

Prestons Park

Rural Boundary Building setback guidelines

Introduction

The purpose of this document is to provide guidance and context about rural boundary setback standards for buildings. The setback standard is identified in Rule 10.3.8 of the Christchurch City Plan and requires a minimum setback of buildings in the Living G (Prestons) Zone from any adjacent Rural Zone boundary.

Setback from Rural Zone boundary: Rule 10.3.8

The relevant part of Rule 10.3.8 that relates to the setback of buildings from the Rural Zone boundary is reproduced below:

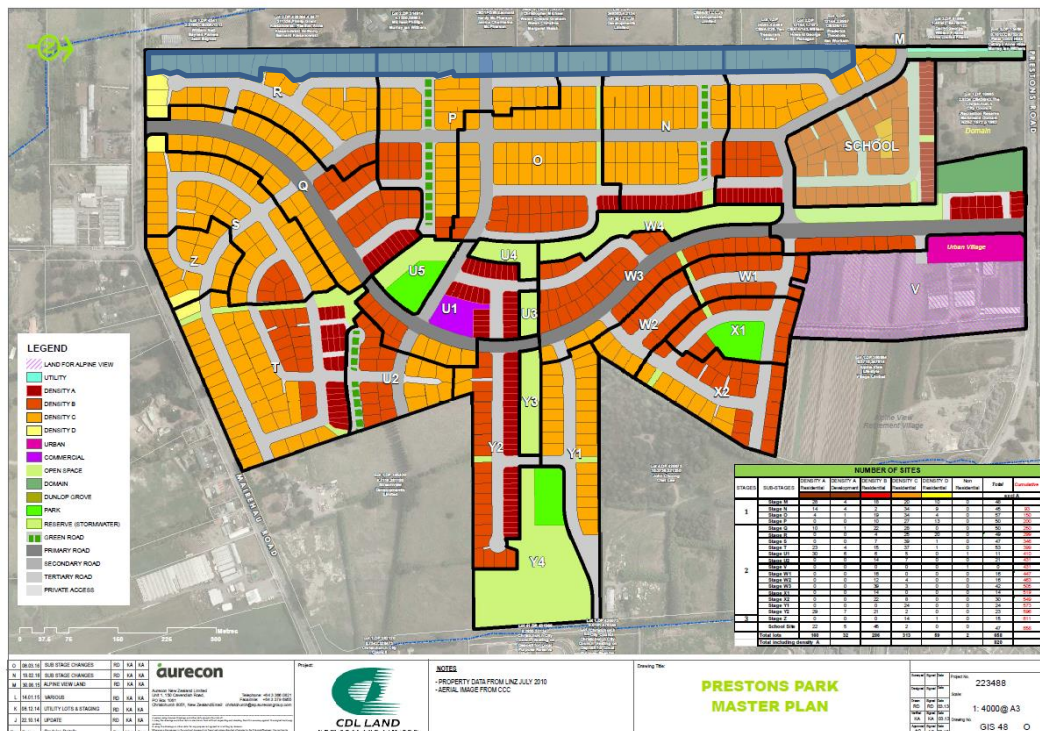
The following...setback provisions shall apply to the Living G (Prestons) site boundaries:

10.3.8(a) Living G (Prestons) Residential allotments / all Rural Boundaries...

- (i) A minimum 15m building setback from the Rural Zone boundary.

Interpretation

The rule applies to all allotments within Prestons Park where any building is proposed within 15m of the Rural Zone boundary shown on the diagram below (identified by the blue area below).



The Christchurch City Plan defines a building as any structure exceeding 6m² in area and/or 2 metres in height, whether permanent, movable or immovable. The definition includes any residential dwelling, garaging, workshops, swimming pools and dependent upon design, garden sheds, gazebos or glasshouses. This is not an inclusive list but rather one which provides examples of structures that could be identified as a building.

Implications of the setback from Rural Zone boundary rule

Provided any allotment subject to the rule does not include any building within the 15 metre setback from a Rural Zone boundary, compliance with the rule is achieved and it will have no effect.

Should an owner of a property seek to construct a building within the 15 metre setback, they will first need to seek resource consent from Christchurch City Council. The key assessment matters will be the distance the building is setback from the Rural Zone boundary, the scale and use of the building, screening, and visual effects. It is recommended in these circumstances that independent planning advice is sought.

Proposed Christchurch Replacement District Plan

The Christchurch City Council is reviewing the operative Christchurch City Plan, including all of the rules relating to buildings at Prestons.

The Independent Hearings Panel appointed to make decisions on the Plan review is yet to issue any direction about an equivalent Rule 10.3.8 for the Proposed Christchurch Replacement District Plan. However, it is anticipated that a version of the above rule requiring a 15 metre setback of buildings from a Rural Zone boundary will be retained. The Panel's decision is expected in mid to late 2016.

Should any doubt remain whether this rule applies, confirmation should be sought from the Duty Planner at the Christchurch City Council. The Duty Planner can be contacted on 941 8999.