CITY CENTRE ZONE – 15.11

Job No:       Planner:

Address:       Date:

*Note – the rules in this Checksheet are as per Plan Change 14 decision dated 18 September 2024, with minor amendments*

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| **Y** | **N** | **SITE CHARACTERISTICS** | **Comments** |
|  |  | Heritage Item/setting on or adjacent to site |  |
|  |  | Site of Ngāi Tahu Cultural Significance |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Character Area |  |
|  |  | Radiocommunications Pathway Protection Corridor |  |
|  |  | Central City Active Frontage / Veranda |  |
|  |  | Central City Height overlay |  |
|  |  | Central City Noise precinct |  |
|  |  | CMUA Noise Insulation Area |  |
|  |  | Other Central City overlays or precincts |  |
|  |  | Designation |  |
|  |  | Airport noise contours |  |
|  |  | Christchurch International Airport Protection Surfaces |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Flood Management Area / High Flood Hazard Management Area |  |
|  |  | Liquefaction Management Area |  |
|  |  | Other overlays and map notations |  |
|  |  | Water body |  |
|  |  | HAIL site |  |
|  |  | Other |  |

| CITY CENTRE ZONE - ACTIVITY STATUS 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. |  |
|  |  |  | 15.10.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
|  |  |  | 15.10.1.1 Activity specific standards – P4 – 12 activities  For sites within active frontage areas, activities in P4 – 12 must not be located within 10m of road boundary (excl access ways and service lance) at ground floor level, except ped entrances. |  |
|  |  |  | 15.10.1.1 Activity specific standards - P13 Residential activity:  **Active frontage areas** – res unit cannot be within first 10m of road boundary (excl access ways and service lanes) at ground floor level, excl. ped entrances or reception areas. 25 Peterborough St exemption.  **Outdoor service space** – min area 5m2 and 1.5m dimension, except:   * 3m3 volume area/s can be provided indoors instead. or * If communal outdoor space of min 10m2 provided the ODSS can be reduced to 3m2 for each unit.   Minimum net floor area:   * Studio 35m2; 1 brm 45m2; 2 brm 60m2; 3+ brm 90m2   **Outdoor living space:**   * No habitable space on ground floor – min 10m2, including a balcony of min 5m2 / 1.5m immediately outside & accessible from internal living area, and balance provided in communal area with min 4m dimension. * Habitable space on ground floor - min 10m2 immediately outside & accessible from internal living area.   Outdoor service/living spaces can’t be used for parking or access. |  |
|  |  |  | 15.10.1.1 Activity specific standards - P14 Visitor accommodation  Not located at ground floor within 10m of road boundary (excl access ways and service lanes), except ped entrances or reception areas.  25 Peterborough Street exemption. |  |
|  |  |  | 15.10.1.1 Activity specific standards - P17 Small buildings  Must be for an activity listed in P1 – 16  Built up to road boundary for full width of site  Max height 21m unless specified in 15.11.2.11(a)(ii) or (iii) Building height built form standard  No vehicle access to the site  No onsite vehicle parking  Residential activities must have separate residential access from the street or public laneway  Glazing of street fronting façade:   * 75% min for ground floor between 0.5m and 3m height * 30% min per floor for 1st floor and above |  |
| **Controlled activities** | | | | |
|  |  |  | **15.11.1.2 C1A**  New building, ext alteration, or use of part of site not in a building, for activity in P1 – 16 which is:  28m – 45m in height; and  Meets 15.11.2.3 Sunlight & outlook for the street; and  Meets 15.11.2.12 Max road wall height; and  Certified by approved urban designer as meeting UD provisions in 15.14.2.6.  Doesn’t apply to activities under C2 - 100 Cathedral Square.  Doesn’t apply to demolition, repairs, maintenance, seismic/fire/access building code upgrades, listed heritage buildings, or signage. |  |
|  |  |  | **15.11.1.2 C1A**  New building, ext alteration, or use of part of site not in a building, for activity in P1 – 16 which is:  Less than 28m in height; and  Doesn’t meet one or more of the built form standards; and  Is not permitted under P17 small buildings; and  Visible from publicly owned and accessible space; and  Certified by approved urban designer as meeting UD provisions in 15.14.2.6.  Doesn’t apply to activities under C2 - 100 Cathedral Square.  Doesn’t apply to demolition, repairs, maintenance, seismic/fire/access building code upgrades, listed heritage buildings, or signage. |  |
|  |  |  | **15.11.1.2 C2**  New building or ext alteration for spiritual facility at 100 Cathedral Square.  Doesn’t apply to demolition, repairs, maintenance, seismic/fire/access building code upgrades, listed heritage buildings, or signage. |  |
| **Restricted discretionary activities** | | | | |
|  |  |  | **15.11.1.3 RD1**  New building, ext alteration or use of part of a site not in a building, for activity in P1 – 16 which is:  Visible from publicly owned & accessible space; and  Is not a CA under C1A or C1B, or a building up to 28m height that complies with all built form standards.  Doesn’t apply to activities under C2 - 100 Cathedral Square, RD9 or RD10.  Doesn’t apply to demolition, repairs, maintenance, seismic/fire/access building code works, listed heritage buildings, or signage. |  |
|  |  |  | **15.11.1.3 RD2**  New buildings within Central City Retail Precinct.  Doesn’t apply to activities under C1A or C1B.  Doesn’t apply to demolition, repairs, maintenance, seismic/fire/access building code works, listed heritage buildings, or signage. |  |
|  |  |  | **15.11.1.3 RD3 – RD11**  Refer to the rules. |  |
| **Discretionary activities** | | | | |
|  |  |  | **15.11.1.4 D1**  Activity not meeting 15.11.2.12 Maximum road wall height. |  |
|  |  |  | **15.11.1.4 D2**  Any activity not otherwise provided for. |  |

