because these roads all serve major traffic functions. Access to Deans Avenue is restricted to Lester Lane or a proposed new road to be located not less than 100m and not more than 110m from the intersection of Moorhouse and Deans Avenues. **The Living G (Prestons) Zone contains controls on the number of residential and commercial activities which can be established prior to the completion of**

specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) Zone has been established to create a barrier to further urban growth with adjoining rural land.

(...)

812.1.14 Retailing

(...)

Exemption from this standard is provided for certain sites in the L4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, in the Living G (Yaldhurst) zone **and the Living G (Prestons) zone**, provision is made for retail activity in that part of those zones shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) **and Urban Village/Commercial, Commercial and Commercial A & B in Appendix 3W Outline Development Plan, Part 2 Volume 3** for those zones. While Business 2 Zone and Business 1 Zone rules are to apply in those areas, they have been retained within the overall Living G **(Yaldhurst) and (Prestons) Zones** so as to distinguish the scale and extent of their essentially local retail function from District centres elsewhere in the City.

(...)

812.1.17 Scale of activity and site size

There are, however, a range of activities which are necessary for the practical, efficient and pleasant functioning of the entire living environment. These activities include health services, spiritual, educational and day-care establishments which meet the needs of residents principally within the surrounding residential environment. In many instances it is not practical, suitable or necessary for these activities to establish in business areas and it is considered that residents accept a loss of residential activity on a site, if the activity is serving an important local function. For these reasons, the scale of non-residential activity and the number of persons employed is not limited for such activities in the Living 1, H, RS, RV, 2, 3, G (Yaldhurst) **and (Prestons)**, and a small part of the L4A Zone. Over the small part of the L4A Zone the exemption is extended to travellers' accommodation in recognition of the strategic requirements of this type of activity to locate close to the city centre.

(...)

812.1.19 Traffic generation

(...)

Levels of vehicle movements have been specified, the effects of which are compatible with the surrounding living environment. Because of the existing higher levels of traffic movements on arterial and collector roads, it is considered that greater levels of vehicle movements can be accommodated within the character of areas adjoining such roads. Where sites share a common access, the acceptable level of vehicle movement has been specified only as that which is already anticipated from a residential activity on the site, due to the greater likelihood of conflicts. In community footprints, a higher level of traffic generation is

expected as a consequence of a greater range of non-residential activities, and accordingly the higher level of traffic generation is acceptable. In addition, a range of activities serving an important local function have greater permissible traffic generation numbers. These exceptions recognise the practical need to have these activities in the living environment. Their location is, however, directed to specific sites more capable of absorbing the increased effects that may occur. Exemption is also provided in the Living G (Yaldhurst) and the Living G (Prestons) zones, where commercial activities may be located within those areas identified as 'Commercial' Business 1 in Appendix 3N Development plan (Yaldhurst) and Urban Village/Commercial, Commercial and Commercial A & B in Appendix 3W Outline Development Plan (Prestons), Part 2 Volume 3 for ~~that~~ those zones.

(...)

812.1.24 Development plans

(...)

An outline development plan applies to the Living G (Yaldhurst) and the Living G (Prestons) zoned land which requires the development of a large areas of land in accordance with specified urban design principles -and at mixed densities.

12.1.33 Heritage and Archaeology

Because of the presence of a listed heritage building on the site of the Living G (Prestons) zone, and because of the potential for discovery of archaeological features in the sand dunes which formerly existed on this site, rules have been inserted to guide future development on the land to avoid potential adverse effects on historic heritage values

12.1.34 Fencing on sites adjoining the Green Network - Living G (Prestons) Zone

High, continuous solid board or block fencing along open space areas and pedestrian and cycle access ways provide privacy and security for property owners. However, such forms of fencing can create a hard, closed 'canyon' effect having a detrimental impact upon pedestrian and cycle ways in terms of visual appearance. This, in turn, detracts from an open, planted and unbuilt appearance generally associated with a Green Network. The presence of high, continuous solid block or board fencing along pedestrian and cycle ways, which are to be incorporated in the Green Network, does not create a sense of connection with the adjoining residential properties. In effect, residential properties have 'turned their backs' on an important community linkage. This creates the impression of isolation and insecurity and public spaces are no longer seen as being a safe environment. Further, such solid tracks of fencing are often a target of vandalism and graffiti. Management of the type of fencing will enable the development of an open, safe and secure environment while ensuring a clear demarcation between public and private land.

12.1.35 Setback and screening from neighbours – Living G Prestons (Zone)

The Living G (Prestons) Zone includes specific building setbacks and landscaping provisions to manage the zone's interface with the various land uses along the zone

boundary. These provisions also include specific controls on the size and transparency of site boundary fences. In the main, these fencing provisions seek to maintain visual amenity and passive surveillance between areas; however the rural land to the west of the Living G (Prestons) zone requires taller fences of solid construction to ensure rural amenity and mitigate against potential reverse sensitivity effects.

(...)

AMENDMENTS TO VOLUME 3 PART 7, CULTURAL ZONES

~~Insert in Volume 3, Part 7, 3.0 Rules – Cultural 3 (Schools) Zone a school to those listed in Clause 3.6.1~~

~~3.0 RULES – CULTURAL 3 (SCHOOL) ZONE~~

~~(...)~~

~~3.6 List of Schools~~

~~Any activities not within the definition of an education activity, any activities on a site which the school has disposed of, shall be subject to those rules listed in Column B of Clauses 3.6.1 and 3.6.2 (refer Clause 3.1).~~

~~3.6.1 Secondary or composite~~

Column A	Column B
(...)	(...)
Prestons School (to be named)	Living G (Prestons) ‘Residential Density B’
(...)	(...)

AMENDMENTS TO VOLUME 3, PART 8 SPECIAL PURPOSE ZONES

Insert in Volume 3, Part 8 Special Purpose Zones an amendment to Rule 4.5.1 by adding a fourth bullet point shown underlined as follows:

4.0 RULES – SPECIAL PURPOSE (ROAD) ZONE

(...)

4.5 Development Standards

4.5.1 Roadway widths

- (a) Any construction or reconstruction of a roadway shall not exceed the maximum roadway width, or be less than the minimum roadway width, as shown in the roading hierarchy standards in Appendix 2. This rule shall not apply to the following:
- those roads which are subject to Clause 4.5.3,

- those sections of roadway which are narrowed by traffic management devices for a length of 60m or less; and
- those roads where more than one traffic management device is used and there is a minimum distance of 60m between the devices, except in the case of devices either side of an intersection where there shall be no minimum separation distance.
- **Where there is any conflict between the roading hierarchy standards in Appendix 2 except where there is any conflict between the roading hierarchy standards in Appendix 2 and the cross sections in the Movement Network Layer Diagram (Prestons) in Appendix 3Y Volume 3. For clarity the standards in those cross sections shall apply.**

(b) The minimum number of lanes indicated in Appendix 2 shall be retained in all cases.

AMENDMENTS TO VOLUME 3 PART 13, TRANSPORT

Insert in Volume 3, Part 13 Transport 2.2 Development Standard, Parking and Loading 2.2.1 Parking space numbers an additional activity after 'Living G (Yaldhurst)' in Table 1B Minimum parking required. Please note that Table 1b has not been included in its entirety.

2.2.1 Parking space numbers

For any activity the owner, occupier or developer shall make provision for vehicle parking, for use by staff and visitors, in accordance with columns 2 and 3 of Tables 1a and 1b below, and in compliance with the dimensions in Appendix 1, except that in those areas listed in Appendix 2 a financial contribution may be made in lieu of part, or all, of the parking requirement.

(...)

Table 1b. Minimum parking required in all other 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 4A, 4B (Central City), 4C, G and Central City Edge Zones	Residents: 2 spaces (1 garageable)/unit + Visitors: 1 space/5 units			

Living G (Yaldhurst) zone and Living G (Prestons)	For a site of 400m ² or less only 1 car-parking space is required			As for living zones above
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AMENDMENTS TO VOLUME 3 PART 14, SUBDIVISION

Add reference to “Clause 20” to the “Guide to using these rules’ steps 4-7”

1.0 STATEMENT

Guide to using these rules

(...)

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-~~18~~**25**.

Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14 or ~~17-18~~, **17-25** or the community standards in Clauses ~~18-25~~, 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~~ **17-25** then application must be made for a resource consent, assessed as a non complying activity. Except that if the subdivision is located within the Hendersons Basin, Hoon Hay Valley, Cashmere-Worsleys or Lower Styx ponding areas and it is subject to clause 7.3.3, in which case the subdivision is a prohibited subdivision activity for which no resource consent can be applied for. (Variation 48)

Step 7 No application can be made for a subdivision which is a prohibited activity under the relevant provisions of Clauses 4, 6, ~~7~~, **or 18 - 25**.

(...)

AMENDMENTS TO SUBDIVISION RULES

Insert in Volume 3, Part 14 Subdivision new pages after Clause 23 (Subdivision in the Living G (Wigram) Zone) “Subdivision in the Living G (Prestons) zone” and renumber subsequent sections accordingly:

24.0 SUBDIVISION IN THE LIVING G (PRESTONS) ZONE

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (Prestons) zone except where they conflict with the following rules:

24.1 Development Standards

24.1.1 Urban Village/Commercial, Commercial and Commercial A & B Areas

The Business 2 Zone subdivision rules shall apply to subdivision within the area shown as Urban Village/Commercial, Commercial and Commercial A & B on the Outline Development Plan in Appendix 3W Development Plan (Prestons) Part 2 Volume 3.

24.1.2 Residential site density – residential activities

Subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in locations as shown on Appendix 3X Density Layer Diagram (Prestons) Part 2 Volume 3.

- a) Each residential unit shall be contained within its own separate site. Where the terms ‘Density A, Density B, Density C or Density D are used they shall have the meanings set out below:

<u>‘Density A’ residential site:</u>	<u>A minimum net area of 200m² and a maximum net area of 250m².</u>
<u>‘Density B’ residential site:</u>	<u>A minimum net area of 450m² and a maximum net area of 500m².</u>
<u>‘Density C’ residential site:</u>	<u>A minimum net area of 600m² and a maximum net area of 650m².</u>
<u>‘Density D’ residential site:</u>	<u>A minimum net area of 800m² and a maximum net area of 1000m²</u>

24.1.3 Density Range Consent Notices

Consent notices shall be required to attach to all titles created in or immediately adjoining Density A or Density B sites, specifying which density range each site is in.

