COMMERCIAL LOCAL ZONE

Job No:       Planner:

Address:       Date:

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| --- | --- | --- | --- |
| 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 |  |
|  |  | Coastal hazard – Refer City Plan |  |
|  |  | Sensitive activity near road or railway or in Central City? – refer rules in Ch. 6.1.6 and 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.5.5.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 15.5.5.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.5.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **15.5.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity  Any activity prescribed in this rule as a discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **15.5.1.5 Non-complying activities**  Outside the Central City, residential or guest accommodation not complying with P11(a) or P19(a.iv)  Sensitive activity within the 50dBA air noise contour  Sensitive activities, buildings and fences within setbacks from National Grid transmission lines or support structures.  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures.  Within the Central City any activity prescribed in this rule as a non-complying activity because it doesn't comply with the specified standards. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |  |  |
|  |  |  | 15.5.2.1 Maximum building height  8m, except:   * CL Zone at Wigram (The Runway) - 15m or 2 buildings up to 32m with a max GFA of 800m2 on any single floor. * 2 Carrs Road, Awatea – 11m |  |
|  |  |  | 15.5.2.2 Setback from road boundaries  Outside the Central City, on sites with a road frontage, all buildings must:   * Be built up to full length of road boundary, with buildings along full length except for ped/vehicle access or for a setback of up to 3m for a max width of 6m. * Provide pedestrian access directly from road boundary * 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.   Rule doesn't apply to service stations, drive-thru services and emergency service facilities.  In Central City, all buildings 3m setback from road frontage, frontage landscaped where any wall of a building does not have display windows along the full road frontage at ground floor level. |  |
|  |  |  | 15.5.2.3 Setback from residential zones  3m setback for all buildings on sites which share an internal boundary with a residential zone.  In Central City no setback required where shared wall with a building within a residential zone | *Boundary rule if not adjoining public land* |
|  |  |  | 15.5.2.4 Recession planes  As per Appendix 15.15.9, for internal boundaries adjoining a residential zone.  In Central City, level of site boundaries measured from filled ground level except where adjoining site lower level, that lower level shall be used  In Commercial Local Zone Wigram (The Runway) where a site boundary adjoins a residential zone:   * Recession plane is taken from far side of access where boundary immediately adjoins an access or part of access; * No recession plane where buildings on adjoining sites have common wall along the boundary, or a wall is not setback from the internal boundary, no recession plane along that part of the boundary.   In Central City no recession plane requirement for sites located in CL zone that adjoin sites also zoned CL. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.5.2.5 Outdoor storage areas  Outside Central City ODS area must be screened by 1.8m high fencing or landscaping from any adjoining site.  In Central City ODS (excluding storage areas for the sale or hire of vehicles, boats, or caravans) screened by 1.8m high fence and this ODS not located within road boundary setback. |  |
|  |  |  | 15.5.2.6 Landscaping and trees  Outside Central City, on sites adjoining residential zone, 1 tree/10m boundary or part thereof, adjacent to shared internal boundary and evenly spaced.  Landscaping in accordance with Appendix 6.11.6  In Central City,   * on sites adjoining residential zone or Avon River Precinct, landscaping/fences/walls or combination to min 1.8m in height along length of zone boundary excluding road frontages. Where landscaping provided min depth of 1.5m along zone boundary * Where use not undertaken in a building that part of the site with road frontage of at least 10m planted with min 1 tree, plus 1 additional tree/10m of road frontage. Where 3 or more trees required, these shall be planted no more than 15m apart and no closer than 5m apart. One tree/5 car parks provided, planted within or adjacent to parking area. Trees min height at maturity 8m, min height 1.5m at time of planting. Not more than 10% of any planting protection area impervious surface. Planting protection areas and landscaping adjacent to road boundary or adj to/within parking areas provided with wheel stop barriers located at least 1m from any tree. |  |
|  |  |  | 15.5.2.7 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 15.5.2.8 Setback from railway corridor outside Central City  Buildings, balconies and desks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |
|  |  |  | 15.5.2.9 Fencing and screening structures in Central City  Fencing/screening structures located between any building and the road boundary or Open Space Zone max 1.2m in height unless whole structure min 50% visually transparent on each boundary.  No sceening structure >2m  Fence or other screening structure not exterior wall of building/accessory building. Rule does not apply to fences/screening structures on internal boundary of two properties zoned CL. |  |

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| AREA SPECIFIC RULES | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 15.5.3.1 St Albans - *Refer to the Commercial Local Zone (St Albans) ODP in Appendix 15.15.5* | | | | |
|  |  |  | **15.5.3.1.1 Activity status tables** - refer tables for details.  Activities and buildings complying with the ODP are permitted.  Activities and buildings not complying with ODP or 15.5.3.2.1 are restricted discretionary (15.5.3.1.3). |  |
|  |  |  | 15.5.3.2.1 Maximum retail floorspace limits  Max total GLFA of 3,500m2 for non-residential activities within combined areas A and B on the ODP and;   * One individual tenancy in areas A and B with GLFA of up to 800m2 of retail activity * No other individual tenancy in areas A and B shall have a GLFA greater than 450m2 of retail activity. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
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| 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.  In Central City – any car parking and associated manoeuvre area shall be no greater than 50% GLFA of the buildings on the site.  No onsite car parking required within Central City. |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks provided (except residential activities in Central City), Appendix 7.5.1 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 car parks are provided Appendix 7.5.1 Table 7.5.1.2  Residential activities excluded in Central City. Residential developments with less than 3 units excluded outside Central City. |  |
|  |  |  | 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; * collector road where 3 or more parking spaces provided; * 6 or more parking spaces; * heavy vehicle bay; * local street or local distributor street within Central City core; * main distributor street within the Central City where access serves 3 or more parking spaces; * local street outside the Central City core where the vehicle access serves 6+ parking spaces. |  |
|  |  |  | 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.  Access to street within Central City core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day - pedestrian warning system Appendix 7.5.9  Access to other streets outside Central City core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day - either pedestrian warning system or visibility splay Appendix 7.5.9 provided. If access within 20m of RCC zone any audio method should not operate 20:00-08:00 except where associated with emergency service vehicle |  |
|  |  |  | 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(e) Maximum number of vehicle crossings  All activities Central City Appendix 7.5.11 Table 7.5.11.3  All activities outside Central City 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 7.5.11.5 – Central City and Table 7.5.11.4 – Outside Central City |  |
|  |  |  | 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. Note permitted activities in Central City exempt from rule – see rule for details on what constitutes a permitted activity |  |
|  |  |  | 7.4.2.1 P19 7.4.3.11 Vehicle access to sites fronting more than one street – Central City  New vehicle access Appendix 7.5.15 |  |
|  |  |  | 7.4.2.1 P20 7.4.3.12 Central City Lane formation  New Central City Lane – legal width between 6m-12m with 4.5m minimum height clearance |  |
|  |  |  | 7.4.2.1 P21 Construction/reconstruction of roadway – Central City  a. Footpaths on both sides of the road shall be provided, unless the legal width <10m or the road designed as a shared space street or is a Central City lane. |  |
| 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 |  |
|  |  |  | **RD6**  In the Central City any site used for temporary car parking areas until 30 April 2018 |  |
|  |  |  | **RD7**  In the Central City roadway construction that doesn’t meet activity specific standard of P21 |  |
|  |  |  | **RD8**  In the Central City permanent car parking buildings or parking lots where car parking is the primary activity on that site |  |

| GENERAL RULES | | | | | | | |
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| 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: |  |
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