

Part 3 Business Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 12 November 2012

The business zones comprise the Central City Business Zone, and those zones in the city in which commercial or industrial activities are the dominant activities. As such, the range of activities in them are characterised, to a greater or lesser extent, by high building densities with strong and highly varied visual impacts. Traffic generation, noise and industrial processes will result in levels of effects greater than those experienced by residents in living or rural environments, and for this reason the protection of amenities at the interface of living and business environments is an important factor in the City Plan. As well as providing protection to residential amenities, balancing recognition has to be given to the need for business activities to operate economically without undue constraint, and to maintain the dominance of these activities in the business zones.

The Council will seek to ensure that business activities are established or redeveloped in a manner which enhances the amenities of business zones, and which promotes the safety and welfare of people working in, visiting, or adjoining these zones.

There are strategic resource management issues associated with business zone activities, particularly retail activities. These relate to the integration of land use and transport and also to the potential individual and cumulative impacts that such activities may have on the continuing ability of the central city and district centres to provide for their amenity, to provide for the community's social and economic wellbeing, and to act as effective focal points around which to concentrate increased population densities.

The Central City Business Zone is the physical and economic focus of business, cultural, tourism and other activities in the city. However, it can readily be seen as part of the city's overall business environment, and indeed is the single most important focus of these activities, a position which the Council wishes it to retain. It provides for the greatest range, scale and intensity of business activities in a location well suited to such a role.

The business zones in the city are comprised of the following components.

- (a) The Central City Business Zone, comprising a large part of the area within the four avenues, and the city's greatest concentration of commercial and cultural infrastructure and investment.
- (b) The Business 1 (Local centre/District Centre Fringe) Zone, consisting of approximately one hundred small local commercial areas in the city, generally located within suburban living areas, and also forming part of a number of the district centres.
- (c) The Business 2 (District centre core) Zone, currently numbering 29 located throughout the city. Generally the distribution of these centres, and the range of services provided is good, providing benefits in terms of accessibility, convenience and energy use.
- (d) The Business 2P (Business parking) Zone is a specialist zone associated with district suburban centres, and as well as ensuring parking provision it provides a buffer for adjoining residential areas.
- (e) The Business RP (Retail Park) zone is a variant of traditional commercial centre zonings. It has been established to enable large format retail activities. The type of activity and its associated amenity and built form is more akin to the range of effects historically provided for in commercial zones, such as high levels of traffic, moderate levels of advertising and a strong public presence.
- (f) The Business 3 (Inner city industrial) Zone comprises the city's oldest industrial areas, located south and east of the Central City and extending into Waltham and Sydenham. A small pocket is also located in Kilmore Street, adjacent to Fitzgerald Avenue. The Business 3B (Inner city industrial buffer) Zone is an associated light industrial transition zone with some commercial activity, located between the Business 3 zone and older inner city housing areas.
- (g) The Business 4 (Suburban industrial) Zone is a light industrial industrial zone with some commercial activity such as offices and some limited retailing, located within predominantly residential areas, or serving as a buffer zone between residential and the general industrial areas. The Business 4P (Suburban Industrial-Produce Park) Zone is a variant of the Business 4 Zone established in 1990 specifically for the processing of rural produce and associated activities on a 40ha area in Halswell Junction Road. The Business 4T (Suburban industrial - technology park) Zone is another Business 4 zone variant established under the Transitional Plan to encourage high technology uses. Both of the latter zones have some higher than normal amenity standards and landscape treatments. The Business 4 location at 2 Waterman Place is a variant which recognises the extent of retail development that is operating on the site, and the area's relationship with the nearby Business 2 zoned Ferrymead District Centre and the potential integration of these two areas in the long term.
- (h) The Business 5 (General industrial) Zone includes large areas of industrial land in Hornby, Middleton, Sockburn, Woolston and Bromley, and smaller areas at Belfast and Papanui, characterised by a range of both light and heavy industries.
- (i) The Business 6 (Rural industrial) Zone applies to two areas of land surrounded by rural zones, one at Chaney's bounded by the railway and the northern motorway, and the other adjacent to Johns Road north-east of Christchurch International Airport.
- (j) The Business 8 (Islington Park) Zone includes an area of land bounded by Pound Road and Waterloo Road and is based around the old Islington Freezing works. This area is to be redeveloped as a modern business park and contains provisions designed to ensure groundwater is adequately protected.

The Christchurch International Airport is covered separately by a Special Purpose Zones in the Plan, which has strong elements of a business zone character but with an aviation related emphasis (refer Part 8).

1.2 Business 1 (Local Centre/District Centre Fringe) Zone

Updated 16 November 2009

Zone description and purpose

These areas are dominated by small scale retail shops and service activities, and many are characterised by "strip" development of shops immediately adjoining road frontages. The Business 1 Zone's purpose is to provide for local opportunities for employment, community activities and convenient (often pedestrian) access to goods and services.

The zone also includes those fringe parts of district centres which adjoin a Business 2 zone and generally comprise the older component of strip frontage development along major roads. These areas have in most cases existed for many decades, and in some centres there has been progressive ribbon development extending along roads. Generally, no further strip development of this nature will be provided for, and these zones will continue to accommodate predominantly business activities of a modest scale but within the framework of the centre as a whole.

The standards of the Business 1 zone control activities where the levels of effects would unduly impact on the amenities, particularly immediately adjoining residential areas. It is recognised that many of these local centres have a poor physical layout and parking arrangements, or are located across major traffic routes from larger centres. Some of the smaller Business 1 zoned centres may not survive in the longer term, and conversion to residential uses may become appropriate.

