RESIDENTIAL CENTRAL CITY ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site (incl [PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | 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 |  |
|  |  | Within or shares a boundary with a Proposed Residential Heritage Area ([PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | Character Area Overlay |  |
|  |  | Character Area Overlay |  |
|  |  | Overlay areas - other |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Water body |  |
|  |  | Noise precinct – refer Ch 6.1.5 and 6.1.6 |  |
|  |  | Sensitive activities near roads/rail – refer Ch 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 14.6.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.6.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.6.1.3 Restricted discretionary activities**  New buildings and alterations or additions to existing buildings (incl accessory, fences, walls) that result in:   * 3 or more units; or * 1 or 3 units on a site smaller than 300m2 gross site area (prior to subdivision)   Cultural activity at 52 Rolleston Ave (Lot 2 DP 496200)  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.6.1.4 Discretionary activities**  Education facility, spiritual activity, health care facility, preschool (other than provided for in P7/D3) and guest accommodation:  40m2>201m2 gross floor area (including outdoor storage area) not on site with frontage to:   * local road * Fitzgerald Ave * Bealey Ave between Durham St North and Madras St   that meet the following:  Guest accommodation – at least 1 employee resides permanently on site  Total hours 40 per week for visitors, clients or deliveries, between 0700-2100 M-F, 0800-1900, S, Su, pub hols  except hours do not apply to guest accommodation.  **Any other activity prescribed in this rule as a discretionary activity because it doesn't comply with the specified standards.**  **Any activity not otherwise provided for as a permitted, restricted discretionary, non-complying or prohibited activity.** |  |
|  |  |  | **14.5.1.5 Non-complying activities**  Non-residential activity not otherwise provided for with gross floor area including outdoor storage >40m2  Education facility, spiritual activity, health care facility, preschool (other than P7/D3), guest accommodation, with gross floor area including outdoor storage >40m2 with frontage to a local road  Education facility, spiritual activity, health care facility, preschool (other than P7/D3), guest accommodation, with gross floor area including outdoor storage >200m2 other than on a site with frontage to Fitzgerald Ave, or Bealey Ave between Durham St North and Madras St  **Any other 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 |  |  |
|  |  |  | 14.6.2.1 Building height  As per Central City Maximum Building Height Planning Map  Except for a retirement village with a maximum height of 20m on:   * Lot 1 DPP77997 CT CB46D/74 * Town Section 118 DP 3780 * Town Section 119 DP 3780   (Sites on the cnr of Park Terrace, Salisbury, Peterborough Sts) |  |
|  |  |  | 14.6.2.2 Recession planes  Refer Appendix 14.16.2C and 14.6.2E for relevant angles  Where internal boundary of site abuts access lot, access strip or access to rear allotment, recession plane may be taken from the furthest boundary of the access  Recession plane does not apply to common wall.  In FMA the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1.b)  Level of internal boundaries measured from filled GL except where adjoining site is at lower level, then lower level shall be used. | *Boundary rule if not adjoining public land* |
|  |  |  | 14.6.2.3 Road boundary building setback  6m – sites fronting Bealey Ave  4.5m – Central City Building Setbacks on Central City Active Frontages and Verandas and Building Setback Planning Map  4.5m Garage with vehicle door facing road  5.5m Garage with vehicle door facing road with outward projecting door  7m Garage with vehicle door facing shared accessway (from furthest formed edge of adjacent shared access)  8m Garage with vehicle door facing shared accessway with outward projecting door (from furthest formed edge of adjacent shared access)  Street fronting residential units – garages, carports and other accessory buildings (excluding basement parking areas and swimming pools) 1.2m further from road boundary than the front facade of any ground level habitable space of that residential unit  2m – all other sites |  |
|  |  |  | 14.6.2.4 Setback from internal boundaries  1m from boundary adjoining access  4m Balcony or living area window at first floor level and above (excludes window 90deg or greater to boundary and window that begins within 1.2m of ground level).  1.8m other boundaries except no setback required:   * from access on same site provided any windows on ground floor facing and within 1m of access are non-opening * for accessory buildings - up to 10.1m total length of parts of the building within 1m of boundary (unless window on neighbouring site) * for buildings that share a common wall along an internal boundary * for basements, provided that part within 1.8m of internal boundary is wholly below ground level | *Boundary rule if not adjoining public land* |
