MIXED USE ZONE – 15.10

Job No:       Planner:

Address:       Date:

*Previously Commercial Mixed Use zone - renamed and rules amended via PC14*

|  |  |  |  |
| --- | --- | --- | --- |
| 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 |  |

| ACTIVITY STATUS TABLES 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 and does it comply with all relevant activity specific standards?  Refer rule for list.  Ancillary retail activity – lesser of 250m2 or 25% of GFA of all buildings on site; street front glazing; limited to site-related goods.  Ancillary offices – lesser of 500m2 or 30% of GFA of all buildings on site; 20% visually transparent street front glazing.  Residential activity – in Addington and New Brighton zones – refer rule for standards. |  |
| Other activity classifications | | | | |
|  |  |  | **15.10.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified built form or activity standards. |  |
|  |  |  | **15.8.1.4 Discretionary activities**  Any activity not provided for as a permitted, restricted discretionary or non-complying activity. |  |
|  |  |  | **15.10.1.5 Non-complying activities**  Residential activity not meeting P27e. bedroom insulation.  Sensitive activities within setbacks from electricity distribution line and support structures. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.10.2.1 Maximum building height  15m |  |
|  |  |  | 15.10.2.2 Minimum building setback from road boundaries  3m setback |  |
|  |  |  | 15.10.2.3 Setback from residential zones and internal boundaries  3m | *Boundary rule where site adjoins residential zone* |
|  |  |  | 15.10.2.4 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.  Homebase Centre – 32.4° from 2.3m above internal boundary with specified residential sites. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.10.2.5 Screening of outdoor storage areas, service areas / spaces and car parking  Must be screened by 1.8m high fencing or landscaping from any adjoining road or adjoining site. |  |
|  |  |  | 15.10.2.6 Landscaping and trees  Area adjoining the road frontage and rear of all sites must be landscaped:   * 1.5m minimum width * 1 tree/10m of road frontage or part thereof   Building setback under 15.10.2.3 from residential and internal boundaries must contain landscaping for full width and length (excl ped access) – trees, shrubs and grasses incl minimum of 1 tree/10m site boundary length.  1 tree for every 100m2 communal outdoor living space.  1 tree/5 parking spaces within any parking area and along pedestrian routes.  Minimum root growth area of 1.5m x 1.5m x 1.5m, and canopy growth areas of 4m x 4m.  Landscaping in accordance with Appendix 6.11.6.  Doesn’t apply to emergency service facilities. |  |
|  |  |  | 15.10.2.7 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. |  |
|  |  |  | 15.10.2.8 Setback from railway corridor  Buildings, balconies and decks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |

| **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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