TOWN CENTRE ZONE – Sub-chapter 15.4

Job No:       Planner:

Address:       Date:

*Previously Commercial Core zone - renamed and rules amended via PC14*

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Water body |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area |  |
|  |  | Liquefaction Management Area |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Designation |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |
|  |  | HAIL site |  |
|  |  | Coastal hazard – Refer City Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.4.1.1 Permitted activities  Is the activity provided for as a Permitted activity and does it comply with all relevant activity specific standards? Refer rule for list.  Res activity stds:   * Located above ground level * Min net floor area * Outdoor service space & waste management area * Outdoor living space * Bedroom insulation * Not located within the 50 dB Air Noise Contour * Street-façade glazing 20% * Outlook space |  |
| Other activity classifications | | | | |
|  |  |  | **15.4.1.2 Controlled activities**  Activities P1-P23 requiring consent under 15.4.2.1(b) Urban design - new buildings and additions with certification. |  |
|  |  |  | **15.4.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.  Yard-based supplier  Service station  Drive through services  Parking building |  |
|  |  |  | **15.4.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity. |  |
|  |  |  | **15.4.1.5 Non-complying activities**  Residential or guest accommodation not complying with P12 a. or P21 f.  Sensitive activity within the 50dBA air noise contour  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |  |  |
|  |  |  | 15.4.2.1 Urban design  Permitted - new building or addition for P1-P23 that doesn't exceed:   * 4,000m2 GLFA in a District Centre in Table 15.1   Controlled - new building or addition for P1-P23 that exceeds permitted standard above, and is certified by a qualified UD expert. Refer rule for certification requirements.  Restricted discretionary - new building or addition that isn't a permitted or controlled activity under this rule.  Exemptions:   * Repairs, maintenance, seismic, fire and/or building code upgrades, refurbishment and reinstatement works. * Community facility, Health facility, Education activity, Preschool, Care facility, Spiritual facility, Emergency Services facility. |  |
|  |  |  | 15.4.2.2 Maximum building height  Sites within Town Centre at Riccarton, Hornby or Papanui - 32m  Sites within another Town Centre - 22m |  |
|  |  |  | 15.4.2.3 Setback from road boundaries / street scene  Road frontage of site identified as Key Pedestrian Frontage all buildings must:   * Be built up to road boundary, except for ped/vehicle access or for a setback of up to 4m for a max width of 10m. * 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 emergency service facilities.   Road frontage of sites other than Key Pedestrian Frontages:   * 3m minimum building setback for parts of building not building up to the road frontage; and * Visually transparent glazing for min 40% of ground floor elevation facing arterial or collector road.   Road frontage of a site that is not a Key Pedestrian Frontage and opposite a residential zone, and/or road frontage to a local road:   * Landscape strip of 1.5m min width and 1 tree/10m road frontage or part thereof, for that part of the frontage not built up to the road boundary.   Note: Any building or addition requiring resource consent under 15.4.2.1 Urban design is exempt from this rule. |  |
|  |  |  | 15.4.2.4 Setback from internal boundary with res zones  3m setback for all buildings on sites which share an internal boundary with a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.4.2.5 Recession planes  As per Appendix 14.16.2 Diagram D, for internal boundaries adjoining a residential zone, from points 4m above ground level.  Parts of buildings over 12m high are exempt if set back from boundary by: North 6m, south 8m, east & west 7m. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.4.2.6 Outdoor storage areas  ODS area must be screened by 1.8m high fencing or landscaping from any adjoining site, and must not be located within the residential zone setback in 15.4.2.4. |  |
|  |  |  | 15.4.2.7 Landscaping and trees  On sites adjoining residential zone, 1 tree/10m boundary or part thereof, adjacent to shared internal boundary and evenly spaced extending to the road boundary within the setback.  All sites - 1 tree/5 parking spaces provided between buildings and the street, planted within or adjacent to the parking area at the front of the site.  Landscaping in accordance with Appendix 6.11.6 |  |
|  |  |  | 15.4.2.8 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice.  Where compliant reticulated supply is not available, alternative supply and access must be provided as per SNZ. |  |
|  |  |  | 15.4.2.9 Setback from railway corridor  Buildings, balconies and desks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |
|  |  |  | 15.4.2.10 Minimum tower setback & road wall height  45° angle setback from each edge of the building base for any building above 20m road wall height. |  |
