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S 250.

BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN  
HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991 and the Canterbury  
Earthquake (Christchurch Replacement District Plan) Order  
2014

AND the Christchurch Replacement District Plan

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CONSENT MEMORANDUM TO PRODUCE AN EXHIBIT

Residential Proposal and Subdivision, Earthworks and Development  
Proposal (Part)

Dated: 22 April 2015

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*Order accordingly.*  
*[Signature]*  
23/4/15

**BUDDLEFINDLAY**

Barristers and Solicitors  
Christchurch

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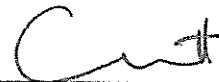
MAY IT PLEASE THE HEARINGS PANEL:

1. This memorandum is filed on behalf of the Crown and the Christchurch City Council.
2. The document attached as Appendix "A" to this memorandum, prepared by Ms Sandra McIntyre to describe the essential features of each of the proposed residential zones, was handed up by counsel for the Crown at the commencement of the hearing on the Residential Proposal on 30 March 2015, and marked Exhibit 3, with the intention that it would be produced formally by Ms McIntyre when she gave evidence.
3. Counsel for the Crown overlooked having Ms McIntyre produce the document formally when she gave evidence. Accordingly, the Crown respectfully seeks leave for the exhibit to be produced.
4. The Council confirms that it does not oppose the Crown's application.

Dated 22 April 2015



P Radich QC / C Carranceja  
Counsel for the Crown



S Scott  
Counsel for Christchurch City Council

APPENDIX A: RESIDENTIAL ZONES IN THE REPLACEMENT DISTRICT PLAN

## **RESIDENTIAL ZONES IN THE REPLACEMENT DISTRICT PLAN – A SUMMARY**

### **General description (as in 26 March CCC version)**

**Residential Suburban (RS) – 14.2:** This is the general suburban zone. It replaces the Living 1 zones in the operative Plan and provides for the traditional suburban type of development, characterised by reasonably large lots with single 1-2 storey dwellings. Minor dwelling units (previously family flats) are also provided for as permitted activities, as well as small scale multi-unit developments (up to 4 units, but for social housing only) and the range of LURP immediate housing interventions (notably opportunities to reconfigure one dwelling into two units and to build two units on a site that was vacant at the time of the earthquakes or where a dwelling has been or is to be demolished due to earthquake damage).

**Residential Suburban Density Transition (RSDT) – 14.2:** This is the suburban zone with smaller lots. It replaces the Living 2 zones in the operative Plan. It is generally characterised by a mix of single dwellings, OYO units and townhouses. Small scale multi-unit developments (up to 4 units) and the range of LURP immediate housing interventions are also permitted.

**Residential Medium Density (RMD) – 14.3:** This zone replaces the Living 3 zones in the Operative Plan. It provides for both detached dwellings and multi-unit development up to 3 storeys in height. There is no minimum site area; instead there is a minimum density requirement targeted at achieving 30 households/ha. It supports a variety of typologies including terrace houses and low rise apartment blocks as well as the RSDT zone typologies.

**Residential Banks Peninsula (RBP) – 14.4:** This zone is similar to the RS zone, but has largely been rolled over from the Operative Banks Peninsula District Plan. As a result of this the scope and detail of standards have some inconsistencies with the RS and other zones.

**Residential Conservation (RC) – 14.5:** This is a protective zone, based on the RBP but with controls designed to maintain the historic character of areas at Akaroa and Lyttelton. There is no provision for multi-unit developments and relocation of a building is a restricted discretionary activity.

**New Neighbourhood (NNZ) – 14.6:** This zone provides for greenfield residential developments. The rules in Proposal 8 encourage comprehensively designed mixed density developments. The rules in Proposal 14 default to a framework generally equivalent to the RDST zone (but with more design standards) if the comprehensive development path is not taken, but provide greater flexibility if it is.

**Built form standards (as in 26 March CCC version)**

(Note that this is a summary only, and does not include all details of the standards, or standards that are the same across all zones)

	RS	RSDT	RMD	RBP	RC	NNZ
<b>Minimum net site area (exc. multi-units)</b>	450 m <sup>2</sup>	330 m <sup>2</sup>	None, except within Riccarton wastewater interceptor overlay (330 m <sup>2</sup> )	400 m <sup>2</sup> , except for Diamond Harbour (600 m <sup>2</sup> )	- Lyttelton 250 m <sup>2</sup> - Akaroa 400 m <sup>2</sup>	- 300 m <sup>2</sup> , except corner sites (400 m <sup>2</sup> ) - for comprehensive development, no standard
<b>Minimum site density</b>	-	-	Various calculations to achieve at least 30 households/ha	-	-	Subdivision design to achieve 15 households/ha
<b>Building height</b>	8 m	8 m	9 m, or 11 m with pitched roof (some local variations)	7 m	7 m	- 8 m - for comprehensive development, 11 m
<b>Daylight recession planes</b>	Calculated by reference to orientation diagrams	Calculated by reference to orientation diagrams	Calculated by reference to orientation diagrams	45° measured from 2m height above side boundary	45° measured from 2m height above side boundary	Calculated by reference to orientation diagrams
<b>Site coverage</b>	35%	35%	45%	35%	- Lyttelton 60% - Akaroa 35%	- 40% - for comprehensive development, no standard

	RS	RSDT	RMD	RBP	RC	NNZ
Outdoor living space (per unit)	90 m <sup>2</sup> Multi-units 30 m <sup>2</sup>	50 m <sup>2</sup> Multi-units 30 m <sup>2</sup>	30 m <sup>2</sup> , exc. 1-bdr/ studio units 16 m <sup>2</sup>	-	-	30 m <sup>2</sup> , exc. 1-bdr/ studio units 16 m <sup>2</sup>
Building setbacks	- Internal boundary 1 m - Road boundary 4.5m	- Internal boundary 1 m - Road boundary 4.5 m	- Internal boundary 1.8 m, but 1 m where boundary adjoins accessway <sup>1</sup> - Road boundary 4 m (with variances for garages)	- Internal boundaries: one side boundary 1.5 m, other side and rear 2 m - Road boundary 3m (with variance for garages)	- Internal boundaries: one side boundary 1.5 m, other can be waived if written approval from neighbour - Road frontage 3m forward or back of line connecting front of buildings on either side	- Internal boundary 1.8 m, but 1 m where boundary adjoins accessway - Road boundary 4.5 m on south side of E-W road, otherwise 4 m
Window setback	- 3 m at ground level - ? at upper floor	- 3 m at ground level - ? at upper floor	- 3 m at ground level - ? at upper floor	-	-	4 m
Landscaping	- 2 m strip along road frontage - Multi-units 20% of site	- 2 m strip along road frontage - Multi-units 20% of site	20% of site	-	-	- 2 m strip along road frontage

<sup>1</sup> Possibly error due to omission of amendment put into RS and RSDT zone rules.

	RS	RSDT	RMD	RBP	RC	NNZ
Garage width	Garage width not more than 6.8 m and not more than 50% of road frontage	Garage width not more than 6.8 m and not more than 50% of road frontage	-	-	-	Garage width not more than 6.5 m and not more than 50% of road frontage
Storage, service and waste management areas	Multi-units only	Multi-units only	All units	-	-	All units
Other	-	-	- Building overhangs not more than 800 mm - Minimum unit size requirements - Ground floor habitable space requirements	-	-	- Minimum unit size requirements - Ground floor habitable space requirements - Parking area screened from road frontage