NEIGHBOURHOOD CENTRE ZONE – 15.6

Job No:       Planner:

Address:       Date:

*Previously Commercial Local zone - renamed and rules amended via PC14 decisions*

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| --- | --- | --- | --- |
| 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 |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref 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 | | | | |
|  |  |  | 15.6.1.1 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.  P19 Res activity stds:   * Location restrictions within the site * 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 | | | | |
|  |  |  | **15.6.1.3 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 or addition for a PA at Redmund Spur  New buildings & additions in the Central City, resulting in 4+ units.  New buildings & additions in the Central City, of 12m+ in height. |  |
|  |  |  | **15.6.1.4 Discretionary activities**  D1 - Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  D2 - Central City activities not meeting BFS 15.6.2.1 a. i - height |  |
|  |  |  | **15.6.1.5 Non-complying activities**  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures.  Outside the Central City, residential or visitor accommodation not complying with P11(a) or P19(a.iv) bedroom insulation  Within the Central City any activity prescribed as a non-complying activity because it doesn't comply with the specified standards  Sensitive activity within the 50dBA air noise contour  Sensitive activities, buildings and fences within setbacks from National Grid transmission lines, electricity distribution lines or support structures. |  |

| BUILT FORM STANDARDS | | | | |
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| *Must be met by all permitted activities and RD1, RD3-RD7 unless otherwise stated in the rule* | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |  |  |
|  |  |  | 15.6.2.1 Maximum building height  Sites within the Central City:   * 20m to the east of Barbadoes St * 30m to the west of Barbadoes St   All other sites – 14m. |  |
|  |  |  | 15.6.2.2 Building setback from road boundaries  Outside the Central City, on sites with a road frontage, all buildings must:   * Be built up to full length of road boundary, with buildings along full length except for ped/vehicle access or for a setback of up to 3m for a max width of 6m. * Provide pedestrian access directly from road boundary * 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 service stations, drive-thru services and emergency service facilities.  In Central City, all buildings 3m setback from road frontage, frontage landscaped where any wall of a building does not have display windows along the full road frontage at ground floor level. |  |
|  |  |  | 15.6.2.3 Minimum building setback from res zones  3m setback for all buildings on sites which share an internal boundary with a residential zone.  In Central City no setback required where shared wall with a building within a residential zone | *Boundary rule if not adjoining public land* |
|  |  |  | 15.6.2.4 Recession planes  Applicable to 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.  As per Appendix 15.15.9, for internal boundaries adjoining a residential zone.  In Central City, level of site boundaries measured from filled ground level except where adjoining site lower level, that lower level shall be used  In Central City no recession plane requirement for sites located in NC zone that adjoin sites also zoned NC. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.6.2.5 Outdoor storage areas  Outside Central City ODS area must be screened by 1.8m high fencing or landscaping from any adjoining site.  In Central City ODS (excluding storage areas for the sale or hire of vehicles, boats, or caravans) screened by 1.8m high fence and this ODS not located within road boundary setback. |  |
|  |  |  | 15.6.2.6 Landscaping and trees  Outside Central City:  On sites adjoining residential zone, 1 tree/10m boundary or part thereof, adjacent to shared internal boundary and evenly spaced. Landscaping in accordance with Appendix 6.11.6  Within Central City:   * On sites adjoining residential zone or Avon River Precinct, landscaping/fences/walls or combination to min 1.8m in height along length of zone boundary excluding road frontages. Where landscaping provided min depth of 1.5m along zone boundary. * Where use not undertaken in a building:   + that part of the site with road frontage of at least 10m planted with min 1 tree, plus 1 additional tree/10m of road frontage.   + Where 3 or more trees required, these shall be planted no more than 15m apart and no closer than 5m apart.   + One tree/5 car parks provided, planted within/adjacent to parking area.   + Trees min height at maturity 8m, min height 1.5m at time of planting.   + Not more than 10% of any planting protection area impervious surface.   + Planting protection areas and landscaping adjacent to road boundary or adj to/within parking areas provided with wheel stop barriers located at least 1m from any tree. |  |
|  |  |  | 15.6.2.7 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. |  |
|  |  |  | 15.6.2.8 Minimum building setback from railway corridor outside Central City  Buildings, balconies and decks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |
|  |  |  | 15.5.2.9 Fencing and screening structures in Central City  Fencing/screening structures located between any building and the road boundary or Open Space Zone max 1.2m in height unless whole structure min 50% visually transparent on each boundary.  No screening structure >2m  Fence or other screening structure not exterior wall of building/accessory building. Rule does not apply to fences/screening structures on internal boundary of two properties zoned NC. |  |
|  |  |  | 15.6.2.10 Vehicle access  1027 Colombo St – access shall only be from Canon St. |  |

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| AREA SPECIFIC RULES | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 15.6.3.1 St Albans - *Refer to the Neighbourhood Centre Zone (St Albans) ODP in Appendix 15.15.5* | | | | |
|  |  |  | **15.6.3.1.1 Activity status tables** - refer tables for details.  Activities and buildings complying with the ODP are permitted.  Activities and buildings not complying with ODP or BFS 15.6.3.2.1 are restricted discretionary. |  |
|  |  |  | 15.5.3.2.1 Maximum non-residential floorspace limits  Max total GLFA of 3,500m2 for non-residential activities within combined areas A and B on the ODP and;   * One individual tenancy in areas A and B with GLFA of up to 800m2 of retail activity * No other individual tenancy in areas A and B shall have a GLFA greater than 450m2 of retail activity. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
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| 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 | | | | | | |
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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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