Environmental results anticipated

- (a) A zone environment with generally small scale commercial buildings.
- (b) Generally lower levels of parking than in larger commercial zones, with standards on access, parking and manoeuvring to mitigate such lack of provision upon any redevelopment that may occur.
- (c) Noise outcomes limited at zone boundaries to levels consistent with adjacent living zones and standards of amenity.
- (d) A visual environment with relatively high site coverage, and in some cases limited open space, on-site car parking, and landscaping.
- (e) Limited future expansion where this would lead to a loss of residential housing stock, generation of traffic through development patterns which could have adverse effects on traffic safety and efficiency, or increased pedestrian movements across arterial roads.
- (f) Community activities and residential occupation encouraged in conjunction with retail activities above ground floor level, and in some cases, ultimate displacement by residential activities.

1.3 Business 2 (District Centre Core) Zone

Updated 12 November 2012

Zone description and purpose

The Business 2 Zone has three main purposes. Firstly, it provides for building development of a significant scale and intensity, appropriate to the function of larger district centres and to the amenities of any living environment adjoining the zone. Secondly, the zone identifies the core of business activity within a district centre, particularly with regard to retailing. Many of these district centres also contain both a Business 2 core and an adjacent (usually older) Business 1 Zone component. Thirdly, these centres usually contain important community facilities, whether in public or private ownership.

Some of the district centres serve a surrounding neighbourhood catchment. These centres are well distributed throughout the suburban areas of the city, and include a number and variety of small retail, community and service activities, and usually include a supermarket. The Business 2 Zone component of these centres identifies the focal point for business activity and development within these centres. The following are the smaller district centres in the city:

Woolston	St Martins	Edgeware
Aranui	Richmond	Redcliffs
Stanmore	Sumner	Fendalton
Belfast	Ilam	Parklands
Wairakei	Halswell	Avonhead
Addington	Hillmorton	

The remaining, larger district centres are significant focal points for business activities and community facilities. They are strategically well distributed on major roads to serve sizeable suburban residential catchments, and generally contain a total floor space in excess of 20,000m². They include an integrated shopping centre with at least one major retail store (a supermarket or variety store). They also usually have a large variety of small shops, a range of professional and commercial activities, offices, community facilities and service activities. In the case of the Ferrymead District Centre, residential activity and public amenities are also envisaged so as to achieve a diverse and vibrant mixed-use outcome. There are also limits on the extent and scale of commercial activities at the Styx Centre so that it supports its residential catchment without undermining the function and roles of District Centres and the central city following the Canterbury earthquakes of 2010 and 2011. Sizeable land areas are required for car parking, and special traffic management methods are often employed to cater for demand. The following are district centres of this type:

Riccarton	Hornby	Papanui
Church Corner	Linwood	Barrington
Shirley	Merivale	New Brighton
Bishopdale	Sydenham	Ferrymead
Styx		

Where development of significant retail space is proposed, an assessment procedure will be required to ensure reasonable co-ordination of development within the zone, and attention to co-ordination of development, landscaping and access matters.

In order to ensure adequate parking provision, parts of some district centres have been zoned Business 2 (Parking). These allow living zone activities and carparking provision only. However, in the case of Fendalton, Linwood, and Shirley, other business activity, in addition to parking, is permitted, but is subject to controls to ensure that such activity reflects and protects the residential amenity of nearby living areas so that the Business 2P zones continue to buffer those living areas.

Environmental results anticipated

- (a) A zone environment containing numerous small retail shops and at least one large floorspace retail activity such as a supermarket or department store, often with an integrated shopping mall together with community facilities and offices.
- (b) Relatively high levels of traffic generation and, particularly in the case of the larger district centres, provision of extensive off-street car parking areas with standards on landscaping, access, parking and manoeuvring to mitigate adverse visual and traffic effects.
- (c) Noise outcomes limited at living zone boundaries to levels consistent with adjacent residential areas and their standards of amenity.
- (d) A visual environment characterised by large scale commercial buildings and associated car parking, with landscaping and setbacks to mitigate the effects of large open areas, such as car parking, and of storage areas on adjoining living environments.
- (e) Further development of some centres, subject to measures to mitigate effects on adjoining housing and roading networks.
- (f) Scope for residential occupation, particularly above ground floor level.
- (g) Continued provision of a wide variety of business activities and community facilities and services, to enhance the role of district centres as focal points for the community.

1.4 Business 2P (District Centre - Parking) Zone

Updated 11 April 2012

Zone description and purpose

This specialist zone applies to suburban centres at Linwood, Merivale, Shirley, New Brighton, Fendalton, Wairakei, Barrington and St Martins, to secure parking provision and to act as a buffer for residential areas.

Environmental results anticipated

- (a) Provision of adequate ground level carparking in association with the identified district centres, where the scale of development and associated carparking is potentially significant to surrounding residential areas.
- (b) The maintenance of a buffer carparking area between the centre and the adjoining residential areas.
- (c) In the case of Fendalton, Linwood, and Shirley, limited business activity which protects the residential amenity of nearby living zones and buffers those zones from other business activity in the centre by having smaller scale buildings, buildings with smaller/residential design elements, less conspicuous building colour and outdoor advertising, and reduced impacts in terms of noise, loss of privacy, and other potential nuisance effects. The degree of development permitted in the Business 2P zone at Linwood will be further limited to avoid adverse traffic effects, by the imposition of a maximum total floor area for that zone and the adjoining Business 2 zone combined.