24.1.4 Creation of Public Open Space

- a) The subdivision of land to create public Open Space (including in the green links, linear park, Neighbourhood Parks and other reserves) shall be in general accordance with the locations identified on Appendix 3AA Green Network Layer Diagram (Prestons) Part 2 Volume 3; and
- b) The total amount of land within the Living G (Prestons) Zone that the Council is required to accept for reserve purposes shall be limited to the areas shown as ‘Neighbourhood Park’ and ‘Domain’ on Appendix 3AA Green Network Layer Diagram (Prestons) Part 2 Volume 3, which shall not be used for stormwater detention; and
- c) All areas shown as ‘Green Links/Linear Park’ and ‘Neighbourhood Park’ on Appendix 3AA Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

24.1.5 Financial Contribution

- ~~a) Any subdivision in the Living G (Prestons) zone shall require a financial contribution; and~~
- ~~b) the amount to be paid as a financial contribution shall be \$947.52 for each new allotment created in the Living G (Prestons) zone; and~~
- ~~c) any financial contribution pursuant to Rule 20.1.5 shall be paid before the issue of a completion certificate provided under Section 224(c) of the Resource Management Act, 1991.~~

~~The financial contribution is required in order to address:~~

- ~~• the net operational, depreciation and maintenance costs associated with the wastewater trunk infrastructure required to service the Living G (Prestons) zone;~~
- ~~• the net cost related to additional operational, depreciation and maintenance costs in other parts of the wastewater network (outside the Living G (Prestons) Zone) as a result of the Living G (Prestons) Zone; and~~
- ~~• the net cost related to potential deferral of the collection of development contributions for trunk main wastewater infrastructure in other locations outside the Living G (Prestons) zone.~~

24.2 Community Standard

24.2.1 Conformity with outline development plan

- a) All subdivision in the Living G (Prestons) zone shall be a controlled activity to ensure development is in accordance with the following:
- i The Outline Development Plan (Appendix 3W); and associated Key principles
 - ii The Density Layer Diagram (Appendix 3X); and associated Key principles
 - iii The Movement Network Layer Diagrams (Appendix 3Y); and associated Key principles
 - iv The Blue Network Layer Diagram (Appendix 3Z); and associated Key principles
 - v The Green Network Layer Diagram (Appendix 3AA); and associated Key principles

And shall not frustrate the intention that development should ultimately yield a minimum of 2250 residential units within the following mix of residential density ranges across the Living G (Prestons) zone as a whole:

<u>‘Density A’ within the Urban Village/Commercial, Commercial and Commercial A & B areas</u>	<u>a minimum of 2%</u>
<u>‘Density A’</u>	<u>a minimum of 20%</u>
<u>‘Density B’</u>	<u>a minimum of 20%</u>
<u>‘Density C’</u>	<u>a minimum of 20%</u>
<u>‘Density D’</u>	<u>a minimum of 2%</u>

- b) Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, shall be a discretionary activity and details shall be provided to show alternative locations are provided within the zone which ensure that the total area of each density type indicated in Density Layer Diagram where compliance with the overall density provisions of the Density Layer Diagram (Appendix 3X) (Prestons) Part 2 Volume 3, is maintained, and the alternative location is on land where the applicant is the registered proprietor are to be otherwise achieved, subject to the following requirements:
- i the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);

- ii for Density A sites and for residential activities in the Urban Village, they are located within 500m of the following:
 - A public transport route
 - Public open ‘green’ space such as a playground, local park or The Domain (note – for the purposes of this clause ‘public open green space’ includes green links and the linear park but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- iii the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

24.2.2 Staged Development – residential and other activities

- a) No non-residential activities and not more than 400 residential allotments shall occur in the Living G Prestons Zone until upgrades of the Marshland Road/Mairehau Road, Marshland Road/Prestons Road, Mairehau Road/Burwood Road, and Lower Styx Road/Marshland Road intersections (including traffic signals) in accordance with Figures 3AC.1, 3AC.2, 3AC.3 and 3AC.5 (respectively), as shown in Appendix 3AC have commenced.
- b) No more than:
 - i 1700 residential allotments within the areas identified as ‘Density Area A-D’ sites and ‘Urban Village / Commercial’; and
 - ii 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as ‘Urban Village / Commercial’, ‘Commercial’ and ‘Commercial A & B’ in Appendix 3W Outline Development Plan (Prestons) Part 2, Vol 3,

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced;
- the Mairehau Road/Burwood Road intersection is upgraded in accordance with Figure 3AC.4 as shown in Appendix 3AC; and
- the portion of the main primary road (as shown on Appendix 3W – Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) zone is open to traffic

Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QE2 Drive. The scheme also includes an extension being progressed by Christchurch City Council from QE2 Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QE2 Drive east of Philpotts Road.

24.2.3 Linear Park Road frontage

The north/south linear park shown on Appendix 3y shall be provided throughout its length with frontage to a through road or roads.

24.3 Critical Standards

24.3.1 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:

<u>Density A</u>	<u>6m x 8m</u>
<u>Density B and C</u>	<u>10m x 10m</u>
<u>Density D</u>	<u>15m x 18,</u>

24.3.2 Residential site density

~~Each residential unit shall be contained within its own separate site. Any development for residential activity where the lot size is not within the range outlined in Rule 20.1.2 shall be a non-complying activity.~~

24.3.2 Control of stormwater

Any subdivision shall:

- a) Control its own stormwater in accordance with the blue network in Appendix Z Blue Network Layer Diagram (Prestons), Part 2 Volume 3;
- b) Link with the other stormwater systems shown on the blue network; and
- c) Applications for the necessary consents from the CRC must be lodged before or contemporaneously with any subdivision application.
- d) No piped stormwater mains are to be employed unless it can be shown to the satisfaction of Christchurch City Council engineering staff that swale drainage is not feasible.

24.3.3 Provision of public transport

Any subdivision shall be designed and constructed so as to enable public transport bus movements in accordance with Appendix 3Y Movement Network Layer Diagram (Part 2 Volume 3).

24.3.4 Staged Development

- a) As part of the application for resource consent for any subdivision creating the first residential or non-residential allotment within the Living G (Prestons) Zone, the applicant must, either prior to or concurrently with the subdivision application:
 - i provide a comprehensive plan which shows the overall system for all activities allowed by the entire Living G (Prestons) Zone;
 - ii establish an approved wastewater system, both within the Living G (Prestons) Zone and as required beyond the zone to service the Living G (Prestons) zone for all residential and commercial activities applied for which is consistent with (i) above;

~~iii establish a reticulated drinking water supply for all residential and commercial activities applied for;~~

~~iv demonstrate that the QEII Drive/Marshland Road, Marshland Road/Mairehau Road, and Marshland Road/Prestons Road intersections are upgraded (including traffic signals) in accordance with Figures 3AC.1, 3AC.2 and 3AC.3 (respectively), as shown in Appendix 3AC~~

~~b) No more than:~~

~~i 1560 residential units within the areas identified as 'Density Area A-D' sites and 'Urban Village / Commercial'; and~~

~~ii 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3,~~

~~shall occur until such time as construction of the Northern Arterial and 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced.~~

~~Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QE2 Drive. The scheme also includes an extension being progressed by Christchurch City Council from QE2 Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QE2 Drive east of Philpotts Road.~~

24.3.5 Access to Mairehau Road from Residential Allotments

No direct vehicle access from any residential allotment shall be granted to Mairehau Road from:

(a) any secondary road (as identified on Appendix 3W – Outline Development Plan (Prestons) until such time as the portion of the main primary road (as shown on Appendix 3W – Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) zone is open to traffic; or

(b) any residential allotment

24.3.6 Heritage and Archaeological matters in the Living G (Prestons) Zone

As part of the application for any resource consent application for any subdivision which involves the area identified as 'Dunlop House Heritage / Residential' in Appendix 3W Outline Development Plan (Prestons) Part 2, Volume 3 (either as an allotment or balance area), the applicant must, either prior to or concurrently with the subdivision application, provide a Conservation Plan pertaining to the future use and maintenance of Dunlop House and associated objects, structures and landscaping.

Note: For the purpose of this rule, “Dunlop House” means the building listed in Appendix 1, Part 10, Volume 3 as “Two storey wooden colonial residence” located at 46 Lower Styx Road (Lot 1 DP6532).

24.4 Information to be supplied with subdivision consent

- a) **Information that illustrates how the proposed subdivision accords with the Prestons Outline Development Plan and in particular:**
 - i **The Outline Development Plan (Appendix 3W); and associated Key principles**
 - ii **The Density Layer Diagram (Appendix 3X); and associated Key principles**
 - iii **The Movement Network Layer Diagrams (Appendix 3Y); and associated Key principles**
 - iv **The Blue Network Layer Diagram (Appendix 3Z); and associated Key principles**
 - v **The Green Network Layer Diagram (Appendix 3AA); and associated Key principles**
- b) **Information that illustrates how the staging and location of key infrastructure generally accords with the Prestons Outline Development Plan and in particular:**
 - i **The Outline Development Plan (Appendix 3W); and associated Key principles**
 - ii **The Density Layer Diagram (Appendix 3X); and associated Key principles**
 - iii **The Movement Network Layer Diagrams (Appendix 3Y); and associated Key principles**
 - iv **The Blue Network Layer Diagram (Appendix 3Z); and associated Key principles**
 - v **The Green Network Layer Diagram (Appendix 3AA); and associated Key principles**
- c) **Location of Density A, B, C and D sites.**
- d) **Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 24.2.1 Volume 3 Part 14 or how that mix of densities will be achieved on land within the applicant’s control on subsequent subdivision applications.**
- e) **Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 20.2.1(b)(iv) Volume 3 Part 14.**
- f) **Information that illustrates on a site plan what density range (Density A, Density B, Density C or Density D) each site is in.**

24.5 Assessment matters for subdivision in the Living G (Prestons) Zone

(A) Quality

The extent to which the proposal will be in accordance with the Urban Design Principles Appendix 3W Outline Development plan (Prestons) Part 2 Volume 3

(B) Connectivity

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement network (Appendix 3Y Part 2 Volume 3); and the Key principles associated with those diagrams.

(C) Access to outdoor space

- a) **The extent to which the proposal will be in general accordance with the Layer Diagram Green Network (Appendix 3AA Part 2 Volume 3) and the Key Principles associated with that diagram.**

- b) Whether appropriate provision is made for the ongoing maintenance of any open space areas not vested in the Council.
- c) The appropriateness of any mechanism proposed to ensure that open space areas not vested in the Council are available for public access.

(D) 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) Consideration of bird habitat in relation to bird strike issues.

(E) 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 to the visual amenity of the immediate area
- d) The extent to which the proposal will be in general accordance with the Layer Diagram Blue Network (Appendix 3Z Part 2 Volume 3) and the Key Principles associated with that diagram.
- e) The ability to provide on-site storage and/or treatment of stormwater from impervious surfaces (roofs, roads and other hardstanding) where there is to be discharge to water.
- f) The extent to which on-site stormwater discharge to ground has been investigated as a stormwater treatment option.
- g) The extent to which developers have chosen suitable technologies from NZWERF (2004) and Christchurch City Council (2003) best management practices for which proven design methods and performance exist. Any deviation from this list of approved technologies shall only be with the approval of Christchurch City Council engineering officers.

(F) Energy efficiency

The extent to which passive solar access can be achieved

(G) 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.

(H) Location of Density A sites and residential activities in the Urban Village

The extent to which Density A sites and residential activities in the Urban Village are located so as to provide convenient access within a 500 metre radius of:

- A potential public transport route; and/or
- Public open space such as a playground, local park or The Domain; and/or
- Retail, commercial or community facilities

(I) Mix of Densities.

The extent to which the application:

- a) meets the density ranges and mixes specified in rule 24.2.1 Part 14 Volume 3.
- b) specifies which density range the site is within (thereby defining which development standards are to apply to the site). Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

(J) Intersection Safety

The extent to which any Primary or Secondary Road, as illustrated on Appendix 3Y Movement Network, that connects to either Mairehau Road, Lower Styx Road Prestons Road or Marshland Road provides for the safety of road users.