|  |  |  | 14.6.2.5 Fencing and screening  Parking areas screened on internal boundaries by landscaping, walls, fences or combination to minimum height of 1.5m. Landscaping shall be 1.5m depth and height is minimum height at time of planting.  Fences/other screening structures max 1m:   * within 2m of road boundary or * on boundary with OSCP, OSWM and Avon River Precinct/Te Papa Otākaro zone or 2m if whole fence/structure 50% transparent   NB: Exterior wall of building is not a fence or screening structure. |  |
|  |  |  | 14.6.2.6 Tree and garden planting  Min 20% of the site for landscaping  Min 1 native tree/250m2 gross site area or part thereof  Trees must be min 1.5m at planting |  |
|  |  |  | 14.6.2.7 Minimum residential unit size  Min net floor area (includes toilets and bathrooms, but excludes parking areas, garages and balconies):   * Studio = 35m2 * 1 bedroom = 45m2 * 2 bedrooms = 70m2 * 3+ bedrooms = 90m2 |  |
|  |  |  | 14.6.2.8 Ground floor habitable space  Units fronting a road or public open space must have habitable space at GL unless built over access way or another residential unit  At least 30% of all units must have habitable space at GL.  At least one habitable space located at GL of residential unit must have min floor area of 12m2, min internal dimension of 3m. |  |
|  |  |  | 14.6.2.9 Outdoor living space  Each unit min 24m2  Can be provided through mix of private and communal, at GL or in balconies provided that:   * Each unit 8m2 min private ols not occupied by parking areas/access * min dim 4m at GL/1.5m balcony * at least one directly accessible from living area of unit * communal space 4m min dim, accessible for use by all on site residents * 50% of requirement across entire site at GL * Communal space can be indoors provided it is for a recreation activity for exclusive use of residents and guests of residents |  |
|  |  |  | 14.6.2.10 Service space  Each residential unit 3m2 indoor/outdoor service space   * at ground floor level * provided individually or within shared communal space * Not located between road boundary and any habitable space. * Fully screened from any site, road and outdoor living space that adjoins the service space |  |
|  |  |  | 14.6.2.11 Minim site density from development and redevelopment of residential units  No less than 1 residential unit for every complete 200m2 of site area (eg site of 399m2 requires 1 residential unit, a site area of 400m2 requires 2 residential units) |  |
|  |  |  | 14.6.2.12 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |

| **AREA SPECIFIC RULES - 14.5.3.2** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/) | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Compliance** | | | | | | **Rule** | **Comments** | |
| **Y** | **N** | | | **N/A** | |
| **14.5.3.2 Built form standards** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)*(immediate legal effect)* | | | | | | | | |
|  |  | | |  | | 14.5.3.1.3 RD15  Activities not meeting RHA built form standards in 14.5.3.2 |  | |
|  |  | | |  | | 14.5.3.2.3 Building height  Chester St East/Dawson and Inner City West – 11m |  | |
|  |  | | |  | | 14.5.3.2.7 Number of res units per site  No more than 2 residential units per site |  | |
|  |  | | |  | | 14.5.3.2.8 Setbacks  Road boundary setbacks:  East/Dawson and Inner City West – min 3m, max 5m  Internal boundary setbacks:  Chester St East/Dawson and Inner City West – side 1m & 3m, rear 3m |  | |
|  |  | | |  | | 14.5.3.2.9 Building coverage  Max 35% |  | |
|  |  | | |  | | 14.5.3.2.10 Outdoor living space per unit  Continuous area within the net site area – 50m2 |  | |
| **9.3.4.1 Heritage chapter rules for** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)*(immediate legal effect)* | | | | | | | | | |
|  | |  |  | | **9.3.4.1.1 P12**  Demolition or relocation of a neutral or intrusive building | | |  | |
|  | |  |  | | **9.3.4.1.1 P13**  New road boundary fences or walls up to 1.5m in height | | |  | |
|  | |  |  | | **9.3.4.1.3 RD6**  New buildings and alteration to building exteriors.  New or alteration to road boundary fences and walls, over 1.5m in height.  Excludes buildings less than 5m high located to rear of main res unit; and neutral or intrusive buildings exterior alterations not visible from the street. | | |  | |
|  | |  |  | | **9.3.4.1.3 RD7**  Demolition or relocation of a defining or contributory building (except if a heritage item RD3, D1, D2 or NC1 apply instead) | | |  | |
|  | |  |  | | **9.3.4.1.3 RD8**  New building 5m+ in height in HDZ or RVA zones sharing a boundary with a site in an RHA | | |  | |

| 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 | |  |
| 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: |  |
|  | |