1.5 Business RP (Retail Park) Zone

Updated 16 November 2009

Zone description and purpose

The Business RP (Retail Park) Zone recognises the market trend toward large format retail and trade supply outlets, that has accelerated during and since the 1990's.

Large format, single tenancy stores operate less intensively than their small store equivalents with lower overheads and fewer staff per square metre. They require more space for a given level of business and have high ratios of public trading space. They tend to carry and better display more goods than smaller counterparts and have clearly been embraced by the shopping public.

The trend for the establishment of clusters of large format retailing has not historically been provided for within the City, and as a result, these centres have tended to evolve in an incremental manner. The locational characteristics of these sites is either through:

- a grouping of large format retail on the edge of existing centres, e.g. Chappie Place and at central Moorhouse; or
- a freestanding cluster of mainly large retail activities that are predominantly accessed by private motor car, e.g. The Belfast Supa Centa, Ferrymead, and the site at Tower Junction.

The zone and associated rules recognise this trend and provide for large format retail centres that are predominantly accessed by private motor vehicle. Retail activities that sustain the central city and district centres will be discouraged from migrating to such areas by means of a minimum shop tenancy size threshold. In this way, the large format trend can be enabled in the Business Retail Park zone (BRP zone).

Environmental results anticipated

- (a) A zone environment characterised by large scale commercial buildings, with expansive areas of associated carparking, open space and landscaping. Setbacks and landscaping established and located to mitigate the adverse effects of car parking areas, and to maintain amenity of adjoining residential and other sensitive environments. The effects of building bulk and scale are addressed through plot ratio and a height standard.
- (b) Moderate levels of traffic generation, but with provision for extensive off-street parking areas with standards on landscaping, access, parking and manoeuvring to mitigate adverse visual and traffic effects.
- (c) The integration of retail land uses with an efficient strategic transport network.
- (d) Noise outcomes received at living zone boundaries limited to levels consistent with adjacent residential areas and their standard of amenity;
- (e) The establishment and operation of large format retail precincts to provide a complementary shopping choice to the central city and district centres.

1.6 Business 3 (Inner City Industrial) Zone

Updated 16 November 2009

Zone description and purpose

The Business 3 Zone covers the older industrial areas near the central city which are dominated by light industry, warehousing and service industries, and includes a range of long established industries often on small sites. There are also some heavier manufacturing industries which have significant nuisance effects such as noise. Building densities are generally higher than suburban industrial areas, and the extent of landscaping is generally considerably lower. These factors derive from the old historic pattern of development on generally small sites with a grid roading network.

The purpose of this zone is to maintain existing industrial employment opportunities while progressively enhancing amenity standards.

The Business 3 Zone contains standards which exclude or control activities where the levels of effects would have an adverse effect on the environment within and adjoining the zone. Retail and office development is subject to limitations in order to avoid adverse effects on the road network, and on the amenity and functions of the central city and district centres. Such limitations also avoid the establishment of incompatible activities and the potential for pressure to lower the effects of industrial and other permitted activities operating up to the levels of effects permitted in the zone.

In comparison with other business zones, the Business 3 zone allows significant impacts in terms of noise, traffic, building scale and permitted hazardous substances. Activities generating multiple visits from the general public are therefore not generally appropriate, given the character of the zone. However, a slightly greater degree of retail is permitted in this zone than in other heavy industrial zones, such as the B5 zone, although less retail is permitted when compared to the B3B and B4 zones. This distinction in relation to other heavy industrial zones is due to its central location, with access to such retail locations being relatively easy, and due to the historical nature of certain retail activities in this area, which have established as of right under former plans.

Environmental results anticipated

- (a) A diverse range of industrial and service activities with a visual dominance of the built environment, rather than open space and extensive landscaping.
- (b) A zone environment containing a high density and scale of commercial and industrial buildings, in reflection of traditional established activities, and the existing pattern of subdivision.
- (c) Relatively high levels of traffic generation with standards on access and manoeuvring to mitigate any adverse effects.
- (d) A visually mixed environment, with a predominant industrial character but with provision to improve and enhance street scene character, through requirements for frontage tree planting and street setbacks for buildings, to mitigate building scale and storage areas as redevelopment takes place.
- (e) Residential occupation confined to on site management or security in reflection of the higher level of impacts from the dominant non residential activities and which is limited in scale and quality of amenity to protect the extent and operation of adjoining business amenities.
- (f) Retailing activity and its wider effects limited to the sale of goods or services produced or processed on site, and other retailing which would not be incompatible with activities operating up to the levels of effects permitted in the zone, nor result in significant cumulative adverse effects, including effects on the amenity and functions of the central city and district centres and effects on the classified road network.
- (g) Office activities in association with industrial activities in order to avoid incompatible activities.

1.7 Business 3B (Inner City Industrial Buffer) Zone

Updated 16 November 2009

Zone description and purpose

The Business 3B Zone has as its purpose the provision of a transitional buffer area between the mixed industrial activity areas in the inner city (Business 3 Zone) and the medium density inner city housing areas.

The activities in the zone are typified by small scale light manufacturing, service and repair industry, warehousing and various community activities such as places of assembly. Offices are not specifically restricted as they are not considered to be incompatible with the environmental effects anticipated in this zone. Some retailing is provided for in these areas, with an emphasis on retail activities of a nature and scale that do not lead to significant adverse effects on the function and amenity of the central city and district centres which serve as important focal points for community activity and provide convenient access to a range of goods and services.

In most cases, the boundary of the Business 3B zone is immediately adjoining a residential area. The performance standards relating to adverse effects will reflect the proximity of business activities to a medium density living environment.

