COMMERCIAL CORE ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |
|  |  | Coastal hazard – Refer City Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.4.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 15.4.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.4.1.2 Controlled activities**  Activities P1-P23 requiring consent under 15.4.2.1(b) Urban design - new buildings and additions with certification. |  |
|  |  |  | **15.4.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.  Yard-based supplier  Service station  Drive through services  Parking building |  |
|  |  |  | **15.4.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Department store or supermarket at 75 London Street and 311 Stanmore Road. |  |
|  |  |  | **15.4.1.5 Non-complying activities**  Residential or guest accommodation not complying with P11(a) or P20(f).  Sensitive activity within the 50dBA air noise contour  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.4.2.1 Urban design  Permitted - new building or addition for P1-P23 that doesn't exceed:   * 4,000m2 GLFA in a District Centre in Table 15.1; or * 1,000m2 GLFA in a neighbourhood centre in Table 15.1.   Controlled - new building or addition for P1-P23 that exceeds permitted standard above, and is certified by a qualified UD expert. Refer rule for certification requirements.  Restricted discretionary - new building or addition that isn't a permitted or controlled activity under this rule.  Exemptions:   * Repairs, maintenance, seismic, fire and/or building code upgrades, refurbishment and reinstatement works. * P12 Community facility, P13 Health facility, P14 Education activity, P15 Preschool, P16 Care facility, P17 Spiritual facility, P21 Emergency Services facility. |  |
|  |  |  | 15.4.2.2 Maximum building height  Sites within a District Centre - 20m  Buildings in a District Centre within 30m of internal boundary with a residential zone - 12m  Sites in a Neighbourhood centre - 12m  Other locations - 17m |  |
|  |  |  | 15.4.2.3 Setback from road boundaries / street scene  Road frontage of site identified as Key Pedestrian Frontage all buildings must:   * Be built up to road boundary, except for ped/vehicle access or for a setback of up to 4m for a max width of 10m. * Visually transparent glazing for min 60% of ground floor elevation facing the street; * Visually transparent glazing for min 20% of each elevation above ground floor and facing the street. * On Colombo Street between Moorhouse and Brougham, maximum 2m setback from road boundary and setback must not be used for parking. * Rule doesn't apply to emergency service facilities.   Road frontage of sites other than Key Pedestrian Frontages:   * 3m minimum building setback for parts of building not building up to the road frontage; and * Visually transparent glazing for min 40% of ground floor elevation facing arterial or collector road.   Road frontage of a site that is not a Key Pedestrian Frontage opposite a residential zone:   * Landscape strip of 1.5m min width and 1 tree/10m road frontage or part thereof for part of building not built up to road boundary.   Road frontage of a site that is not a Key Pedestrian Frontage and opposite a residential zone, and/or road frontage to a local road:   * Landscape strip of 1.5m min width and 1 tree/10m road frontage or part thereof, for that part of the frontage not built up to the road boundary.   Note: Any building or addition requiring resource consent under 15.4.2.1 Urban design is exempt from this rule. |  |
|  |  |  | 15.4.2.4 Setback from internal boundary with res zones  3m setback for all buildings on sites which share an internal boundary with a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.4.2.5 Recession planes  As per Appendix 15.15.9, for internal boundaries adjoining a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.4.2.6 Outdoor storage areas  ODS area must be screened by 1.8m high fencing or landscaping from any adjoining site, and must not be located within the residential zone setback in 15.4.2.4. |  |
|  |  |  | 15.4.2.7 Landscaping and trees  On sites adjoining residential zone, 1 tree/10m boundary or part thereof, adjacent to shared internal boundary and evenly spaced extending to the road boundary within the setback.  All sites - 1 tree/5 parking spaces provided between buildings and the street, planted within or adjacent to the parking area at the front of the site.  Landscaping in accordance with Appendix 6.11.6 |  |
|  |  |  | 15.4.2.8 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 15.4.2.9 Setback from railway corridor  Buildings, balconies and desks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |

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| AREA SPECIFIC RULES | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 15.4.3 Belfast/Northwood - *Refer to the Commercial Core Zone (Belfast/Northwood) ODP in Appendix 15.15.1. Note rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.2.4.1.1 Activity status tables** - refer tables for details.  Activities and buildings complying with built form standards in 15.4.2 (excluding 15.4.2.1) and 15.4.3.2 are restricted discretionary.  Activities not complying with one or more of the built form standards in 15.4.3.2 unless otherwise specified in 15.4.3.1.4 D1 or 15.4.3.1.5 NC1.  Activities and buildings not complying with 15.4.3.2.6 Max threshold for offices are discretionary.  Activities and buildings not complying with 15.4.3.2.2 Building setback and size are non-complying. |  |