|  |  |  | 15.4.2.11 Minimum tower dimension and separation  Any tower above the 20m road wall height must not exceed a 40m diagonal dimension.  18m separation between multiple towers on contiguous site. |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| AREA SPECIFIC RULES | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 15.4.3 Belfast/Northwood - *Refer to the Town Centre Zone (Belfast/Northwood) ODP in Appendix 15.15.1. Note that the general zone rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.3.1 Activity status tables** - refer tables for details.  Activities and buildings complying with built form standards in 15.4.2 (excluding 15.4.2.1) and 15.4.3.2 are restricted discretionary.  Activities not complying with one or more of the built form standards in 15.4.3.2 unless otherwise specified in 15.4.3.1.4 D1 or 15.4.3.1.5 NC1.  Activities and buildings not complying with 15.4.3.2.6 Max threshold for offices are discretionary.  Activities and buildings not complying with 15.4.3.2.2 Building setback and size are non-complying. |  |
|  |  |  | 15.4.3.2.1 Maximum building height  Special Area A - 12m  Special Area B - 5m |  |
|  |  |  | 15.4.3.2.2 Building setback and size  Minimum distance of 20m from outer edge of esplanade reserve along Styx River.  Minimum distance of 150m from southern boundary of zone.  Buildings between 150 - 200m from southern boundary of zone shall not exceed 500m2 GFA. |  |
|  |  |  | 15.4.3.2.3 Landscaping  For sites adjoining the Styx River, the 20m setback must be planted with natives prior to retail activities being open to the public. |  |
|  |  |  | 15.4.3.2.4 Roading, access and parking  Vehicle access points only in locations on ODP with road running between southernmost access and access to Radcliffe Rd.  Future left in/left out vehicle access point shall only be provided following completion/opening of Northern Arterial |  |
|  |  |  | 15.4.3.2.5 Max total number of vehicles exiting the site  Until Northern Arterial constructed and open:  Thurs evening peak hour - 625  Sat peak hour - 700  Excludes traffic going to Large Format Retail zone to north. |  |
|  |  |  | 15.4.3.2.6 Max thresholds for office activity  Total amount of office floorspace within the 'Styx centre boundary', as defined on the ODP:  Until 1/2/2020 - 8,000m2 GLFA  1/2/2020 onwards - 12,000m2 GLFA |  |
|  |  |  | 15.4.3.2.7 Max thresholds for retailing activities  Total amount of retailing floorspace within the 'Styx Centre boundary', as defined on the ODP - 20,000m2 GLFA. |  |
|  |  |  | 15.4.3.2.8 Max thresholds for non-residential activities  Total amount of floorspace for non-residential activities within the 'Styx Centre boundary', as defined on the ODP - 45,000m2 GLFA. |  |
| 15.4.4 North Halswell *Refer to the Town Centre Zone (North Halswell) ODP in Appendix 15.15.3. Note that the general zone rules in 15.4.1 and 15.4.2 also apply unless otherwise specified.* | | | | |
|  |  |  | **15.4.4.1 Activity status tables** - refer tables for details.  Activity/building complying with built form standards in 15.4.2 (excl 15.4.2.1) and 15.4.5.2 is restricted discretionary.  Activity not complying with 15.4.4.2.3 and/or 15.4.4.2.4 is discretionary – retail & office thresholds.  Retail activity not complying with 15.4.5.2.2 is non-complying – intersection upgrade. |  |
|  |  |  | **15.4.4.2.2 Intersection upgrades**  No retail activity within the TC (NH) zone to be open to the public until the construction of the upgrade of the intersection of Augustine Dr and Halswell Rd to traffic lights has been completed. |  |
|  |  |  | **15.4.4.2.3 Maximum retail activity threshold**  Total zone retail activity floorspace 25,000m2 GFA |  |
|  |  |  | **15.4.5.2.4 Maximum office floorspace**  Total zone office floorspace 5,000m2 GFA |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Activity status tables | | | | |
|  |  |  | C1 High traffic generation outside Central City, where:   * Land use otherwise permitted in zone * Doesn’t exceed thresholds in table 7.4.4.18.1 * No direct vehicle access from SH, major arterial, or across railway   RD1 Activity not meeting standards |  |
| 7.4.3 Rules | | | | |
|  |  |  | 7.4.3.1 Min/max number and dimension of car parks   * Min dimension of car parks available to the general public - Appendix 7.5.14 Table 7.5.1.3 * Mobility parks - Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments < 3 units 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 (excl HRZ). |  |
|  |  |  | 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.  Pedestrian access – where shared pedestrian access is to 3 or more res units, App 7.5.7 c, d NEW  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. |  |
|  |  |  | 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, buildings in rural zone, and rural selling places, Appendix 7.5.10 |  |
|  |  |  | 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 |  |
|  |  |  | 7.2.3.8(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. |  |

| 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. |  |

|  |  |
| --- | --- |
| GENERAL COMMENTS: |  |
|  | |