Environmental results anticipated

- (a) A high density of small scale buildings on small sites along road frontages.
- (b) Significant levels of traffic generation but with standards which minimise the effects arising from parking, site access and manoeuvring.
- (c) Adequate provision of landscaping along road frontages (notably across roads from living zones) and screening for residential areas immediately adjoining the boundaries of the zone.
- (d) Adverse effects associated with glare, emissions and odours controlled at the boundary of the adjoining residential areas to a level consistent with residential activities.
- (e) On the site of the former railway station and yards, the development of an environment with large scale space extensive commercial buildings within a park-like environment (including the former railway station) with high standards of landscaping and planting.

Part of the Business 3B Zone is also adjacent to an area of Retail Park Zone which together form an area of approximately 11 hectares comprising land formerly occupied by the railway station and associated marshalling yards. This area is located south of Moorhouse Avenue and north of Carlyle Street, and between the Waltham Road overbridge and the Colombo Street overbridge. This area has been comprehensively developed for large scale space extensive commercial buildings in an inner city location.

1.8 Business 4 (Suburban Industrial) Zone

Updated 12 September 2011

Zone description and purpose

The Business 4 (Suburban Industrial) Zone includes a number of light industrial and servicing areas in the city generally located within or adjoining suburban living areas. It also includes light industrial areas intended to serve as buffer zones between living zones and the Business 5 (General Industrial) Zone, and servicing areas adjoining some large suburban centres. It is characterised by significant variation in geographic location; nature of established activities and range in bulk of built form. For example, Shortland Street, Wainoni is characterised by industrial activities and older buildings built up to boundaries. Papanui is dominated by larger industrial complexes on extensive sites. Blenheim and Ferry Roads are characterised by more uniform tilt slab construction and commercial oriented activities. This variation has resulted in a range of building types and form with very mixed environmental outcomes across the zone. The zone's purpose is to provide for light industry, warehousing and service industries, and some commercial activities such as offices. Some retailing is provided for in these areas, with an emphasis on retail activities of a nature and scale that do not lead to significant adverse effects on the function and amenity of the central city and district centres. Greater provision is made for retail, commercial and residential activity at 2 Waterman Place at Ferrymead in recognition of existing consents and the emergent mixed use district centre at Ferrymead.

The Business 4 Zone contains standards which exclude or control activities where the levels of adverse effects would have an unduly detrimental impact on adjoining living zones. The Business 4 Zone at Ferrymead and Heathcote have a lower height standard to maintain built development at a height consistent with existing buildings and to recognise the setting of these areas.

Retail activity is subject to restrictions in scale in order to prevent the adverse effects of dispersal and dilution of this activity outside the Business 1 and 2 zones, and the Central City zone, as these zones serve as important focal points for community activity and provide convenient access to a range of goods and services. Office development is not considered to be incompatible with the environmental effects anticipated in this zone. In the Business 4 Zone bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line, development of the area shall be in accordance with an outline plan which specifies the roading pattern and open space linkages.

The provisions of the Outline Development Plan (Wigram) (Appendix 3U1 to 3U5, Part 2, Volume 3) will incorporate a Business 4 Zone, and will ensure that the development of the Business 4 zoned land is compatible and fully integrated with its surrounds.

In the Business 4 Zone on the land known as the Musgroves site and identified in Volume 3, Part 3, Appendix 10, development of the area shall be in accordance with an outline development plan which specifies site access, footpaths, cycle lanes, internal road layout and stormwater disposal system requirements. Development of the site may be constrained due to land contamination and ground subsidence issues. It should be noted that as part of any subdivision application and/or a building consent application, detailed assessments will be required in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines. Development of parts of the area will be subject to specific investigation of mitigation or remediation measures at the time of development. The limited capacity of the proposed reticulated sewerage system inhibits the ability of the site to provide for "wet" industries which typically generate large volumes of trade waste. Due to the location of the zone over the Riccarton Aquifer recharge area and the potential for groundwater contamination, the storage and handling of hazardous substances is also limited.

In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) development of the area shall be in accordance with an Outline Development Plan, Landscape Plan and Plant Species List contained within Part 3, Appendix 9. This land currently cannot be served with wastewater disposal and will require a special arrangement for the upgrading of a sewage pumping station. Development of Kennaway Park is also anticipated to create particular traffic effects, addressed through a critical standard requiring certain road improvements are in place before the site is fully developed.

Environmental results anticipated

- (a) A diverse range of light industrial activities, some office and commercial service activities and limited retail activities, with frontages of larger industrial enterprises set aside for parking, landscaping and offices.
- (b) A zone environment with a high density and scale of industrial, office and commercial service buildings. Some limited retail activity buildings establishing at a small to medium scale in reflection of traditional established activities. A proportion of smaller sites developed intensively.
- (c) Relatively high levels of traffic generation with standards for access and manoeuvring to mitigate adverse effects.
- (d) Noise outcomes limited at living zone boundaries to levels consistent with adjacent living zones and standards of amenity.
- (e) A visually mixed environment, with a predominantly industrial character but with standards on development to improve and enhance street scene character, with requirements for frontage landscaping and street setbacks for buildings to mitigate building scale and storage areas as development and redevelopment takes place.
- (f) Concentration of office or residential accommodation on site frontages, to enhance the visual impact of industrial and other activities.
- (g) Residential occupation confined to on site management or security in reflection of the higher level of impacts from the dominant activities, and which is limited in scale and to protect the extent and operation of adjoining business activities. Provided that at 2 Waterman Place at Ferrymead greater provision is made for residential activity.

