

Summary of key planning requirements for dwellings at Karamū

The below includes a summary of key Christchurch City Council (CCC) planning requirements at Karamū. This is not an exhaustive list, nor does it identify all requirements. For a complete list of all relevant provisions, reference should be made to the Christchurch District Plan.

This summary does not apply to comprehensive development sites. The CCC planning requirements need to be considered alongside Ngāi Tahu Property Ltd’s Design Guidelines for Karamū and related covenants.

| Requirement | Applicable Standard | |
|--|--|---|
| Max Building Height | - 8m | |
| Max Site Coverage ¹ | - 40% for sites 300m ² and over - 45% for sites less than 300m ² NOTE: Resource consent has been approved to exceed site coverage on a number of allotments - refer to Schedule 1 for details. | |
| Daylight recession plane (measured at internal boundaries only) ² | - 2.3m high plus 35° to 55° recession plane. The angle used depends on boundary orientation. | |
| Road boundary building setback | - 4m | |
| Internal boundary building ³ | Applicable to All buildings not listed below Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8m of the boundary shared. Accessory buildings 10.1m or less in length Buildings that share a common wall along a boundary | Minimum setback 1m 1.8m from the neighbouring window (including a length 2m either side of the window) Nil, except where the above rules relating to neighbouring windows applies. Nil |

¹ This rule excludes: eaves and roof overhangs up to 600 millimetres in width; guttering up to 200mm in width; decks, terraces and balconies less than 800mm above ground level; and covered decks, terraces and balconies above 800mm that are 6m² or less.

² Where a boundary adjoins an access, the recession plane is taken from the far side of that access. Exceptions also apply where there is a common wall along a boundary.

³ This rule excludes guttering up to 200mm.

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|--|--|---------------------------|---|--|------------------|--|----------|
| <p>Setbacks for living area windows and balconies from internal boundaries</p> | <table border="0"> <tr> <td style="text-align: left;">Applicable to</td> <td style="text-align: left;">Minimum setback from internal boundary</td> </tr> <tr> <td>Living area windows at ground floor level.</td> <td>3m</td> </tr> <tr> <td>Living area windows <u>and balconies</u> on floors above ground floor.</td> <td>4m</td> </tr> </table> | Applicable to | Minimum setback from internal boundary | Living area windows at ground floor level. | 3m | Living area windows <u>and balconies</u> on floors above ground floor. | 4m |
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| Living area windows <u>and balconies</u> on floors above ground floor. | 4m | | | | | | |
| <p>Garages</p> | <ul style="list-style-type: none"> - Garages cannot comprise more than 50% of the ground floor elevation viewed from any one road boundary or be more than 6.5m wide (excluding eaves up to 600mm in width). - Where garages face a road boundary or shared access, they are required to be setback 5.5 metres from the road boundary or access. | | | | | | |
| <p>Landscaping (Road Boundary)</p> | <ul style="list-style-type: none"> - The full length of the road boundary (not used for vehicle or pedestrian access) is required to be landscaped to a depth of 2m. | | | | | | |
| <p>Road boundary fencing</p> | <ul style="list-style-type: none"> - The maximum height of a road boundary fence within 4m of the road boundary is 1.2m. <p>NOTE: Resource consent has been approved to exceed the fence height on a number of allotments - refer to Schedule 2 for details.</p> | | | | | | |
| <p>Other relevant standards</p> | <p>The District Plan contains other standards that need to be met relating to:</p> <ul style="list-style-type: none"> - The requirement for a habitable space at ground level facing the road - The minimum size of units, based on the number of bedrooms - Screening of parking areas | | | | | | |
| <p>Outdoor living space</p> | <ul style="list-style-type: none"> - For residential units with two or more bedrooms⁴ an outdoor living space is required as follows: <table border="0" style="margin-left: 40px;"> <tr> <td style="text-align: center;">Minimum total area</td> <td style="text-align: center;">Minimum private area</td> <td style="text-align: center;">Minimum dimension</td> </tr> <tr> <td style="text-align: center;">30m²</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">4 metres</td> </tr> </table> | Minimum total area | Minimum private area | Minimum dimension | 30m ² | 16m ² | 4 metres |
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⁴ The District Plan contains different requirements for one-bedroom and studio units.

Schedule 1

Increased maximum site coverage provided for by resource consent (Council reference RMA/2017/3172)

| Lot Number | Maximum Site Coverage Provided for by resource consent (RMA/2017/3172) |
|---|--|
| Lots 6, 8-16, 23-36 and 37-45 and 181-183 | 50% |
| Lots 7, 46 – 51, 17 – 22 | 45% |

Schedule 2

Increased road boundary fence height provided for by resource consent (Council reference RMA/2018/1203)

| Lot Number | Front Boundary Fencing Provided for by resource consent (RMA/2018/1203) | Other conditions |
|------------------------------------|--|--|
| Lots 20, 21, 22, 46, 47, 49 and 50 | A non-transparent fence no greater than 1.8m in height above ground level may be constructed for a length not exceeding 35% of the total road boundary length. | Any boundary fence provided shall: <ol style="list-style-type: none"> be constructed using similar materials to the dwelling or stained timber; and be setback a minimum of 1 metre from the road boundary. |
| Lots 23, 24, 25 and 26 | A fence no greater than 1.8m in height above ground level may be constructed along that part of the site's road boundary not utilised for vehicle access. | Any road boundary fence provided shall: <ol style="list-style-type: none"> be constructed using similar materials to the dwelling or stained timber; and be setback a minimum of 1 metre from the road boundary; and have transparent elements that comprise a minimum of 50% of the fence's entire length. |