(K) Staged Development in the Living G (Prestons) Zone

For activities not in accordance with rule 24.2.2:

- The nature and degree of any adverse effect arising on the transport network from a proposal that:
 - deviates from the design of specific intersection upgrades set out in Appendix 3AC; and/or
 - exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.
- The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3AC may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.

(L) Linear Park Road Frontage

For subdivision applications not in accordance with rule 24.2.3, the extent to which the subdivision will maintain an appropriate level of public surveillance of, and a safe environment within, the linear park.

AMENDED REASONS FOR THE RULES – SUBDIVISION

Insert in Volume 3 Part 2, Clause 19 Reasons for Rules with following amendments: (to be renumbered as Section 26.0).

Alter Reasons for Rules

1926.16 Development Outline Development plan

Comprehensive Outline Development Plans, together with urban design principles to be followed in the development of this zone have been included to enable new peripheral residential growth as a Living G zone. Their purpose is to assist the Council in managing the effects of the use, development and protection of natural and physical resources in an integrated manner in order to achieve the objective and policies of the Plan relating to intensification of urban densities. More specifically they indicate the environmental outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

The Outline Development Plans referred to apply to land at Masham, between Yaldhurst and Buchanan Roads; **and Prestons, extending north and south from Prestons Road between Lower Styx Road and Mairehau Road.** This will involve staged development of large areas of land at mixed housing densities, and including provisions for integrated public transport, open-space and pedestrian systems, as well as supporting provision for local commercial and community facilities. Limited flexibility is provided for in the location of different housing densities within these areas, provided that such densities as are indicated for the overall zone are still achieved elsewhere within this zone, and that these also accord with the urban design principles referred to.'

26.17 Landscaping on external zone boundaries

Landscaping requirements have been included in these subdivisional rules to ensure establishment of this landscaping as early as possible, during the physical construction of the subdivision prior to final approval.

26.18 Linear park road frontage.

The linear park is required to have frontage to a through road to provide sufficient public surveillance to prevent the linear park becoming an attractive site for criminal activity. Experience with other parks in Christchurch bordered only by housing has shown that this is a potential outcome. Any application for a subdivision where road frontage is not provided along the entire length of the linear park must demonstrate (whether by specific subdivision design features or other measures) that a suitable level of public surveillance will be achieved throughout the length of the park.

26.19 Roading and access

The Living G (Prestons) zone contains controls on the number of residential and commercial activities which can be established prior to the completion of specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) zone has been established to create a barrier to further urban growth with adjoining rural land.

AMENDMENTS TO VOLUME 3, PART 2 LIVING 1F ZONE PROVISIONS

Amend Volume 3, Part 2 Living Zones, Zone Description and Purpose 1.2.5 Living 1F (Retirement Village – Prestons Road) Zone as follows:

1.2.5 Living 1F (Retirement Village - Prestons Road) Zone

Zone description and purpose

The Living 1F Zone occupies approximately 7ha of land located immediately south of Prestons Road. The zone shares its boundaries with Prestons Road and the Living 1 and **Living G (Prestons) Rural-3** Zones.

(.....)

Development within the zone will be in accordance with the Development Plan and a Concept Plan for the area. In providing accommodation and care facilities for the

elderly, the standards of the Living 1F Zone are intended to exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of the immediately adjoining Living 1 and **Living G (Prestons) Rural 3** Zones.

Environmental results anticipated

- (a) Establishment of an elderly persons housing complex and associated care services and facilities that provides a pleasant living environment for elderly persons.
- (b) A co-ordinated and consistent design theme which acknowledges the **~~generally open-space~~** character of the surrounding area.
- (c) A living environment with a high level of on-site amenity, where buildings are surrounded by, and balanced with, generous areas of open space and ample opportunities for amenity and buffer plantings.
- (d) Considerate building design, scale, location and landscaping in relation to the **Living G (Prestons) rural** zone boundary in order to improve the quality of the **~~rural-urban~~** interface and achieve a consolidated urban form.
- (e) Adequate disposal of stormwater through implementation, retention and enhancement of natural drainage systems.
- (f) Non-residential activities limited to those which are directly associated with elderly persons housing and care, and of a scale compatible with activities on site.
- (g) Management of environmental effects (e.g. noise, odour, visual detraction, traffic safety, on-street parking congestion) in a manner compatible with the **surrounding environment** **~~semi-rural location of the zone.~~**

Amend Volume 3, Part 2, Clause 7.3 Living 1A, 1B, 1D, 1E, 1F, HA, HB, TMB and G(Yaldhurst) Zones, Assessment Matters for Resource Consents Clause 7.3.5 as follows

7.3 Living 1A, 1B, 1D, 1E, 1F, HA, HB, TMB and G (Yaldhurst) Zones

(...)

7.3.5 Concept Plan - Living 1F (Retirement Village - Prestons Road) Zone

(...)

- g) The location and extent to which proposed planting, plant size at the time of planting and intended species will provide for amenity and screening purposes and contribute to improved ecological and habitat values and the **~~rural-urban~~** interface **with surrounding areas.**

Amend Volume 3, Part 2, Clause 8.2 Living 1A, 1B, 1D, 1E, 1F, HA and HB Zones, Reasons for Rules, Clause 8.2.1 and Clause 8.2.14 as follows

8.0 REASONS FOR RULES

(...)

8.2 Living 1A, 1B, 1D, 1E, 1F, HA and HB Zones

8.2.1 General

The rules for the Living 1A, HA and HB Zones are in many respects the same as those for the Living 1 and Living H Zones respectively,(see Clause 8.1) but with some key differences which essentially result in a greater degree of development control. These are a reflection of the sensitive environmental factors which often apply on the urban boundary. The need to provide a transition from normal residential densities to rural is an important factor as is the subsoil conditions in the Living 1B Zone. ~~The rules for the Living 1F Zone also recognise the importance of maintaining and reinforcing the rural-urban boundary, with generous building setbacks consistent with those applicable to the adjoining rural land.~~

(.....)

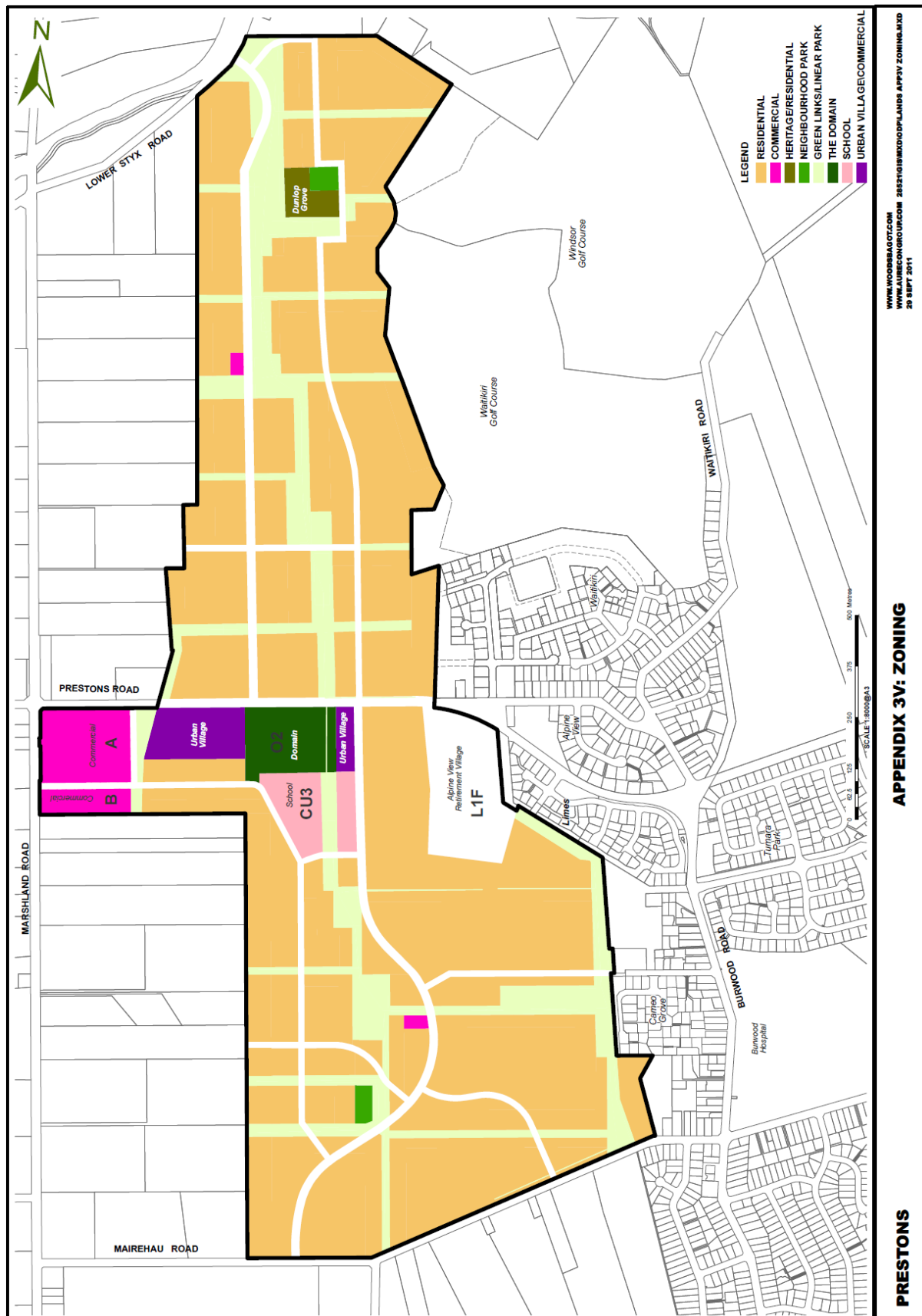
8.2.14 Use of site and buildings - Living 1F (Retirement Village - Prestons Road) Zone

This rule ensures the use of the Living 1F Zone for activities, other than those associated with the operation of the elderly persons housing complex, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements to and from these activities, associated noise, and the maintenance and enhancement of amenity values given the presence of the adjoining ~~rural and~~ residential environments.