1.9 Business 4P (Suburban Industrial - Produce Park) Zone

1.9 Business 4P (Suburban Industrial - Produce Park) Zone

Updated 1 December 2006

Zone description and purpose

This zone relates to an area of 42 hectares on Halswell Junction Road which is being developed as a "produce park". This industrial park was established under the previous Papanui Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other Business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these visual amenity values are not adversely affected or undermined by any future development. The emphasis of this zone is therefore to maintain the higher levels of landscape treatment and visual amenity values. Retail activities have been restricted to avoid reverse sensitivity effects between incompatible activities.

Environmental results anticipated

- (a) Development of a park-like setting for industrial and commercial development with extensive landscaping provisions.
- (b) A low density open appearance to development, with limited building coverage and provision of generous set backs from external and internal roading.

1.10 Business 4T (Suburban Industrial - Technology Park) Zone

Updated 21 October 2013

Zone description and purpose

This zone relates to land in the Russley area in the north-west of the City (adjacent to Sir William Pickering Drive) which is being developed as a "technology park". This industrial park was established under the previous Waimairi Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other Business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these amenity values are not adversely affected or undermined by any future development. The zone has been extended to include an area of land between Woodridge Road and Stanleys Road covered by the Tait Campus Outline Development Plan, (refer Appendix 22, Part 3, Volume 3). This area will expand the opportunity for consolidation of the information, technology and research business community of the city while maintaining and promoting a higher standard of site and building design, landscaping and open space. In addition, the zone recognises values of importance of this area to tangata whenua and its context within the Puharakekenui/Styx River catchment and recognises values of importance to tangata whenua in terms of water values. The emphasis of the zone is therefore to maintain the higher levels of landscape treatment and amenity. Within that part of the zone covered by the Business 4T (Tait Campus) Zone as shown on the Outline Development Plan in Appendix 22, Part 3, Volume 3, the office activities are confined to offices in association with a high technology industrial activity.

Environmental results anticipated

- (a) A zone environment where the density and scale of building development is low with a "park-like" industrial character.
- (b) High standards of landscaping and visual amenity.
- (c) A street scene characterised by large setbacks.
- (d) Within the area of the zone covered by the Business 4T (Tait Campus) Zone, shown in Outline Development Plan, Appendix (22), Part 3, Volume 3:
 - business activity limited to high technology industrial activities, associated office use, and a limited number of food and beverage outlets;
 - an integrated site layout, with increased controls on building design to ensure an attractive and energy efficient built form and work environment.
- (e) Within the area of the zone covered by the Business 4T (Tait Campus) Zone, shown in Outline Development Plan, Appendix (22), Part 3, Volume 3 development which recognises the significance of that area to tangata whenua, and maintains and enhances tangata whenua values.

1.11 Business 5 (General Industrial) Zone

Updated 16 July 2012

Zone description and purpose

The Business 5 (General Industrial) Zone includes large areas in the Hornby, Middleton, Sockburn, Woolston and Bromley areas, and smaller areas at Belfast and Papanui. It is characterised by a wide range of both light and heavy industry, processing and warehousing. Some areas in Halswell Junction Road are affected by constraints on stormwater and trade waste disposal, and building is limited in areas previously subject to excavation and filling. There is some smaller scale industry and retail activity in association with industry, but there is a distinct presence of "heavy" industries which, in comparison with other business zones, have significant impacts in terms of noise, traffic, building scale, and also emissions in some areas. A lower level of environmental outcomes is anticipated within parts of the zone in reflection of its location and character. In most (but not all) locations, the zone is buffered from living zones by Business 4 Zones. The Business 5 land at Sir James Wattie Drive, does not adjoin living but rather rural zonings. Additional rules have been included to improve the level of visual amenity at the rural-urban boundary. The Business 5 Zone at Sir James Wattie Drive is traversed by a high voltage transmission line (BRY-ISL 220kV Line). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the on-going operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects.

Environmental results anticipated

- (a) A diverse range of industrial and service activities.
- (b) A zone environment with high building density and scale, and large outdoor storage areas.
- (c) Relatively high levels of both light and heavy vehicle generation, and rail freight operations associated with parts of the zone.
- (d) Relatively high levels of noise outcomes, particularly in contrast to the other zones in the city.
- (e) A distinctly "industrial" visual environment, dominated by buildings and storage, but with provision to gradually improve and enhance street scene character upon development or redevelopment, with frontage landscaping to mitigate building scale and storage areas.
- (f) Residential occupation confined to on-site management or security in reflection of the higher level of impacts from the dominant industrial activities, and which is limited in scale and amenity to protect the extent and operation of business activities.
- (g) A presence of activities requiring storage and use of significant amounts of hazardous substances, in reflection of the variety and scale of industrial activities.
- (h) Limitations on discharges of trade wastes ("wet" industries) in the Halswell Junction Road area in recognition of capacity restrictions for disposing of liquid effluent (until and if) additional capacity is provided.
- (i) Retailing activity and its effects limited to the sale of goods produced on site in order to avoid the reverse sensitivity effects of incompatible activities.
- (j) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect of the National Grid.
- (k) Avoidance of activities that may constitute a birdstrike hazard or reverse sensitivity issues for aircraft using Christchurch International Airport.

1.12 Business 6 (Rural Industrial) Zone

Updated 1 December 2006

Zone description and purpose

The Business 6 (Rural Industrial) Zone applies to two large areas of land. The first is the Chaney's industrial area located on the Main North Road, bounded by the northern motorway to the west, and the South Island main trunk railway to the east. It is also contained to the north by the Waimakariri River. The area includes large amounts of as yet undeveloped land, and development is constrained at present by the lack of water supply, and provision for sewage disposal.

