COMMERCIAL BANKS PENINSULA ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| 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 |       |
| [ ]  | [ ]  | Coastal hazard – Refer City Plan |       |
| [ ]  | [ ]  | Sensitive activity near road or railway – refer rules in Ch 6.1.7 |       |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS |
| --- |
| Compliance | Rule | Comments |
| Y | N | N/A |
| Permitted activities |
| [ ]  | [ ]  | [ ]  | 15.6.1.1 Permitted activitiesIs the activity provided for as a Permitted activity? Refer rule for list. |       |
| [ ]  | [ ]  | [ ]  | 15.6.1.1 Activity specific standardsDoes the activity comply with all relevant activity specific standards? Refer rule for details. |       |
| Other activity classifications |
| [ ]  | [ ]  | [ ]  | **15.6.1.3 Restricted discretionary activities**[ ]  Any activity prescribed as a restricted discretionary activity because it doesn't comply with the specified standards.[ ]  Activities P3 - P21 in Lyttelton or Akaroa that involve erection or relocation of a building, relocatable building, external alterations or additions which comply with activity specific and built form standards. Does not apply to repairs, maintenance, seismic, fire and/or access building code upgrades. |       |
| [ ]  | [ ]  | [ ]  | **15.6.1.4 Discretionary activities**[ ]  Activities P3 - P21 in Lyttelton or Akaroa that involve erection or relocation of a building, relocatable building, external alterations or additions which do not comply with activity specific and built form standards. [ ]  Industrial activity[ ]  Service station[ ]  Trade supplier[ ]  Activities not otherwise provided for as permitted, restricted discretionary, or non-complying.[ ]  Port activities within that part of Lyttelton SW of the intersection of Norwich Quay and Oxford St after 1/1/26 |       |
| [ ]  | [ ]  | [ ]  | **15.6.1.5 Non-complying activities**[ ]  Sensitive activities in Lyttelton Port Influences Overlay Area.  |       |

| BUILT FORM STANDARDS |
| --- |
| Compliance | Rule | Comments |
| Y | N | N/A |  |  |
| [ ]  | [ ]  | [ ]  | 15.6.2.1 Maximum building heightSites in Lyttelton - 12mAll other parts of the zone including Akaroa - 8m. |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.2 Maximum site coverageSites in all areas - 65% of the net site area (RD for greater)(within that part of Lyttelton SW of the intersection of Norwich Quay and Oxford St, rule only applies to buildings) |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.3 Setback from road boundaries / street sceneAll buildings except those in Akaroa:* Built up to road frontage with buildings occupying full length of the frontage, except where necessary for ped/vehicle access to the rear of the site;
* Pedestrian access directly from the road boundary;
* Veranda or other weather protection along the full width of the building fronting a road;
* 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 services facilities.
 |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.4 Setback from residential zones3m minimum building setback from boundary with Residential Banks Peninsula zone.  |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.5 Recession planes45° plane measured 2m above the site boundary, on boundaries adjoining a residential zone, or public space (other than road) in the London St/Norwich Quay/Oxford St/Canterbury St block. | *Boundary rule if not adjoining public land*      |
| [ ]  | [ ]  | [ ]  | 15.6.2.6 Outdoor storage areasODS area must be screened by 1.8m high fencing or landscaping from any adjoining site.Doesn't apply to activities permitted in accordance with P22. |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.7 Water supply for fire fightingAll buildings - via the reticulated system and in accordance with Code of Practice. |       |
| [ ]  | [ ]  | [ ]  | 15.6.2.8 Setback from railway corridorBuildings, balconies and decks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |       |

| CHAPTER 7 - TRANSPORT RULES |
| --- |
| Compliance | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks As per Table 7.5.1.1 in Appendix 7.5.1Permitted reductions are in Appendix 7.5.14. |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parksWhere car parks are available to the general public, Appendix 7.5.14 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 standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilitiesAll activities, Appendix 7.5.2. |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spacesAll 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 7.5.6On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |       |
| [ ]  | [ ]  | [ ]  | 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 areasLighting - 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 designAccess 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 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. |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossingsAll activities with vehicle access to road or service lane. |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossingsArterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 |  |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossingsOn roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossingsAll activities Appendix 7.5.11 Table 7.5.11.2. |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersectionsAll activities Appendix 7.5.11 Table 7.5.11.4 |       |
| [ ]  | [ ]  | [ ]  | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |       |
| [ ]  | [ ]  | [ ]  | 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. |       |
| 7.4.2.2 Controlled activities |
| [ ]  | [ ]  | [ ]  | **C1**Any activity not complying with 7.4.3.10 High trip generators where:* The land use is otherwise permitted in the zone; and
* Does not exceed the thresholds in Table 7.4.4.19.1; and
* Access not obtained from state highway, major arterial, or crosses railway line; and
 |       |
| 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 except where provided for as a controlled activity |       |

| 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. |       |

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| GENERAL COMMENTS: |  |
|       |