|  |  |  | 15.4.3.2.1 Maximum building height  Special Area A - 12m  Special Area B - 5m |  |
|  |  |  | 15.4.3.2.2 Building setback and size  Buildings setback a minimum distance of 20m from outer edge of esplanade reserve along Styx River.  Buildings set back min distance of 150m from southern boundary of zone.  Buildings between 150 - 200m from southern boundary of zone shall not exceed 500m2 GFA. |  |
|  |  |  | 15.4.3.2.3 Landscaping  For sites adjoining the Styx River, the 20m setback must be planted with natives prior to retail activities being open to the public. |  |
|  |  |  | 15.4.3.2.4 Roading, access and parking  Vehicle access points only in locations on ODP with road running between southernmost access and access to Radcliffe Rd.  Future left in/left out vehicle access point shall only be provided following completion/opening of Northern Arterial |  |
|  |  |  | 15.4.3.2.5 Max total number of vehicles exiting the site  Until Northern Arterial constructed and open:  Thurs evening peak hour - 625  Sat peak hour - 700  Excludes traffic going to Retail Park zone to north. |  |
|  |  |  | 15.4.3.2.6 Max thresholds for office activity  Total amount of office floorspace within the 'Styx centre boundary', as defined on the ODP:  Until 1/2/2020 - 8,000m2 GLFA  1/2/2020 onwards - 12,000m2 GLFA |  |
|  |  |  | 15.4.3.2.7 Max thresholds for retailing activities  Total amount of retailing floorspace within the 'Styx Centre boundary', as defined on the ODP - 20,000m2 GLFA. |  |
|  |  |  | 15.4.3.2.8 Max thresholds for non-residential activities  Total amount of floorspace for non-residential activities within the 'Styx Centre boundary', as defined on the ODP - 45,000m2 GLFA. |  |
| 15.4.4 Ferrymead - *Refer to the Commercial Core Zone (Ferrymead) ODP in Appendix 15.15.2. Note rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.4.1 Activity status tables** - refer tables for details.  Activity/building complying with ODP key structuring elements and built form standards in 15.4.4.2 and 15.4.2 unless otherwise specified is permitted.  Restricted discretionary activities:   * Retail activity resulting in more than 30,000m2 GLFA, excluding 2 Waterman Place, and 6,500m2 at Waterman. * Activity at 2 Waterman Place that generates more than 250 vehicle trips/day with egress to Waterman. * Non-compliance with ODP * Activities and buildings not complying with built form standards in 15.4.4.2. |  |
|  |  |  | 15.4.4.2.1 Maximum building height  2 Waterman Place - 12m  Other locations - 20m |  |
|  |  |  | 15.4.4.2.2 Landscaping - minimum width of strip  Landscaped strip with minimum width of 5m adjacent to boundary with Charlesworth Reserve, using native species. |  |
| 15.4.5 North Halswell *Refer to the Commercial Core Zone (North Halswell) ODP in Appendix 15.15.3. Note rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.5.1 Activity status tables** - refer tables for details.  Activity/building complying with built form standards in 15.4.2 (excluding 15.4.2.1) and 15.4.5.2 is restricted discretionary.  Activity that does not meet 15.4.5.2.1 is restricted discretionary  Activity not complying with 15.4.5.2.3 and/or 15.4.5.2.1 is discretionary  Retail activity not complying with 15.4.5.2.2 is non-complying. |  |
|  |  |  | **15.4.5.2.1 Maximum building height**  14m |  |
|  |  |  | **15.4.5.2.2 Intersection upgrades**  No retail activity within the CC(NH) open to the public until the construction of the upgrade of the intersection of Augustine Dr and Halswell Rd to traffic lights has been completed. |  |
|  |  |  | **15.4.5.2.3 Maximum retail activity threshold**  Total zone retail activity floorspace 25,000m2 GFA |  |
|  |  |  | **15.4.5.2.4 Maximum office floorspace**  Total zone office floorspace 5,000m2 GFA |  |
| 15.4.6 Prestons *Refer to the Commercial Core Zone (Prestons) ODP in Appendix 8.6.25 Note rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.6.1 Activity status tables** - refer tables for details.  Activity/building not complying with built form standards in 15.4.6.2 is restricted discretionary.  Activity/building not complying with rules 15.4.6.2.5 Staged development and 15.4.6.2.6 Max retail activity thresholds is non-complying. |  |
|  |  |  | 15.4.6.2.1 Minimum setback from road boundaries  10m from Marshland Rd boundary |  |
|  |  |  | 15.4.6.2.2 Minimum setback from zone boundary  3m from southern boundary of the zone adjoining the Rural Urban Fringe zone. |  |
|  |  |  | 15.4.6.2.3 Landscaping  Landscaped strip with minimum width of 10m along and adjacent to boundary with Marshland Rd. |  |
|  |  |  | 15.4.6.2.4 Staging of development to align with intersection upgrades  No non-residential activities until upgrade of Lower Styx/Marshland Rd intersection, including traffic signals.  Max 7,200m2 non-residential activities (includes breakdown of tenancy sizes) until specific road upgrades have occurred - refer rule for details. |  |
|  |  |  | 15.4.6.2.5 Staged development  No development may occur until wastewater system plan provided, approved and established. |  |
