RESIDENTIAL GUEST ACCOMMODATION 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 |  |
|  |  | Character Area Overlay |  |
|  |  | Overlay areas - other |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Sensitive activity near road/rail – Refer 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 | | | | |
|  |  |  | 14.11.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.11.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.11.1.3 Restricted discretionary activities**  Any activity or facility (other than an activity listed in 14.11.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.16.11  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.11.1.4 Discretionary activities**  **Any activity not otherwise provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.** |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 14.11.2.1 Urban design  New buildings and additions to existing buildings including all accessory buildings, fences and walls associated with that development, shall not result in:   * any new building with GFA >500m2 * any new building with building length >15m which is located within 30m of a site boundary * any addition to an existing building with building length >10m located within 30m of a site boundary | *Building length rule is a boundary rule if not adjoining public land* |
|  |  |  | 14.11.2.2 Site coverage  Refer Appendix 14.16.11 – Group A and B sites 45%  Group C sites 55% |  |
|  |  |  | 14.11.2.3 Maximum building height  Refer Appendix 14.16.11  Group A sites (excluding Commodore Hotel) 9m, or 11m with roof pitch >22 degrees  Group A (Commodore Hotel) 15m  Group B 11m  Group C As shown on Central City Maximum Building Height Planning Map |  |
|  |  |  | 14.11.2.4 Setback from road boundaries  Refer Appendix 14.16.11  Group A and B sites 4.5m  Group C – All sites except as below 2m  Group C – Peterborough, Montreal and Latimer 4.5m  Group C – Avon 2m for all road frontages except Hurley St where 4.5m is required |  |
|  |  |  | 14.11.2.5 Internal boundary setback  Refer Appendix 14.16.1  Group A sites 6m from residential or open space boundary  3m from all other zone boundaries  Group B and C sites 3m from any zone boundary  For all sites – balcony or living area window at first floor level or above from internal boundary – 4m from any zone boundary | *Boundary rule if not adjoining public land* |
|  |  |  | 14.11.2.6 Recession planes  Refer Appendix 14.6.1  Group A sites Rule 14.2.2.6 (RS zone) Diagram A Appendix 14.16.2  Group B sites Rule 14.5.2.6 (RMD zone) Diagram C in Appendixy 14.16.2  Group C sites Rule 14.6.2.2 (RCC zone) Diagram in Appendix 14.16.2C  Permitted intrusions:   * Gutters/eaves up to 0.2m * Solar panels up to 2m length per boundary * Single gable end - refer 14.15.2 * Chimneys, poles, masts, lift shaft, stair well, roof water tank - refer 14.14.2   In FMA the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1.b) | *Boundary rule if not adjoining public land* |
|  |  |  | 14.11.2.7 Fences and screening  Max height of fence within the required building setback from boundary of local road:   * 1.8m where at least 50% visually transparent * 1m where less than 50% transparent   Max height of fence within the required building setback from boundary of collector or arterial road = 1.8m  Doesn't apply to internal boundaries between residential, commercial or industrial zones.  Parking areas must be separated from road boundaries, open space and adjoining residential zones by a fence of 1.8m if 50%+ transparent, or 1m if not, or landscaping with a minimum depth of 1.5m and minimum height as per fencing.  NB: Exterior wall of building is not a fence or screening structure.  Space for outdoor storage fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8m and not within the road and internal boundary setbacks specified in 14.11.2.4 and 14.11.2.5 |  |
|  |  |  | 14.11.2.8 Landscaped areas and trees  Area adjoining road frontage of all sites:   * 1 tree/10m of road frontage/part thereof, distributed across frontage * Trees to be planted in 2m wide landscape strip * All landscaping/trees in accordance with Appendix 6.11.6   Area adjoining residential and open space zones of any site:   * 1 tree/10m of shared boundary/part thereof, distributed across the boundary * All landscaping/trees in accordance with Appendix 6.11.6 |  |
|  |  |  | 14.11.2.9 Vehicle access restrictions  Refer Appendix 14.16.11  Group C (Avon only) – no vehicle access to Hurley or Bangor Sts  Group B (Chateau on the Park only) – no vehicle access to Deans Ave |  |
|  |  |  | 14.11.2.10 Water supply for firefighting  Al activities- via the reticulated system and in accordance with Code of Practice. |  |

| 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 7.5.1 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 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 |  |
| 7.4.2.5 Non complying activities | | | | |
|  |  |  | **NC2**  Any building/structure that exceeds 2.5m in height within  i. 12m of centre line of 110kV or 220kV National Grid transmission line  ii. 10m of centre line of 66kV National Grid transmission line |  |

| 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: |  |
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