COMMERCIAL CENTRAL CITY BUSINESS 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 |  |
|  |  | Liquefaction Management Area |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Other Central City Precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.10.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list.  Note: 25 Peterborough St P13, P14 and P17 only |  |
|  |  |  | 15.10.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.10.1.2 Controlled activities**  New building, external alteration or use of site not occupied by building for activities P1-P17 within Central City Core and visible from publicly owned and accessible space, and certified by Council approved UD expert – refer rule for details.  New building or external alteration to existing building for spiritual facility at 100 Cathedral Square, certified by Council approved UD expert – refer rule for details  Rules do not apply to demolition, repairs, maintenance, and seismic, fire and access building code upgrades, or any building within the Core which is a listed heritage item – Ch 9 applies, or to signage |  |
|  |  |  | **15.10.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.  New building, external alteration or use of site not occupied by building for activities P1-P17 within Central City Core and visible from publicly owned and accessible space not a controlled activity under C1  New buildings within Central City Retail Precinct  Retirement village in the Core  Parking lot/parking building  New building or external alteration to existing building for P1-P17 at 100 Cathedral Square that is not a controlled activity under C2. Note built form standards do not apply to P11 on this site.  Note exemptions to RD1 and RD9 in rule |  |
|  |  |  | **15.10.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Any activity not meeting building height and maximum road wall height built form standards, unless otherwise specified. |  |

| BUILT FORM STANDARDS – To be met by all permitted, controlled and RD activities unless otherwise stated | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.10.2.1 Building setback and continuity   * Sites within Core – buildings (excluding fences) built up to road boundary/all road boundaries and across 100% of width of allotment at road boundary excluding access ways and service lanes, except 1 vehicle access per road frontage. * Sites outside Core - buildings (excluding fences) built up to road boundary/all road boundaries and across min 65% of width of allotment at road boundary excluding access ways and service lanes.   Rule applies to the ground and first floor only. |  |
|  |  |  | 15.10.2.2 Verandas  Sites within Central City Active Frontages and Veranda – every building shall provide veranda or other means of weather protection with continuous cover for pedestrians |  |
|  |  |  | 15.10.2.3 Sunlight and outlook for the street  45 degree recession plane measured from maximum road wall height. Does not apply to access ways, service lanes or to New Regent St |  |
|  |  |  | 15.10.2.4 Minimum numbers of floors  Core – minimum two floors above ground level |  |
|  |  |  | 15.10.2.5 Flexibility in building design for future use  Min distance between top of ground floor surface and bottom of first floor slab 3.5m  Does not apply to buildings for residential activity or retirement village where they are >10m from road boundary |  |
|  |  |  | 15.10.2.6 Location of onsite parking areas  Core – parking areas shall be located to the rear of, on top of, within or under buildings; or when located on ground floor of any building not located within 10m of road boundary |  |
|  |  |  | 15.10.2.7 Fences and screening structures  Max height within 4.5m of road boundary, or between a building and CC Avon River Precinct zone 2m where 50% transparent or 1.2m where less than 50% transparent. Does not apply to internal boundary between properties zoned residential and CCCB |  |
|  |  |  | 15.10.2.8 Screening of outdoor storage and service areas/spaces  OSA or OSS – located to the rear of principal building on site  and screened from adjoining site by landscaping, fence, wall, or combination of not less than 1.8m high |  |
|  |  |  | 15.10.2.9 Sunlight and outlook at boundary with residential zone  Diagram in Appendix 15.15.9 as if site was the same residential zone (note exemptions do not apply)  Level from filled ground level unless adjoining site lower, then use lower level. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.10.2.10 Min setback from residential zone boundary or internal boundary  i. Buildings 3m from residential zone boundary (unless shared wall)  This setback shall contain landscaping for full width and length, planted in combination of shrubs, trees and grasses including 1 tree/10m of boundary length capable of reaching 8m in height and 1.5m at time of planting.  ii. Residential activities – no setback from internal boundaries other than from residential zone boundary except where a balcony or habitable space window faces internal boundary and no other direct daylight available to that space then 3m setback required. | *Internal boundary setback in ii. is a boundary rule if not adjoining public land (zone boundary setback is not a boundary rule)* |
|  |  |  | 15.10.2.11 Building height  All buildings in New Regent St – 8m min and max  All buildings at the Arts Centre – 16m max  All other buildings – as per Central City Maximum Building Heights planning map |  |
|  |  |  | 15.10.2.12 Maximum road wall height  17m where wall fronts northern side of Cashel St between Oxford Tce and High St  21m in area subject to 28m height limit in the Central City Maximum Building Heights planning map (except as above) |  |
|  |  |  | 15.10.2.13 Water supply for fire fighting  All buildings (excluding accessory buildings not habitable) via reticulated system in accordance with the Code. |  |

| 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 dimension of car parks  Where car parks provided (except residential activities), 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. |  |
|  |  |  | 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 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 Appendix 7.5.11 Table 7.5.11.3 |  |
|  |  |  | 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 |  |
|  |  |  | 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 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  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  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. |  |
| 7.4.2.3 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**  Any site used for temporary car parking areas until 30 April 2018 |  |
|  |  |  | **RD7**  Roadway construction that doesn’t meet activity specific standard of P21 |  |
|  |  |  | **RD8**  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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| GENERAL COMMENTS: |  |
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