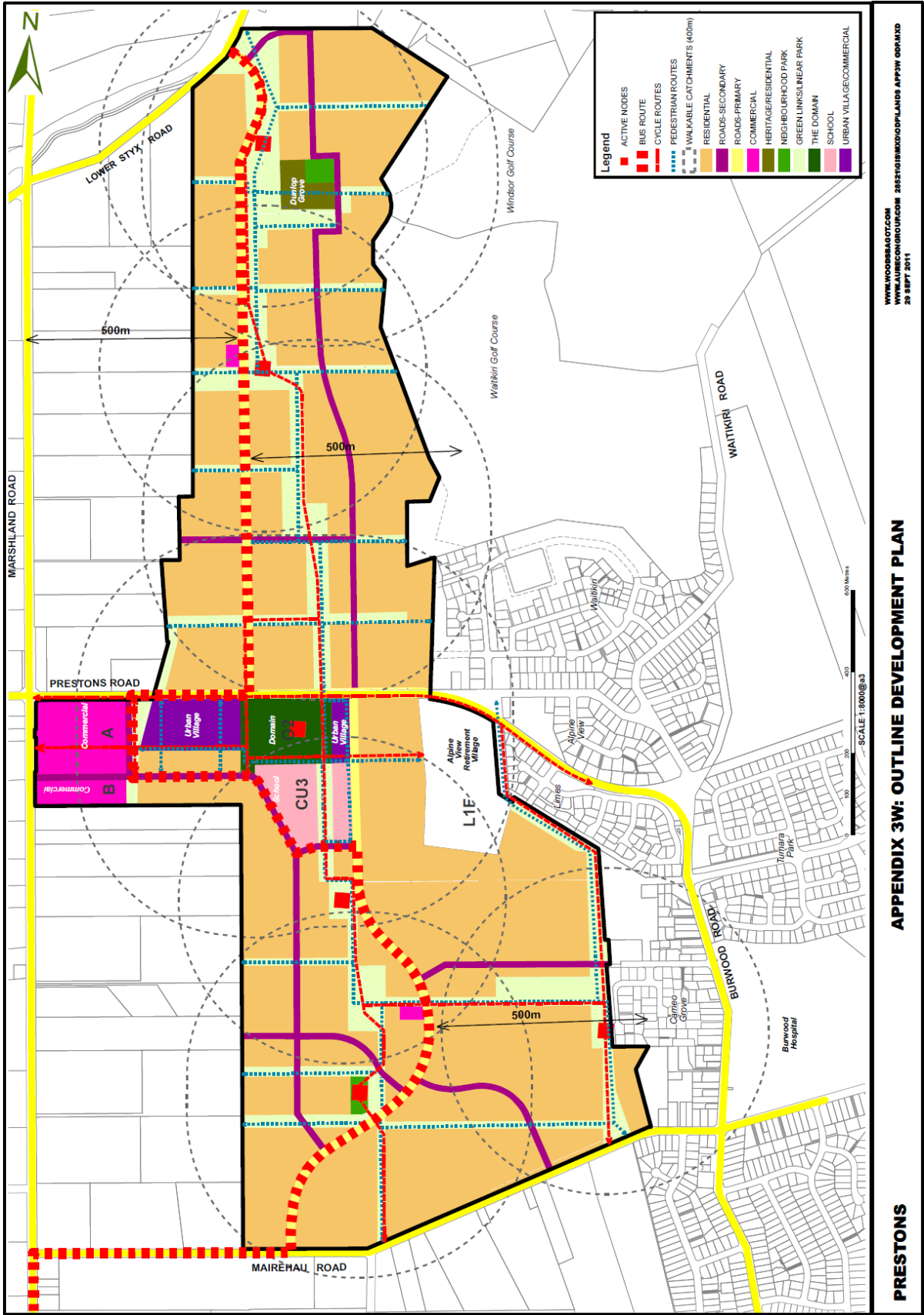
PLANNING MAPS AND APPENDICES

Insert new Appendices to Appendix 3, Part 2, Volume 3 as follows:

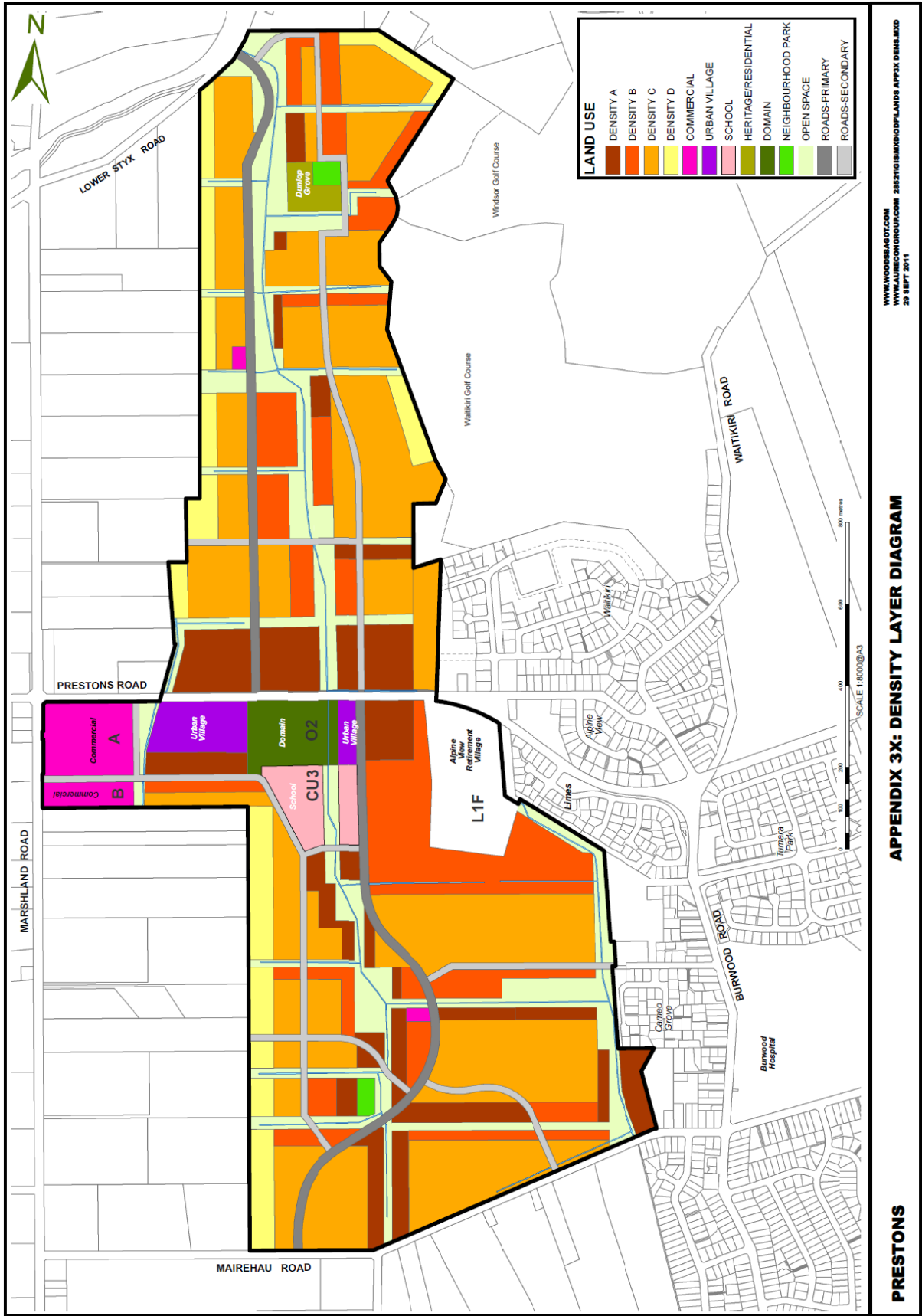
Appendix 3V - Zoning Plan (Prestons)



Appendix 3W - Outline Development plan (Prestons)



Appendix 3X - Density Layer Diagram (Prestons)