The second area incorporates existing rural industrial sites located to the west of Johns Road, and north of McLeans Island Road, and Christchurch International Airport. Historically, the area has been occupied by industries associated with timber storage, milling and processing, and also includes cement products manufacture, and transport and construction yards. It currently has similar servicing constraints to the Chaney's area.

Because of its rural location, the zone is considered suitable for space extensive "dry" industry, which often would be constrained in a normal suburban industrial setting and incompatible with any surrounding residential activities.

The areas covered by the zone are very well serviced by transport links. Both parts of the zone adjoin State Highway 1 and in the case of Johns Road, has close proximity to the airport. The Chaney's block also adjoins the railway. Direct access to State Highway 1 for heavy vehicles makes the zone suitable for industries requiring transport of large and bulky items without the need for access through urban areas. Nevertheless, a high standard of visual amenity is to be achieved through increased building and storage area setbacks and landscaping requirements in recognition of their high visibility and surrounding rural setting. Both areas have some potential as "regional" industrial facilities with value to adjoining districts.

The Johns Road area has particular locational constraints. The area is in relatively close proximity to Christchurch International Airport, and possible glare problems created by large roofed building areas close to airport operations may occur. Because of these factors, the Council envisages a low density industrial area with low building densities, and relatively low employee numbers. This is consistent with the suitability of the zoning for space extensive industries requiring large outdoor storage areas.

Constraints on industry include lack of reticulated sewerage or water supply, and siting over the Christchurch-West Melton aquifer recharge area, making the area unsuitable for "wet" industries generating large volumes of trade wastes unless sewerage reticulation is provided. Storage and handling of hazardous substances is also limited due to potential groundwater contamination.

Considerable further development potential exists in both blocks.

Environmental results anticipated

- (a) A zone environment with relatively low building density and scale, and large outdoor storage areas.
- (b) Significant potential levels of traffic generation, particularly heavy vehicles, with standards on access and manoeuvring to mitigate these aspects. Access will be encouraged via internal roading to minimise vehicle conflict points on Main North Road and Johns Road.
- (c) Improved standards of visual amenity achieved through limits on site density, and provision for landscaping and increased setbacks on Johns Road and Main North Road.
- (d) Residential occupation confined to on-site management or security in reflection of the higher level of impacts from the dominant non-residential activities, and which is limited in scale to protect the extent and operation of adjoining business activities.
- (e) Limitations on discharges of trade wastes and the storage and handling of hazardous substances in recognition of the lack of sewerage reticulation, the proximity of the Waimakariri River, and the need to protect aquifer recharge areas from contamination.
- (f) Retailing activity and effects limited to sale of goods produced on site in order to avoid the reverse sensitivity effects of incompatible activities.

1.13 Business 7 (Wilmers Road) Zone

Updated 11 July 2011

Zone description

This zone comprises some 63ha of land located on the eastern side of the Hornby industrial area and to the north of Halswell Junction Rd and to the west of McTeigues Road. Historically parts of the area have been used for gravel extraction and waste disposal, and two sites within this area are still used for such purposes. The area is also the location of a mushroom farming operation and the RNZSPCA. Much of this area was previously zoned Special Purpose (Awatea) Zone which was created as an interim zoning pending consultation with landowners to give effect to a final zoning pattern, development plan and rules for this area. Historically, this land has been used for a variety of rural uses, several old quarry sites used for landfilling and some industrial activities.

The area is characteristic of a rural industrial area, with the potential for further development for business and industrial purposes. However, further intensification of land uses and subdivision is considered suitable for space intensive, high effects, "dry" industries which often would be constrained in a normal suburban industrial setting and which would be incompatible with residential activities. Development in the zone is limited due to constraints in terms of infrastructure, the storage and use of hazardous substances, residential activities and retailing. The current capacity constraints of the existing reticulated sewerage system limits the ability of the area to provide for further "wet" industries which typically generate large volumes of trade waste. Currently, upgrading of the main trunk line serving the south west area is not programmed in the Long Term Community Consultation Plan until 2014-2016. Until such time as additional capacity is made available or upgrading of the main trunk line has been undertaken, there is restricted opportunity for further development to occur. Due to the location of the zone over the Christchurch-West Melton aquifer recharge area and the potential for groundwater contamination, the storage and handling of hazardous substances is also limited. Development of parts of the zone may also be constrained due to land contamination and stability issues. As part of any subdivision application and/or a building consent application, detailed assessments may be required in accordance with the Ministry of the Environment's Contaminated Land Management Guidelines and any relevant National Environmental Standard for assessing and managing contaminants in soil, and in relation to landfill gas generated at the site. Residential and retail activities have been restricted to avoid reverse sensitivity effects between incompatible activities, and to avoid adverse retail distribution effects.

Development of the zone is subject to an Outline Development Plan to ensure development occurs in a comprehensive and integrated manner. External access to the zone and internal access within the zone is restricted to avoid potential adverse amenity effects resulting from heavy vehicle movements and increased traffic generation. The safe and efficient functioning of Halswell Road and Wigram Road is also an important consideration. The Outline Development Plan identifies and manages potential adverse visual and amenity effects of future industrial

activities on existing and future sensitive living environments at the zone interface. The purpose of the Outline Development Plan is to allow a high level of flexibility and incentive for developing the zone for future light industrial and warehousing activities, in accordance with the framework of documents in the appendices to this part of the City Plan:

- (a) Outline Development Plan (Appendix 3T, Part 2);
- (b) Fixed Structural Elements Layer (Appendix 3Ta, Part 2);
- (c) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (d) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (e) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2);
- (f) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).