| BUILT FORM STANDARDS | | | | |
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| Compliance | | | Rule | Comments |
| Y | N | N/A |  |  |
| Permitted activities | | | | |
|  |  |  | 15.11.2.1 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.   Doesn’t apply to new buildings and alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.2 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 |  |
|  |  |  | 15.11.2.3 Sunlight and outlook for the street  45 degree recession plane measured from maximum road wall height, up to max height of 28m.  For *sites* located on a street intersection, doesn’t apply within 30m of street corner.  Does not apply to access ways, service lanes or to New Regent St.  Doesn’t apply to new buildings and alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.4 Minimum numbers of floors  Core – minimum two floors above ground level |  |
|  |  |  | 15.11.2.5 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 within 10m of road boundary |  |
|  |  |  | 15.11.2.6 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.  Doesn’t apply to new buildings and alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.7 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 CCZ.  Doesn’t apply to new buildings and alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.8 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 |  |
|  |  |  | 15.11.2.9 Sunlight and outlook at boundary with residential zone  For internal boundary adjoining res zone, recession plane applies from points 4m above GL.  Applies from farthest boundary along boundaries with legal ROW, entrance strip, access site, ped access ways.  Applies to parts of buildings above 12m height, unless the part above 12m is set back from relevant boundary by: Northern boundary 6m; southern 8m; eastern/western 7m. No recession plane for parts above 12m with boundary orientation as per App 14A.12.2 Diagram G.  Level from filled ground level unless adjoining site lower, then use lower level. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.11.2.10 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)* |
|  |  |  | 15.11.2.11 Building height  All buildings in New Regent St heritage setting – 8m min and max  All buildings at the Arts Centre – 16m max  All buildings at 25 Peterborough St – 32m max  All other buildings - 28m max **building base** height  Doesn’t apply to new buildings & alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.12 Maximum road wall height  17m where wall fronts northern side of Cashel St between Oxford Tce and High St.  21m in all other areas, except where a site is located on a street intersection, rule doesn’t apply within 30m of street corner.  Doesn’t apply to new buildings & alterations permitted by P17 Small buildings. |  |
|  |  |  | 15.11.2.13 Water supply for fire fighting  All buildings (excluding accessory buildings not habitable) via reticulated system in accordance with the Code or its alternative water sources provisions.  Limited notification to FENZ absent its written approval. |  |
|  |  |  | **15.11.2.14 Building tower internal boundary setbacks**  All parts of building above 45m must be set back from side and rear boundaries by at least 6m or the distance equal to 10% of the total height of the building, whichever is the lesser.  Doesn’t apply to new buildings & alterations permitted by P17 Small buildings. |  |
|  |  |  | **15.11.2.15 Max building tower dimension & coverage**  40m max plan dimension of any part of building above 45m height.  Horizontal dimension between exterior faces of the two most separate points – diagram in rule.  Doesn’t apply to new buildings & alterations permitted by P17 Small buildings. |  |
|  |  |  | **15.11.2.16 Max gross floor area**  Max 1,200m2 GFA for each floor above 28m height. |  |

