

WKP - West Kaiapoi Development Area

Introduction

The West Kaiapoi Development Area covers the Silverstream development which was enabled following the Canterbury Earthquakes of 2010/2011. Located on the western side of State Highway 1 and centred on the Kaiapoi River, it includes:

- a comprehensive roading and movement network, including the re-alignment of Butchers Road and closure of part of Island Road;
- infrastructure requirements;
- development of recreation and ecological linkages along Kaiapoi River;
- areas of Medium Density Residential Zone land, providing opportunities for more intense residential development; and
- a Local Centre Zone providing business services to the local community.

There are established residential areas close to the Local Centre Zone shops and a retirement village is also being developed.

Activity Rules

| DEV-WKP-R1 Outdoor community space | |
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| Activity status: PER Where: 1. for each block zoned Medium Density Residential Zone, where any block exceeds 1ha, a minimum of 200m ² of outdoor community space shall be provided. These areas shall be held in the same ownership or by tenancy-in-common in the same ownership as the lots or site to which the community space is provided. | Activity status when compliance not achieved: NC |
| DEV-WKP-R2 Finished ground level | |
| Activity status: PER Where: 1. as part of any subdivision, any allotment shall have a finished ground level of not less than 3.6m above mean sea level. | Activity status when compliance not achieved: NC |
| DEV-WKP-R3 West Kaiapoi Development Area Outline Development Plan | |
| Activity status: PER Where: 1. development shall be in accordance with DEV-WKP-APP1. | Activity status when compliance not achieved: DIS |
| Advisory Note <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. | |
| DEV-WKP-R4 Fence fronting an arterial road | |

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| <p>Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p> | <p>Activity status when compliance not achieved: N/A</p> |
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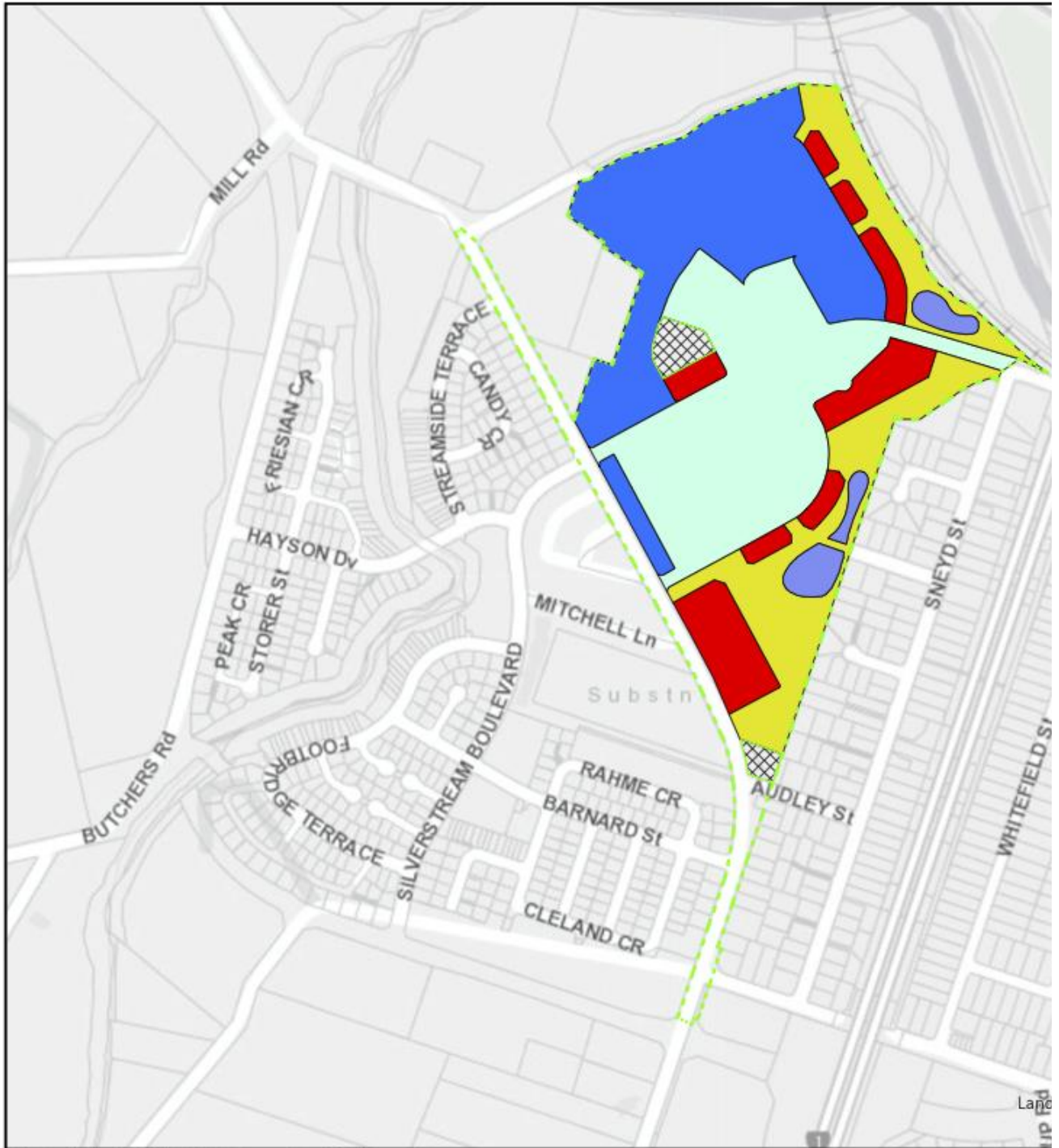
Built Form Standards

| DEV-WKP-BFS1 Height in relation to boundary | |
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| <p>1. For the purpose of MRZ-BFS7, structures shall not project beyond a building envelope defined by recession planes measured 5.7m from ground level above any internal boundary (other than boundaries with accessways), or in relation to any garage structure 4.6m from ground level, and inclined inwards to the site at an angle of 45° from the horizontal except for the following:</p> <ol style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the</p> | <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p> |

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| <p>height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p> | |
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Appendix

DEV-WKP-APP1 - West Kaiapoi ODP



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