The zone is situated at the headwaters of the Heathcote and Halswell River catchments and is positioned over an unconfined aquifer. Provisions have been designed to limit potential contamination of the rivers and aquifer by managing the timing of development and restricting the storage of hazardous substances.

Within the zone, recognition is given to the existing Meadow Mushrooms farming operation located on that land shown as hatched in Part 3, Appendix 12, the RNZSPCA and the Owaka Pit. Lesser restrictions on activities within this area are provided, particularly in regard to noise, hazardous substances (but only in terms of mushroom farming), and amenity standards. The less restrictive controls applying to Meadow Mushrooms are considered to be appropriate, given that this area is located adjacent to a Business 5 Zone, but more importantly because the balance land within the zone, creates an interface and buffer between living areas associated with the Living G (Awatea) Zone, and activities (existing and future) on that land shown as hatched in Part 3, Appendix 12.

Notwithstanding the above, a higher standard of visual amenity than has been developed in the area prior to creating Living G (Awatea) Zone in recognition of the area's visibility and adjoining living areas associated with the Living G (Awatea) Zone. There is also a need to control activities where the levels of adverse effects would have an unduly detrimental impact on adjoining, sensitive living zones. This is achieved through building setbacks, control on building height, open space and landscaping requirements. A number of specific provisions are incorporated in the zone to overcome particular impacts on individual sites and areas.

Environmental results anticipated

- (a) A range of compatible industrial and service activities.
- (b) Low densities of scale and building development, typically large outdoor storage areas.
- (c) Frontage landscaping to mitigate building scale and storage areas, and increased setbacks from road and internal boundaries and living zone boundaries.
- (d) No residential activities.
- (e) Possible limitation on discharges of trade wastes in recognition of available sewerage reticulation capacity. Limitations on the storage and handling of hazardous substances in recognition of the need to protect the aquifer recharge areas from contamination.
- (f) High levels of noise outcomes, particularly in contrast to the other zones in the city.
- (g) Activities generating low levels of environmental effect.
- (h) Development of the zone to occur in general accordance with the Outline Development Plan.
- (i) Provision of 'dry' business and industrial activity of low density in building scale and development reflective of the sites constraints and limitation.
- (h) Development of the zone to occur in general accordance with the Outline Development Plan.
- (i) Provision of 'dry' business and industrial activity of low density in building scale and development reflective of the sites constraints and limitation.
- (j) Building to be established onsite to achieve a high level of design and amenity.

1.14 Business 8 (Islington Park) Zone

Updated 15 October 2012

Zone description and purpose

The Business 8 Zone is a large new business zone in the southwest of the city, is generally bounded by Pound Road, Waterloo Road and the suburb of Islington, and is based around the old Islington Freezing Works complex that previously had a general industrial Business 5 zoning.

The zone provisions are tailored to ensure that the underlying Groundwater Recharge Zone is adequately protected from potential contamination and are considerably more restrictive than the earlier Business 5 provisions that covered a third of the zone. These measures include restrictions on categories of hazardous substances used or stored in the Business 8 Zone, low threshold quantity limits for other hazardous substances which could have potential adverse effects on groundwater, and a restriction on both the manufacturing and underground storage of hazardous substances. The provisions of the Natural Resources Regional Plan administered by the Canterbury Regional Council also have a direct bearing on the sorts of activities that can occur within the zone and form part of the regulatory framework governing groundwater.

The zone will enable the regeneration of the existing large 'brownfield' industrial complex based on the old freezing works, with the possible retention of good quality existing buildings that are capable of adaptive reuse, and the removal of the obsolete structures that comprise the majority of the existing complex, and their replacement with modern buildings and landscaping. The zone will also facilitate the remediation and capping of areas contaminated by the old freezing works activity. The zone will make provision for pedestrian and cycle linkages between the existing Hornby area to the south and existing or prospective recreational development to the west of Pound Road and has been designed to ensure adequate buffers are provided between business activity and adjoining Living Zones.

The site is suitable for business activities in terms of its location in relation to transport links to the north, west and south, along with close proximity to the airport and to the rail corridor. The site will be serviced by internal roading in order to protect the residential character of existing streets in Islington as well as providing the opportunity for a new strategic road link between Pound Road and Hornby. Development within the zone is subject to an outline development plan to ensure that the zone is developed in a comprehensive, integrated manner.

Islington Park is traversed by a high voltage transmission line (BRY-ISL 220kV Line). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the on-going operation, maintenance, up-grading and development of the line or result in any reverse sensitivity effects.

Environmental results anticipated

- (a) A range of 'dry' light industrial, commercial, transport, business, and warehousing activities with convenient access to major transport routes and Christchurch International Airport.
- (b) The maintenance of the quality of Christchurch groundwater through restrictions on the use, storage, manufacturing, or disposal of hazardous substances or other potential threats to groundwater quality.
- (c) The regeneration of an obsolete industrial 'brownfield' site and low productivity grazing activities with a modern business park.
- (d) The capping and remediation of areas of existing ground contamination.
- (e) Relatively high levels of traffic generation including heavy vehicles, with controlled direct access points to the strategic road network and the avoidance of vehicular access to adjoining Living Zones.
- (f) Noise, glare, and access to sunlight outcomes limited at Living Zone boundaries to levels consistent with the levels of amenity anticipated in Living Zones.
- (g) Provision for pedestrian and cycle linkages between Hornby and existing and prospective recreational activities west of Pound Road.
- (h) Avoidance of activities that may constitute a birdstrike hazard or reverse sensitivity issues for aircraft using Christchurch International Airport.
- (i) Avoidance of sensitive activities that may result in reverse sensitivity issues for lawfully established operations in the nearby Rural Quarry Zone.
- (j) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect of the National Grid.
- (k) A high level of visual amenity at the urban-rural interface along Pound Road.