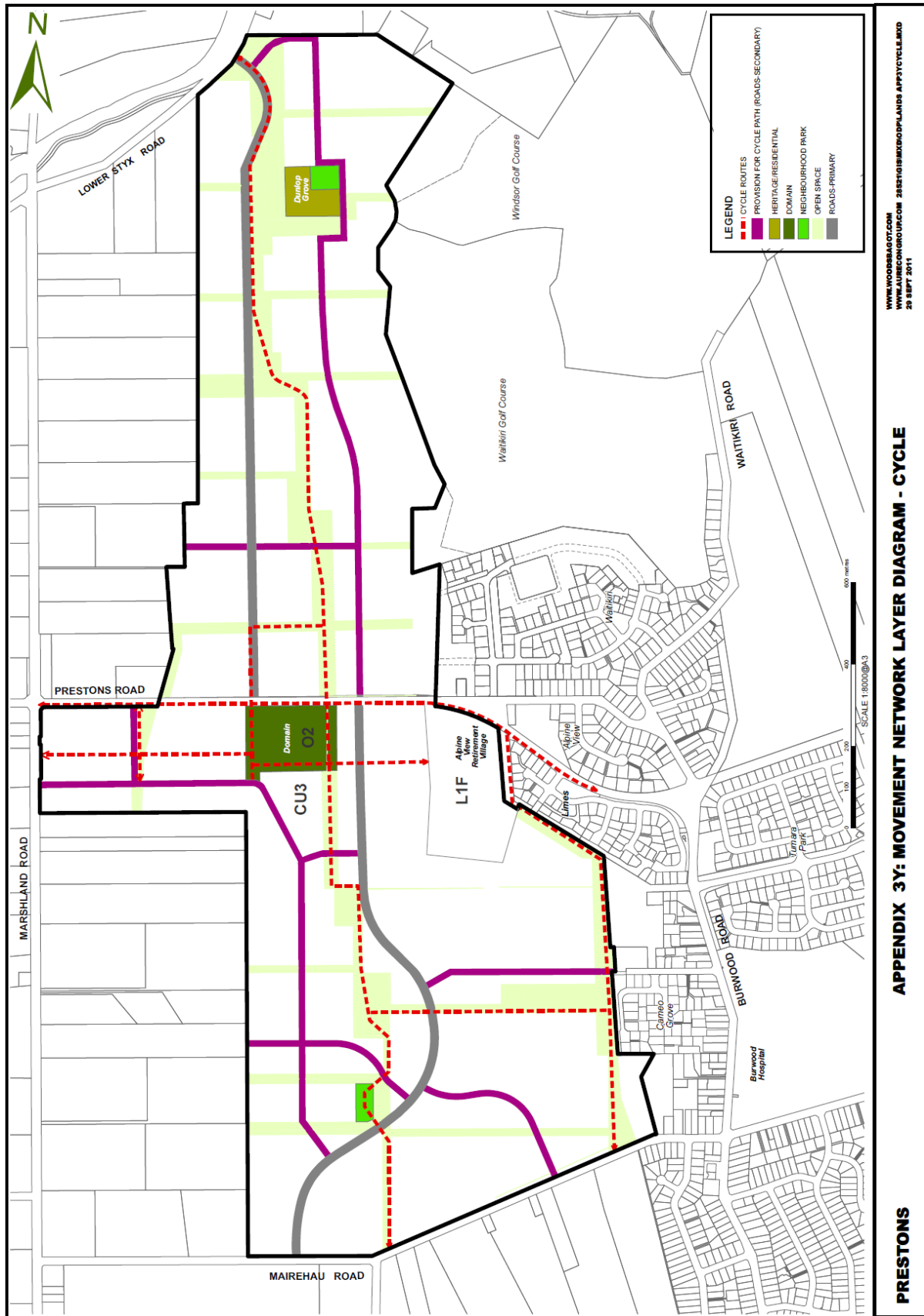
LEGEND

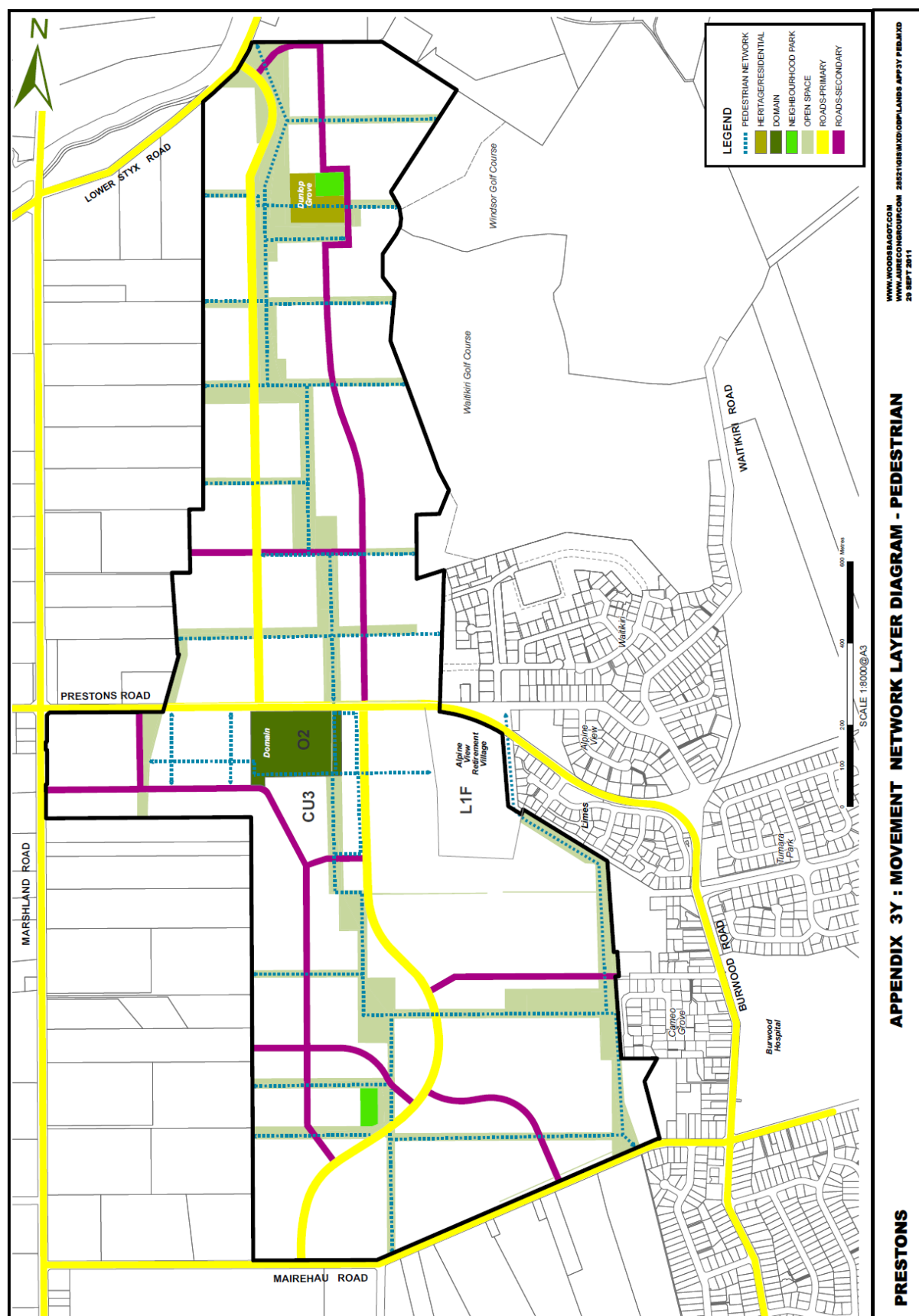
- CYCLE NETWORK
- PEDESTRIAN NETWORK
- ROADS-PRIMARY
- ROADS-SECONDARY
- OPEN SPACE
- DOMAIN
- NEIGHBOURHOOD PARK
- HERITAGE/RESIDENTIAL

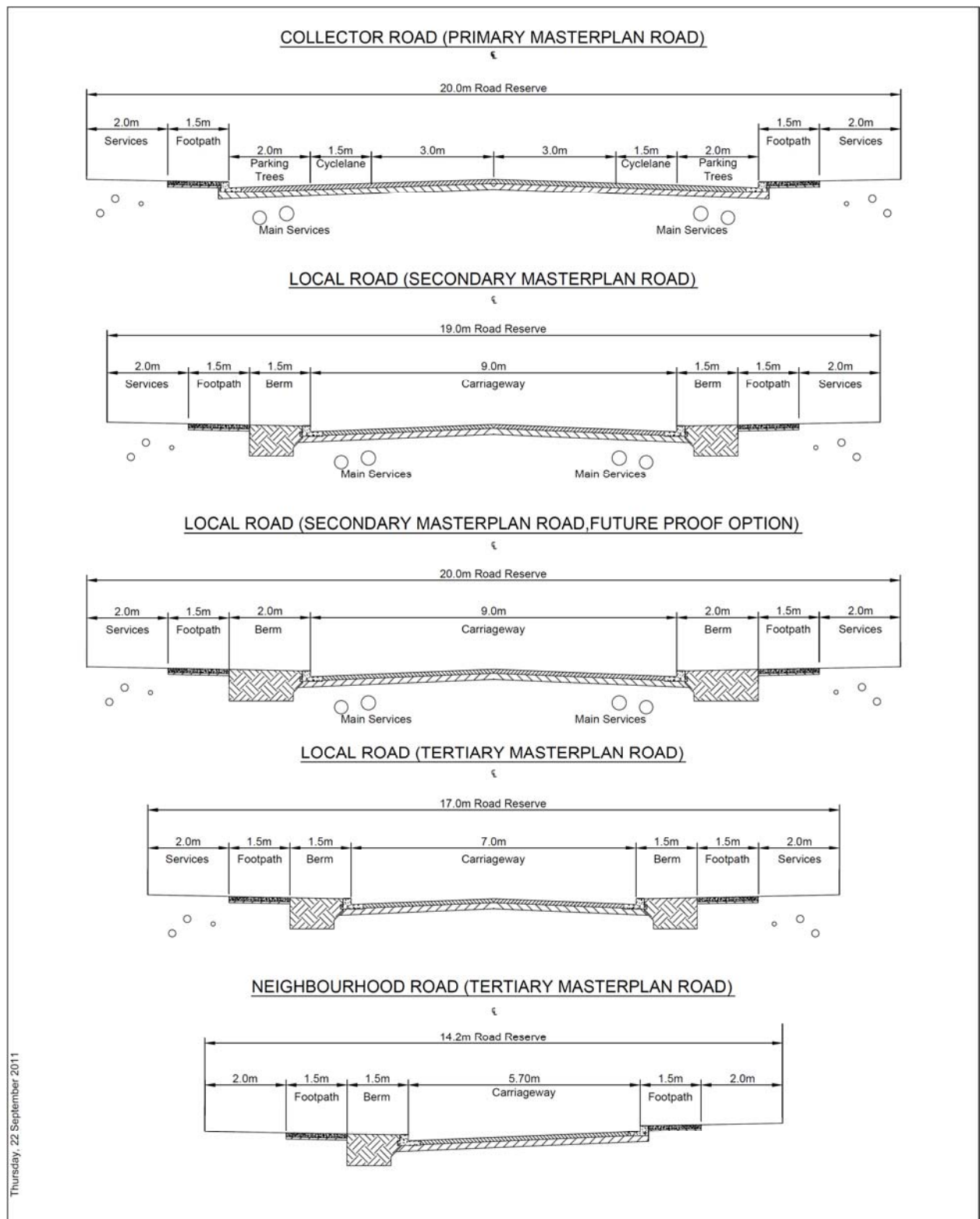
APPENDIX 3Y: MOVEMENT NETWORK LAYER DIAGRAM

