RESIDENTIAL GUEST ACCOMMODATION 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 |       |
| [ ]  | [ ]  | Character Area Overlay |       |
| [ ]  | [ ]  | Overlay areas - other |       |
| [ ]  | [ ]  | HAIL site |       |
| [ ]  | [ ]  | Electricity Transmission Line Corridor |       |
| [ ]  | [ ]  | Airport noise contours |       |
| [ ]  | [ ]  | Water body |       |
| [ ]  | [ ]  | Sensitive activity near road/rail – Refer 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 |
| [ ]  | [ ]  | [ ]  | 14.11.1.1 Permitted activitiesIs the activity provided for as a Permitted activity? Refer rule for list. |       |
| [ ]  | [ ]  | [ ]  | 14.11.1.1 Activity specific standardsDoes the activity comply with all relevant activity specific standards?Refer rule for details. |       |
| Other activity classifications |
| [ ]  | [ ]  | [ ]  | **14.11.1.3 Restricted discretionary activities**[ ]  Any activity or facility (other than an activity listed in 14.11.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.16.11[ ]  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |       |
| [ ]  | [ ]  | [ ]  | **14.11.1.4 Discretionary activities**[ ]  **Any activity not otherwise provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.** |       |

| BUILT FORM STANDARDS |
| --- |
| Compliance | Rule | Comments |
| Y | N | N/A |
| [ ]  | [ ]  | [ ]  | 14.11.2.1 Urban designNew buildings and additions to existing buildings including all accessory buildings, fences and walls associated with that development, shall not result in:* any new building with GFA >500m2
* any new building with building length >15m which is located within 30m of a site boundary
* any addition to an existing building with building length >10m located within 30m of a site boundary
 | *Building length rule is a boundary rule if not adjoining public land*      |
| [ ]  | [ ]  | [ ]  | 14.11.2.2 Site coverageRefer Appendix 14.16.11 – Group A and B sites 45%Group C sites 55% |       |
| [ ]  | [ ]  | [ ]  | 14.11.2.3 Maximum building heightRefer Appendix 14.16.11Group A sites (excluding Commodore Hotel) 9m, or 11m with roof pitch >22 degreesGroup A (Commodore Hotel) 15mGroup B 11mGroup C As shown on Central City Maximum Building Height Planning Map |       |
| [ ]  | [ ]  | [ ]  | 14.11.2.4 Setback from road boundaries Refer Appendix 14.16.11Group A and B sites 4.5mGroup C – All sites except as below 2mGroup C – Peterborough, Montreal and Latimer 4.5mGroup C – Avon 2m for all road frontages except Hurley St where 4.5m is required |       |
| [ ]  | [ ]  | [ ]  | 14.11.2.5 Internal boundary setbackRefer Appendix 14.16.1Group A sites 6m from residential or open space boundary3m from all other zone boundariesGroup B and C sites 3m from any zone boundaryFor all sites – balcony or living area window at first floor level or above from internal boundary – 4m from any zone boundary | *Boundary rule if not adjoining public land*      |
| [ ]  | [ ]  | [ ]  | 14.11.2.6 Recession planesRefer Appendix 14.6.1Group A sites Rule 14.2.2.6 (RS zone) Diagram A Appendix 14.16.2Group B sites Rule 14.5.2.6 (RMD zone) Diagram C in Appendixy 14.16.2Group C sites Rule 14.6.2.2 (RCC zone) Diagram in Appendix 14.16.2CPermitted intrusions:* Gutters/eaves up to 0.2m
* Solar panels up to 2m length per boundary
* Single gable end - refer 14.15.2
* Chimneys, poles, masts, lift shaft, stair well, roof water tank - refer 14.14.2

In FMA the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1.b) | *Boundary rule if not adjoining public land*      |
| [ ]  | [ ]  | [ ]  | 14.11.2.7 Fences and screeningMax height of fence within the required building setback from boundary of local road:* 1.8m where at least 50% visually transparent
* 1m where less than 50% transparent

Max height of fence within the required building setback from boundary of collector or arterial road = 1.8mDoesn't apply to internal boundaries between residential, commercial or industrial zones. Parking areas must be separated from road boundaries, open space and adjoining residential zones by a fence of 1.8m if 50%+ transparent, or 1m if not, or landscaping with a minimum depth of 1.5m and minimum height as per fencing.NB: Exterior wall of building is not a fence or screening structure.Space for outdoor storage fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8m and not within the road and internal boundary setbacks specified in 14.11.2.4 and 14.11.2.5 |       |
| [ ]  | [ ]  | [ ]  | 14.11.2.8 Landscaped areas and treesArea adjoining road frontage of all sites:* 1 tree/10m of road frontage/part thereof, distributed across frontage
* Trees to be planted in 2m wide landscape strip
* All landscaping/trees in accordance with Appendix 6.11.6

Area adjoining residential and open space zones of any site:* 1 tree/10m of shared boundary/part thereof, distributed across the boundary
* All landscaping/trees in accordance with Appendix 6.11.6
 |       |
| [ ]  | [ ]  | [ ]  | 14.11.2.9 Vehicle access restrictionsRefer Appendix 14.16.11Group C (Avon only) – no vehicle access to Hurley or Bangor StsGroup B (Chateau on the Park only) – no vehicle access to Deans Ave |       |
|  |  |  | 14.11.2.10 Water supply for firefightingAl activities- via the reticulated system and in accordance with Code of Practice. |       |

| 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 7.5.1 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 |       |
| 7.4.2.5 Non complying activities |
| [ ]  | [ ]  | [ ]  | **NC2**Any building/structure that exceeds 2.5m in height withini. 12m of centre line of 110kV or 220kV National Grid transmission lineii. 10m of centre line of 66kV National Grid transmission line  |       |

| 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. |       |

|  |
| --- |
| RMA ACTIVITY & APPLICATION TYPE ASSESSMENT: |
| Y | N | N/A | RMA provision | Comments |
| [ ]  | [ ]  | [ ]  | Is this a ‘boundary activity’, as defined in [s87AAB](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471355.html)?* The only DP rules infringed are ‘boundary rules’
* The infringed boundary is not a public boundary

 Note: A boundary activity will only be permitted if all information required by s87BA is provided, including written approval from owners of adjoining allotments. |       |
| [ ]  | [ ]  | [ ]  | Is this a Fast track application as defined in [s87AAC](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471363.html)?* A controlled activity (but no other activities) under the Plan. Does not include subdivision.
* Electronic address for service provided
* Must be non-notified and no s104 hearing
 | *Not applicable to PIMs*      |
| [ ]  | [ ]  | [ ]  | Is the application for a ‘residential activity’ for the purpose of the notification decision, as defined in s95A?* An activity that requires resource consent under a regional or district plan and that is
* associated with the construction, alteration, or use of 1 or more dwellinghouses and is
* on land that, under a district plan, is intended to be used solely or principally for residential purposes (i.e. Residential and Papakainga zones)
 | *Not applicable to PIMs*      |

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