|  |  |  | 15.4.6.2.6 Max retail activity threshold  Max GLFA for retail activities is 12,000m2 (includes all lawfully established retail activity as at 27/3/2010).  Max GLFA of any single retail activity tenancy (excluding supermarket) 150m2 |  |
| 15.4.7 Yaldhurst *- Refer to the Yaldhurst Outline Development Plan in Appendix 8.6.28. Note rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.7.1 Activity status tables – refer tables for details**  Activity/building not complying with built form standards for the Yaldhurst zone is non-complying. |  |
|  |  |  | 15.4.7.2.1 Minimum setback for res activities on sites adjoining Yaldhurst Rd  Setbacks for residential activities:   * Where no acoustic insulation is provided - 80m * Where mounding or other physical noise barrier provided (refer rule for details) - 40m * Where physical noise barrier is provided and all external windows and doors of res units are acoustically treated (refer rule for details) - 20m |  |
|  |  |  | 15.4.7.2.2 Roading and access  No direct vehicular access to Yaldhurst Rd from sites with frontage to Yaldhurst Rd, other than "Road Access Point fixed location" on Yaldhurst ODP (Appendix 8.10.28). |  |
| 15.4.8 Other area specific rules - Huxley/King Street and Fendalton | | | | |
|  |  |  | **15.4.8.1.1 Permitted activities**  Activity/building in the CC zone between Huxley St and King St is permitted if it complies with the ODP in Appendix 15.15.4 |  |
|  |  |  | 15.4.8.1.3 Restricted discretionary activities  RD1 Any activity/building not complying with the ODP for Huxley/King Streets.  RD2 Vehicle access from Otara Street to the Commercial Core zone (Fendalton). |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.14 Table 7.5.1.3 |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 |  |
|  |  |  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. |  |
|  |  |  | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. |  |
|  |  |  | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |  |
|  |  |  | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  |
|  |  |  | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. |  |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |  |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. |  |
| 7.4.2.2 Controlled activities | | | | |
|  |  |  | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and |  |
| 7.4.2.3 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity |  |

| GENERAL RULES | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Compliance | | | | | Rule | | Comments |
| Y | | N | | N/A |
| Natural hazard rules - Chapter 5 DP | | | | | | | |
|  |  | |  | | Flood hazard rules – Chapter 5.4 | |  |
|  |  | |  | | Liquefaction management rules – Chapter 5.5 | |  |
|  |  | |  | | Slope Instability rules – Chapter 5.6 | |  |
| Other provisions | | | | | | | |
|  | |  | |  | Hazardous substances – Chapter 4 | |  |
|  | |  | |  | Noise – Chapter 6.1 |  | |
|  | |  | |  | Outdoor lighting – Chapter 6.3 |  | |
|  | |  | |  | Aircraft Protection – Chapter 6.7 | |  |
|  | |  | |  | Water Body setbacks Chapter 6.6 | |  |
|  | |  | |  | Sign rules – Chapter 6.8 | |  |
|  | |  | |  | Licensed premises/sale of alcohol - Chapter 6.9 | |  |
|  | |  | |  | Earthworks – Chapter 8.9 | |  |
|  | |  | |  | Indigenous biodiversity – Chapter 9.1 | |  |
|  | |  | |  | Landscapes and natural character – Chapter 9.2 | |  |
|  | |  | |  | Historic Heritage – Chapter 9.3 | |  |
|  | |  | |  | Trees – Chapter 9.4 | |  |
|  | |  | |  | Ngai Tahu values – Chapter 9.5 | |  |
|  | |  | |  | Coastal environment – Chapter 9.6 | |  |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | | |
|  | |  | |  | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | |  |

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| --- | --- | --- | --- | --- | --- |
| RMA ACTIVITY & APPLICATION TYPE ASSESSMENT: | | | | | |
| Y | N | N/A | RMA provision | Comments |
|  |  |  | Is this a ‘boundary activity’, as defined in [s87AAB](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471355.html)?   * The only DP rules infringed are ‘boundary rules’ * The infringed boundary is not a public boundary     Note: A boundary activity will only be permitted if all information required by s87BA is provided, including written approval from owners of adjoining allotments. |  |
|  |  |  | Is this a Fast track application as defined in [s87AAC](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471363.html)?   * A controlled activity (but no other activities) under the Plan. Does not include subdivision. * Electronic address for service provided * Must be non-notified and no s104 hearing | *Not applicable to PIMs* |
|  |  |  | Is the application for a ‘residential activity’ for the purpose of the notification decision, as defined in s95A?   * An activity that requires resource consent under a regional or district plan and that is * associated with the construction, alteration, or use of 1 or more dwellinghouses and is * on land that, under a district plan, is intended to be used solely or principally for residential purposes (i.e. Residential and Papakainga zones) | *Not applicable to PIMs* |

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| --- | --- |
| GENERAL COMMENTS: |  |
|  | |