PRESTONS

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29 SEPT 2011

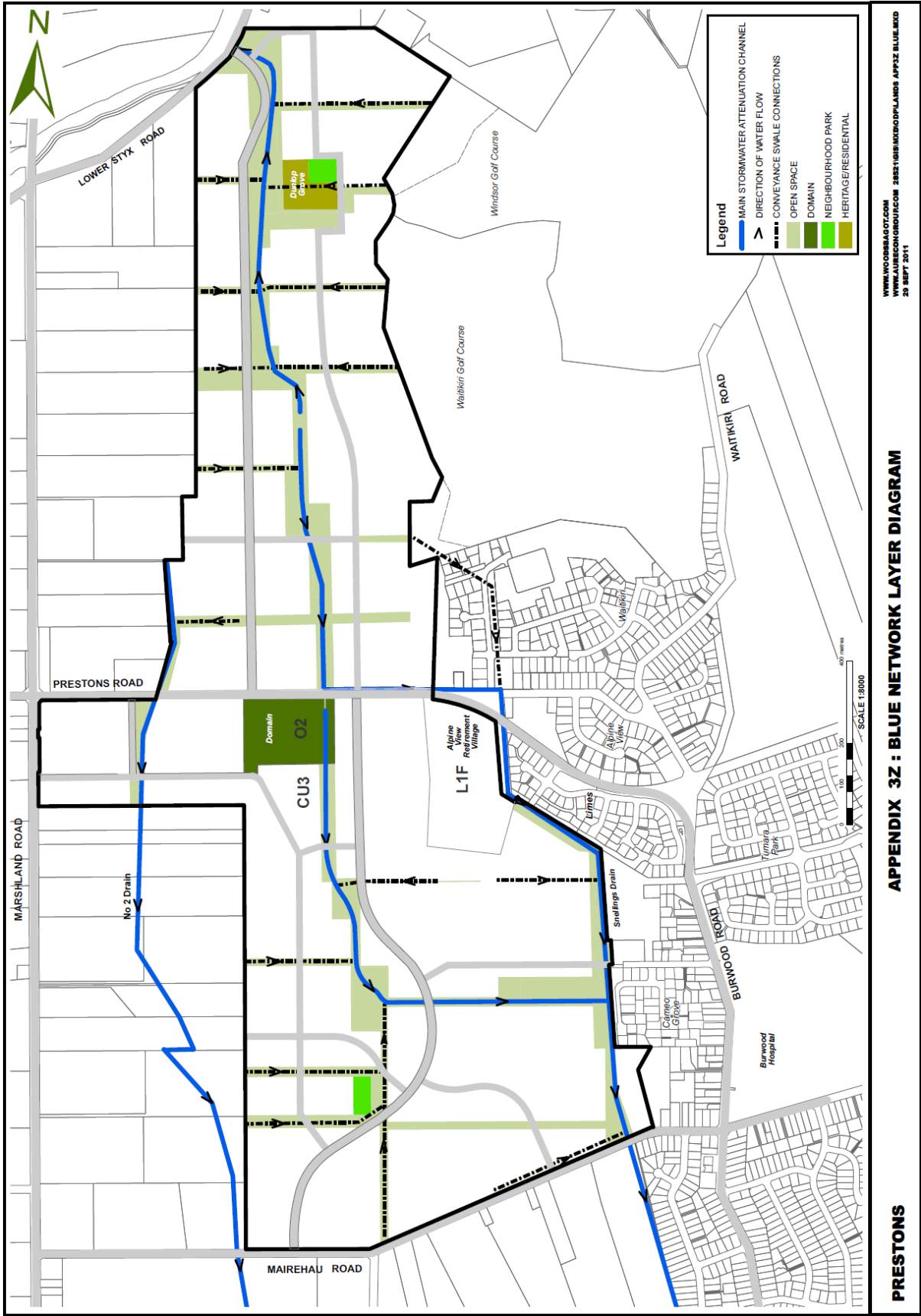




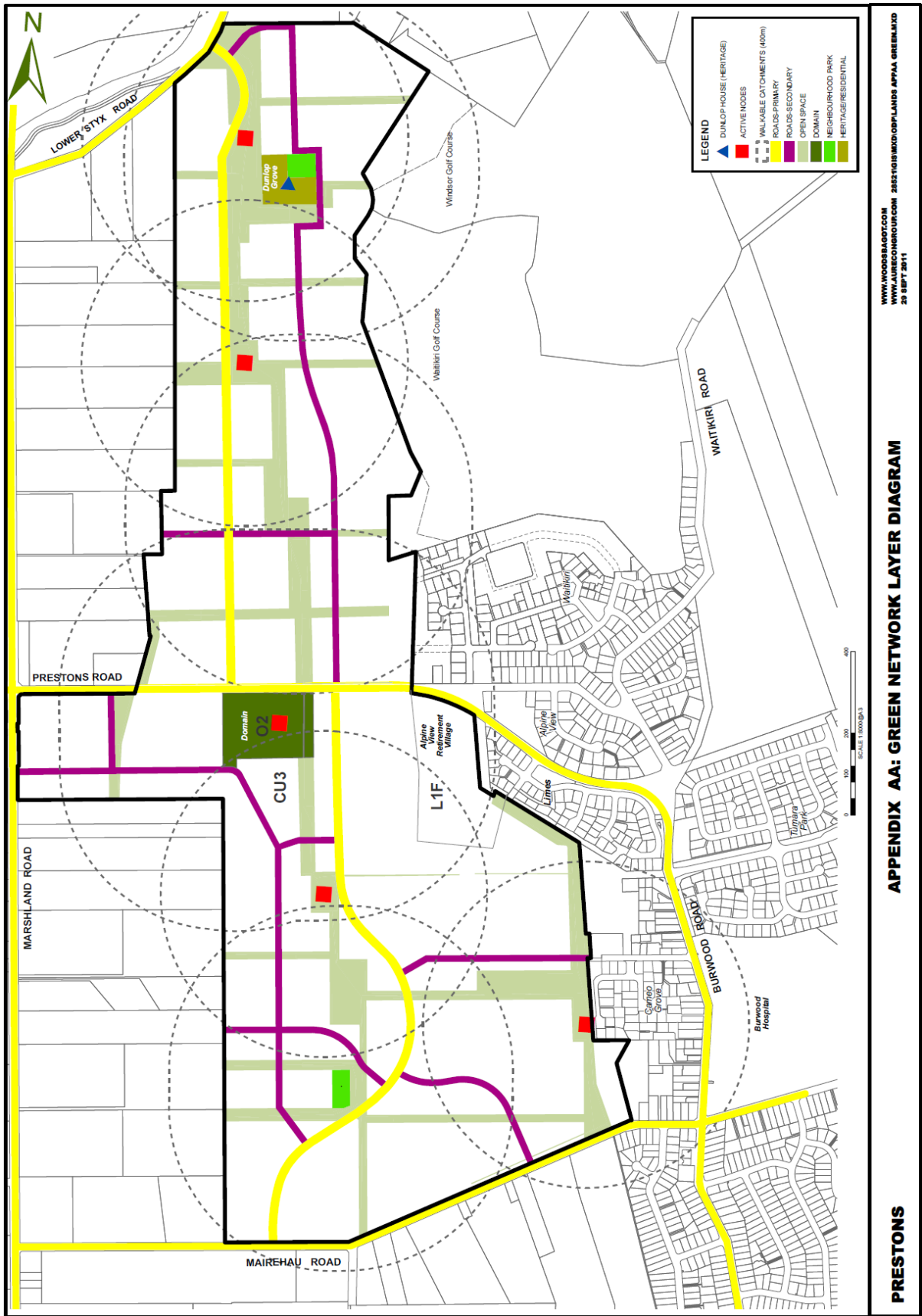


* 'Future Proof Option' shall apply to the two east-west secondary roads that connect the north-south primary roads with the western boundary of the Living G (Prestons) zone, as shown on Appendix 3Y. This typology includes a wider berm than the standard secondary road to allow for potential widening of the carriageway in the event such works are required to accommodate future increases in traffic flows

Appendix 3Z - Blue Network Layer Diagram



Appendix 3AA - Green Network Layer Diagram



Appendix 3AB – Living G (Prestons) Planting List

Botanical Name

Common Name

Large Native Trees

<u>Dacrydium cupressinum</u>	<u>rimu</u>
<u>Podocarpus totara</u>	<u>totara</u>
<u>Prumnopitys taxifolia</u>	<u>matai</u>

Large Exotic Trees

<u>Acer campestre</u>	<u>field maple</u>
<u>Alnus Glutinosa</u>	<u>black alder</u>
<u>Liquidambar styraciflua</u>	<u>liquidambar</u>
<u>Platanus orientalis</u>	<u>“autumn glory” plane tree</u>
<u>Quercus coccinea</u>	<u>scarlet oak</u>
<u>Quercus palustris</u>	<u>pin oak</u>
<u>Tilia cordata</u>	<u>small-leaved lime</u>

Small Native Trees

<u>Dodonea viscosa</u>	<u>akeake</u>
<u>Kunzea ericoides</u>	<u>kanuka</u>
<u>Leptospermum scoparium m</u>	<u>manuka</u>
<u>Plagianthus regius manatu</u>	<u>lowland ribbonwood</u>
<u>Sophora microphylla</u>	<u>south island kowhai</u>

Native Shrubs and Small Trees >1.2m

<u>Coprosma propinqua</u>	<u>mikimiki</u>
<u>Coprosma robusta</u>	<u>karama</u>
<u>Coprosma aff.</u>	<u>mikimiki (shrub)</u>
<u>Cordyline australis ti kouka</u>	<u>kouka/cabbage tree</u>
<u>Griselinia littoralis</u>	<u>kapuka/broadleaf</u>
<u>Hebe salicifolia</u>	<u>koromiko (shrub)</u>
<u>Hoheria angustifolia</u>	<u>hohere/narrow-leaved lacebark</u>
<u>Lophomyrtus obcordata</u>	<u>rohutu/nz murtle</u>
<u>Melicope simplex</u>	<u>poataniwha (shrub)</u>
<u>Melicytus ramiflorus</u>	<u>mahoe</u>
<u>Myrsine divaricata</u>	<u>weeping mahout</u>
<u>Olearia paniculata</u>	<u>golden akeake/akiraho</u>
<u>Pennantia corymbosa</u>	<u>kaikomako</u>
<u>Phormium tenax</u>	<u>harakeke</u>
<u>Pittosporum tenuifolium</u>	<u>kohuhu/black matipo/tawhiro</u>
<u>Pseudopanax crassifolius</u>	<u>horoeka/lancewood</u>

Native Shrubs <1.2m

<u>Anemanthele lessoniana</u> <u>hunangamoho/wind grass</u> <u>Astelia fragrans</u> kakaha/bush lily <u>Carex buechananii</u> purei <u>Carex testacea</u> speckled sedge <u>Cyperus ustulatus</u> toetoe upotangata <u>Dainella nigra</u> inkberry <u>Festuca novae-zelandiae</u> fescue tussock <u>Haloragis erecta</u> toatoa <u>Hypericum gramineum</u> New Zealand St Johnswort <u>Libertia ixioides</u> mikoikoi/NZ iris <u>Poa cita</u> silver tussock <u>Poa colensoi</u> blue tussock <u>Polystichum richardii</u> pikopiko/black shield fern <u>Uncinia uncinata</u> hook-sedge	<u>hunangamoho/wind grass</u> <u>kakaha/bush lily</u> <u>purei</u> <u>speckled sedge</u> <u>toetoe upotangata</u> <u>inkberry</u> <u>fescue tussock</u> <u>toatoa</u> <u>new zealand st johnswort</u> <u>mikoikoi/nz iris</u> <u>silver tussock</u> <u>blue tussock</u> <u>pikopiko/black shield fern</u> <u>hook-sedge</u>
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Appendix 3AC – Living G (Prestons) Intersection Upgrades
See Rules 10.3.10 and 26.2.2