| **CHAPTER 7 - TRANSPORT RULES** | | | | |
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| **Compliance** | | | **Rule** | **Comments** |
| **Y** | **N** | **N/A** |  |  |
| **7.4.2 Rules** | | | | |
|  |  |  | **Activity status tables**  **RD1** Activity not meeting standards  **RD8** Permanent carparking buildings or lots in Central City where parking is the primary activity on site.  **NC2** Activity within City Centre zone not complying with 7.4.3.1 b. i. – Activity with parking and manoeuvring area > 50% GLFA of buildings on site. |  |
|  |  |  | **7.4.3.1 Min/max number and dimension of car parks**   * Min **dimension** of car parks available to the general public (excl residential activities) - Appendix 7.5.14 Table 7.5.1.3 * **Mobility parks** - Buildings with GFA > 2,500m2 and other activities where standard parks are provided (excl residential developments and VA ≤ 10 guests) - Appendix 7.5.1 Table 7.5.1.2. * Parking and manoeuvring area must be no more than 50% GLFA of buildings on site. |  |
|  |  |  | **7.4.3.2 Minimum number of cycle parking facilities**  All activities, Appendix 7.5.2. |  |
|  |  |  | **7.4.3.3 Minimum number of loading spaces**  All activities where standard car parks are provided, Appendix 7.5.3. |  |
|  |  |  | **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. |  |
|  |  |  | **7.4.3.5 Gradient of parking and loading areas**  Non-residential activities with vehicle access. |  |
|  |  |  | **7.4.3.6 Design of parking and loading areas**  Lighting - non-residential activities with parking/loading areas used during darkness (excl VA).  Formed, sealed, drained and marked out - any urban activity except residential/VA with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | **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 access – where shared pedestrian access is to 3 or more res units, App 7.5.7 c, d NEW  Central City where access serves more than 15 car parks or 10 HVM/day:   * Access to street within the core - Pedestrian warning system as per Appendix 7.5.9. * Access to other streets: Visibility splay or pedestrian warning system as per Appendix 7.5.9. No audio 8pm – 8am for sites within 20m of HRZ except re emergency vehicle. |  |
|  |  |  | **7.4.3.8(a) Provision of vehicle crossings**  All activities with vehicle access to road or service lane. |  |
|  |  |  | **7.2.3.8(e) Maximum number of vehicle crossings**  All activities Appendix 7.5.11 |  |
|  |  |  | **7.2.3.8(f) Distance between vehicle crossings and intersections**  All activities Appendix 7.5.11 |  |
|  |  |  | **7.4.3.9 Location of buildings and access in relation to road/rail level crossings**  No new vehicle crossings within 30m of a rail level crossing limit line unless site boundaries don’t enable compliance.  Buildings close to level crossings without automated warning devices – location as per App 7.5.13. |  |
|  |  |  | **7.4.3.10 High trip generators** –refer rule. Note permitted activities exempt from rule – see rule for details on what constitutes a permitted activity |  |
|  |  |  | **7.4.3.11 Vehicle access to sites fronting more than one street**  New vehicle access Appendix 7.5.15 |  |
|  |  |  | **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 |  |
|  |  |  | **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 – 6.1.5.2.1 and 6.1.5.2.2 |  |
|  |  |  | Outdoor lighting – 6.3.4 and 6.3.4 Control of glare and lightspill |  |
|  |  |  | Aircraft Protection – Chapter 6.7 |  |
|  |  |  | Water Body setbacks Chapter 6.6 |  |
|  |  |  | Sign rules – Chapter 6.8 – if any signage proposed |  |
|  |  |  | 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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| GENERAL COMMENTS: |  |
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