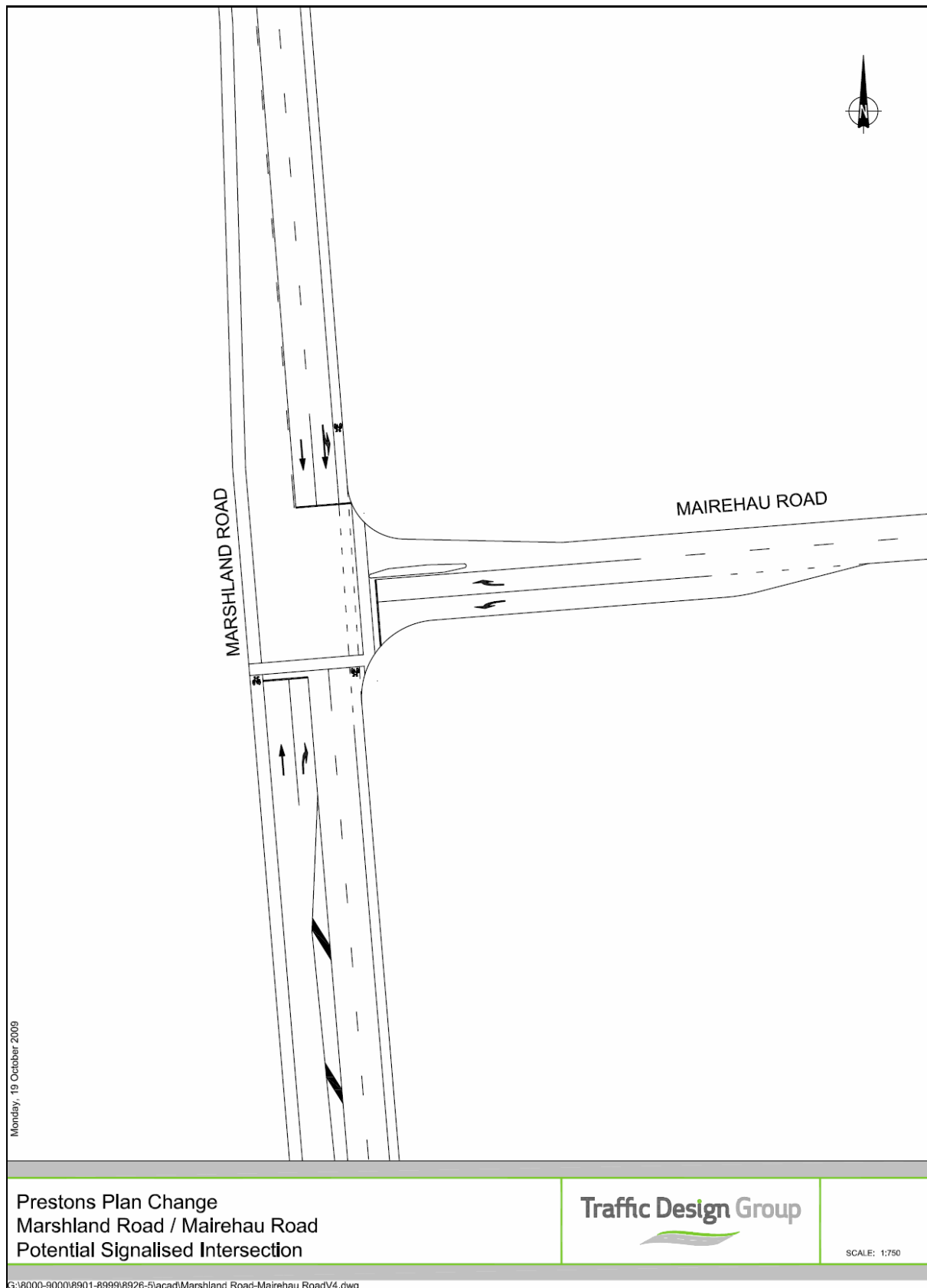
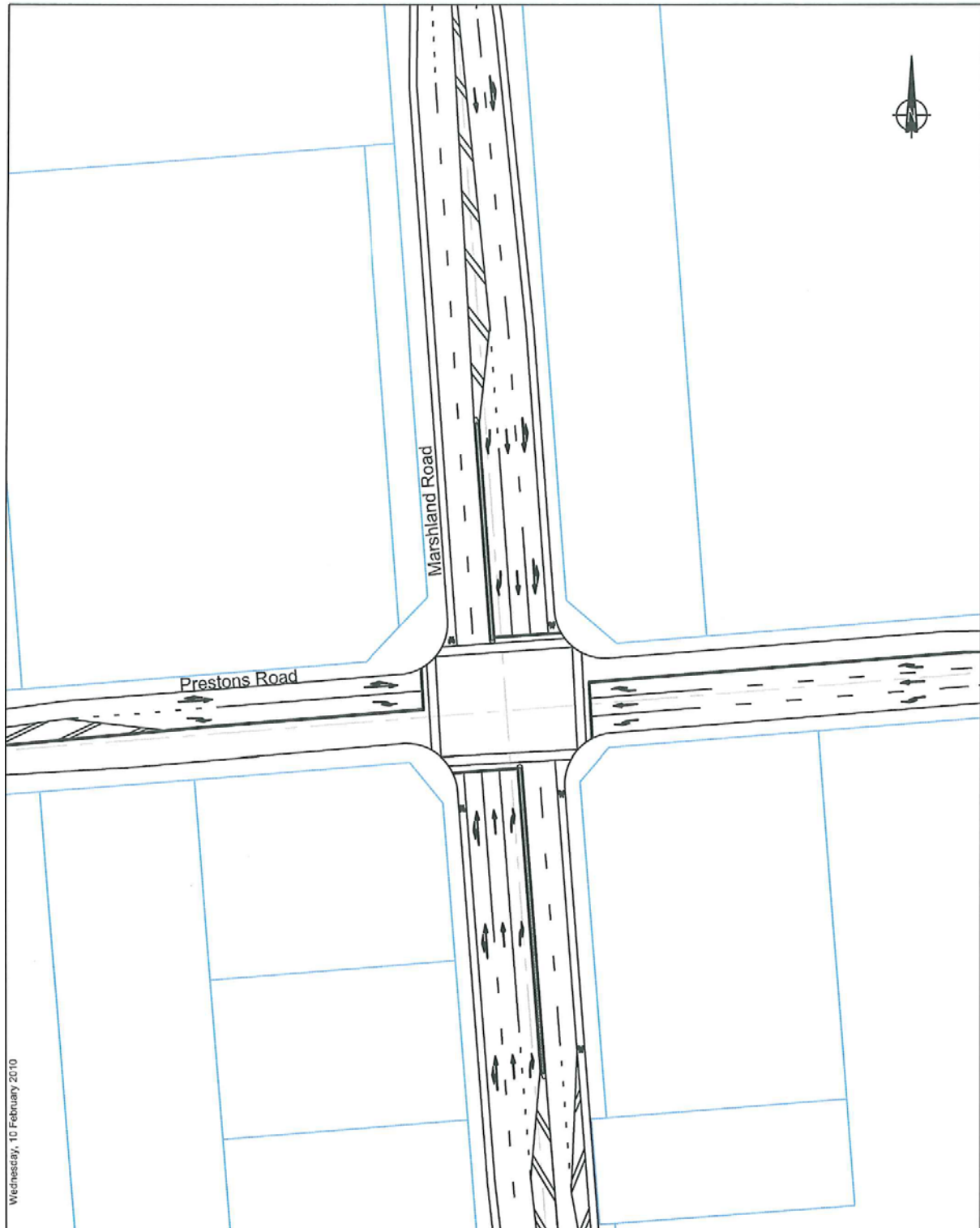


Figure 3AC.1



Prestons Plan Change
Marshland / Prestons Roads Potential Signalised
Intersection

Traffic Design Group

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Figure 3AC.2

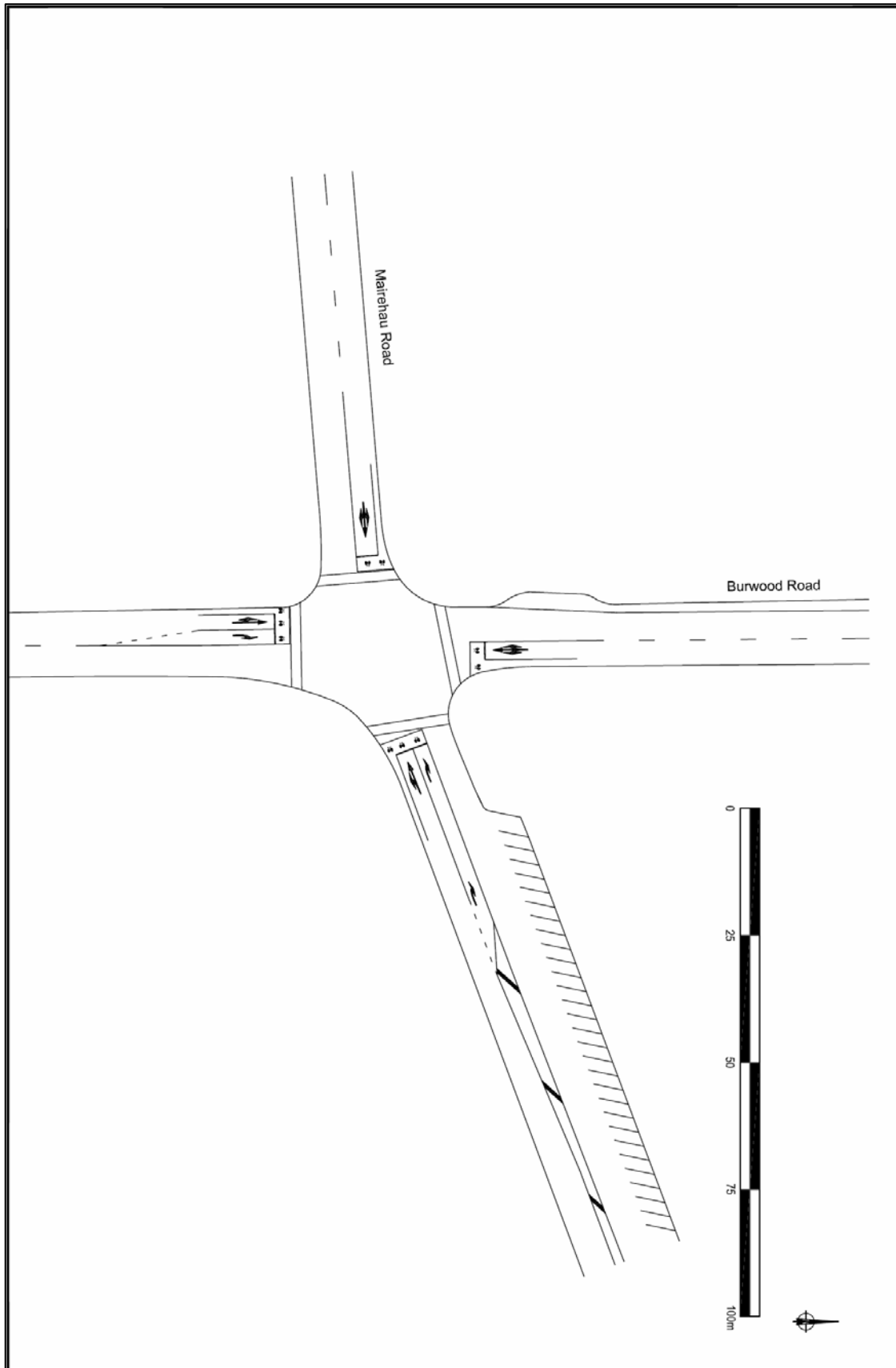


Figure 3AC.3

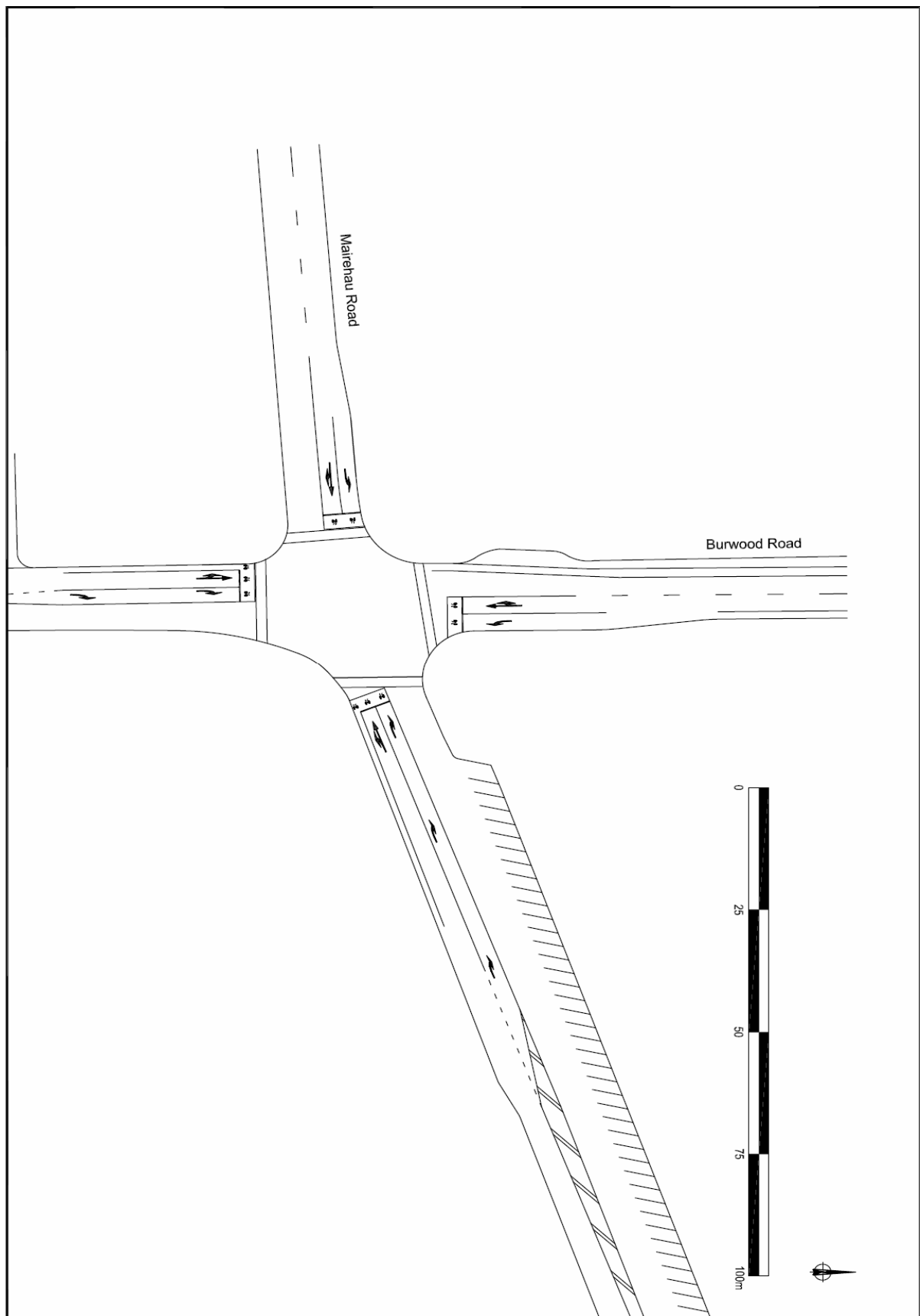


Figure 3AC.4

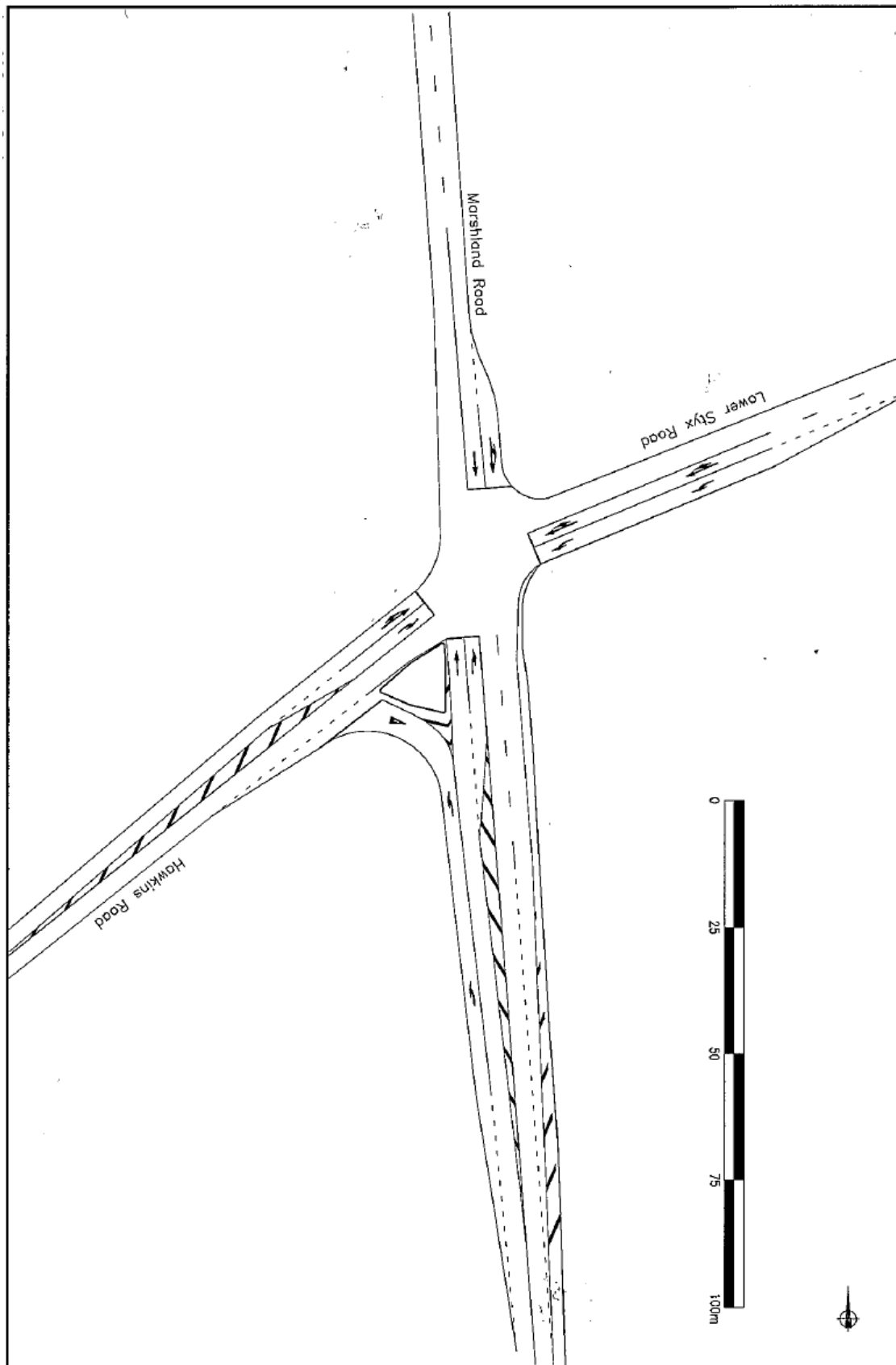


Figure 3AC.5

Appendix 3AD – Accidental Discovery Protocol



ACCIDENTAL DISCOVERY PROTOCOLS (ADPs) for ARCHAEOLOGY

Under the *Historic Places Act 1993* (the Act) an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metal, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains / koiwi may date to any historic period.

It is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of the New Zealand Historic Places Trust. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised damage or destruction.

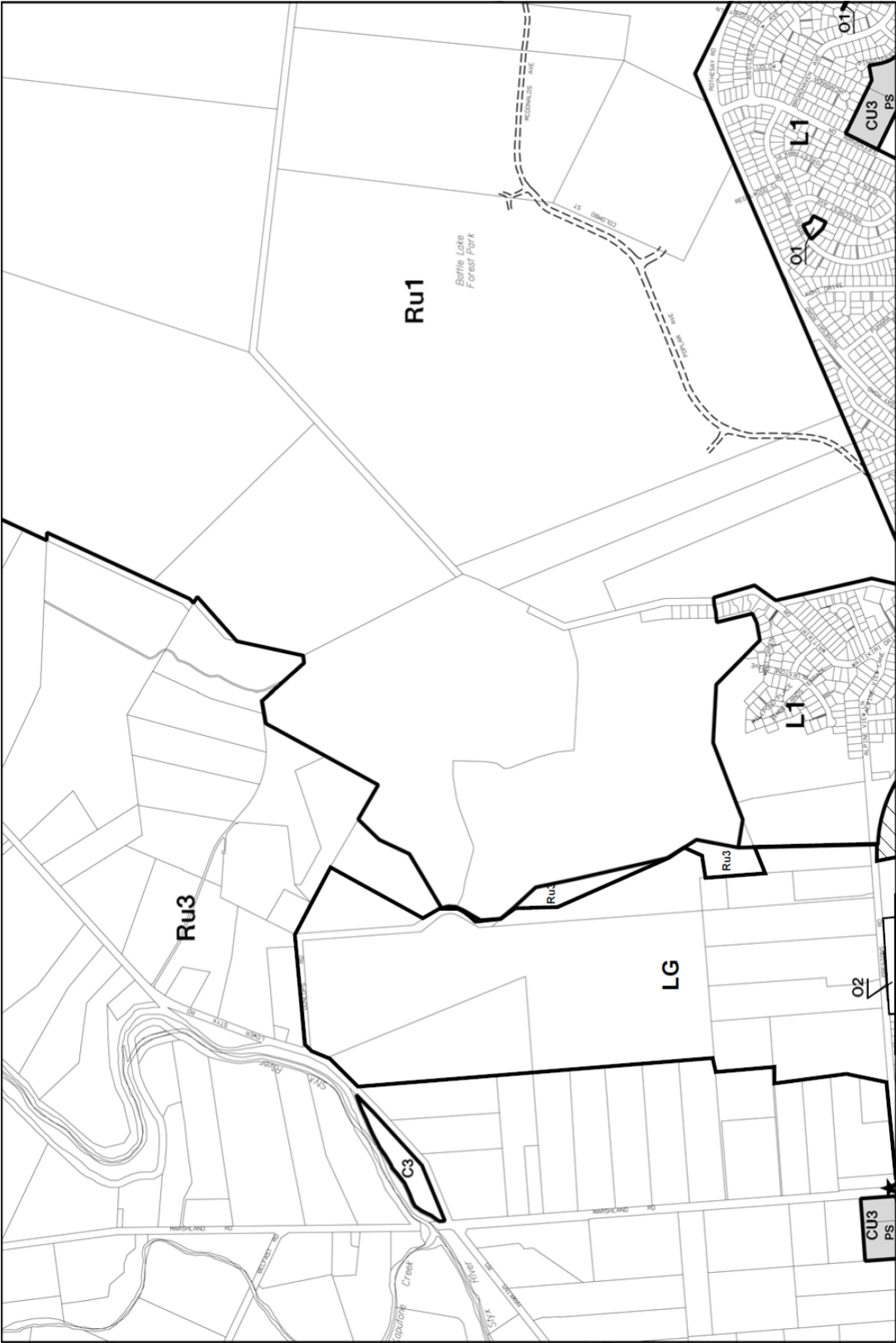
- A. Prior to commencement of any works, it is the responsibility of the developer (or land owner) to:
- provide to the Regional Archaeologist of the NZ Historic Places Trust (NZHPT) information clearly outlining the location and extent of works and contact details for the site manager;
 - provide a copy of these ADPs and contact details for the Regional Archaeologist of the NZHPT to the site manager, who will ensure all contractors working on site are briefed about the appearance of archaeological remains and the protocols that apply should archaeological remains be located;
 - inform the Regional Archaeologist of the NZHPT of the start date of any works. This is to ensure that if any archaeological material is located, decisions may be made in good time.
- B. In the event of an 'accidental discovery' of archaeological remains, the following steps shall be taken:
1. All activity affecting the immediate area will cease and the Regional Archaeologist of the NZHPT will be notified without delay.
 2. The site will be secured to ensure that archaeological remains are not further disturbed.
 3. Works affecting archaeological remains will not recommence until either:
 - a. the Regional Archaeologist of the NZHPT has confirmed in writing that the archaeological provisions of the *Historic Places Act 1993* do not apply;
 - b. or the requirements of the archaeological provisions of the *Historic Places Act 1993* have been met and, if required, an archaeological authority has been granted by the NZHPT.
 4. If human remains / koiwi are located, in addition to steps 1 to 3 above, the Runanga representative for the area and the New Zealand Police must be contacted.
- C. Once works are completed, if no archaeological remains have been located, the developer / land owner should confirm this in writing to the Regional Archaeologist of the NZHPT.

Contact details for the NZHPT Southern Regional Office archaeologist (Canterbury / West Coast):

Email: archaeologistcw@historic.org.nz Phone: 03 365 2897 or 365 0805 Fax: 03 374 2433

New Zealand Historic Places Trust / Pouhere Taonga
Gough House, 90 Hereford Street / PO Box 4403, Christchurch 8140
www.historic.org.nz

Revise Planning Maps 19A and 26A as follows:



11

18

19A

20

26

City of Christchurch

City Planning Maps

Scale 1:15,000

Date 14/11/05

NORTH

0

100

200

300

400m

Key

City Boundary

Zone Boundary

160m Contour

Designated Land

Non-Operative Area Subject to Proposed Variations or Appeals

Coastal Marine Area

Mean High Water Springs

Major Road Works

Local Road to be Widened

CMA

MHW.S

Star

Star

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