2.0 Rules - Central City Business Zone

Updated 31 July 2012

2.1 Activity Status: Central City Business Zone

2.1.1 Permitted Activities

Updated 26 August 2014

a) The following activities shall be Permitted Activities, provided they comply with all of the relevant development, community and critical standards, and the city wide standards:

- Retail activity (excluding trade suppliers, yard based suppliers, service stations);
- Commercial services;
- Place of entertainment;
- Recreation activity;
- Gymnasium;
- Community facility ¹;
- Education activity;
- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Office;
- Residential activity;
- Travellers' accommodation and Hotels.

¹ For the purposes of the Central City Business Zone, Community Facility means "the use of land and buildings by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons."

b) The construction of a permanent car parking building (including ancillary commercial/retail spaces) on the Crossing Car Park site at 71 Lichfield Street and 166 Cashel Street is a permitted activity, provided that it is in general accordance with the development plans contained in Volume 3, Part 3, Appendix 23, and that there are a maximum of 634 car parking spaces provided. Development undertaken in general accordance with these plans is not required to comply with the following:

- any other rules in the Central City Business Zone, except Community Standard 2.3.1;
- Development Standard 13 - 2.4.13;
- Community Standard 13 - 2.5.1; and
- Critical Standard 13 - 2.6.1(a).

and is subject to the following requirement:

- A signalised pedestrian crossing shall be installed on Lichfield Street from the laneway to the Bus Interchange entrance, to the satisfaction of the Christchurch City Council, prior to the car park building being operational. The pedestrian crossing signals shall be designed to provide sufficient breaks in Lichfield Street traffic to give priority to buses exiting the Bus Interchange.

Resource consent applications in relation to the Crossing Car Park building for non-compliance with any other standards in the City Plan shall not be publicly or limited notified. For the avoidance of doubt, this permitted activity Rule only applies to the Crossing Car Park building (including ancillary commercial/retail spaces), and does not apply to the wider Carter Group Ltd Outline Development Plan area.

2.1.2 Restricted Discretionary Activities

Updated 31 July 2012

Any activity that does not comply with any one or more of the development standards under Clause 2.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).

Resource consent applications in relation to non-compliance with any Development Standards shall not be publicly or limited notified.

2.1.3 Discretionary Activities

2.1.3 Discretionary Activities

Updated 26 August 2014

(a) Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:

- (i) Any other activity, which is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity, with the exception of a permanent car parking building on the Crossing Car Park site at 71 Lichfield Street and 166 Cashel Street in general accordance with the plans contained in Volume 3, Part 3, Appendix 23 which is permitted under rule 2.1.1(b).

2.1.4 Non-Complying Activities

Updated 31 July 2012

- (a) Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone Rules.

2.2 Development Standards Central City Business Zone

Updated 31 July 2012

2.2.1 Building Setback and Continuity

Updated 31 July 2012

- (a) On sites in the area identified as the Core on Planning Map 39I, buildings shall be built:
- (i) Up to a road boundary, except that where the lot fronts more than one road boundary, buildings shall be built up to all road boundaries of the lot; and
 - (ii) Across 100% of the width of a lot where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.
- (b) On sites outside the area identified as the Core on Planning Map 39I, buildings shall be built:
- (i) Up to a road boundary, except that where the lot fronts more than one road boundary, buildings shall be built up to all road boundaries of the lot; and
 - (ii) Across a minimum of 65% of the width of a lot where it abuts all road boundaries (excluding access ways and service lanes).

This Rule applies to the ground and first floor of buildings only.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which buildings are of sufficient height to enclose the street taking into account the scale of surrounding buildings;
- (b) The extent to which buildings are already aligned with the street frontage in the vicinity of the site, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings;
- (c) Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space;
- (d) The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage;
- (e) The principles of Crime Prevention Through Environmental Design (CPTED).

2.2.2 Urban Design

Updated 19 November 2012

Within the Core as identified on Planning Map 39I:

- The erection of any new buildings;
- The external alteration to any existing buildings; or
- The use of any part of a site not undertaken in a building;

which is visible from a public space, shall be a restricted discretionary activity.

Except that:

- (i) this Rule shall not apply to demolition, repairs, maintenance and seismic, fire and access building code upgrades; and
- (ii) this Rule shall not apply where any building within the Core is a listed heritage item, in which case the applicable rules in Clause 1, Part 10 shall apply.

Note if the new building is within the Core and adjoins a listed heritage item Rule 1.3.3 in Clause 1, Part 10 may apply.

Resource consent applications in accordance with this Rule will only be assessed against the following matters:

The extent to which the building or use:

- (a) Recognises and reinforces the context of a site, having regard to the identified urban form for the Central City, the grid and diagonal street pattern, cultural elements and public open spaces;

- (b) Promotes active engagement with the street, community safety, human scale and visual interest;
- (c) Takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
- (d) Is designed to emphasise the street corner (if on a corner site);
- (e) Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and
- (f) Incorporates landscaping or other means to provide for increased amenity, shade and weather protection.

2.2.3 Outline Development Plan Approval - Central City Retail Precinct

Updated 19 November 2012

Where a resource consent application for an Outline Development Plan has been submitted to the Council for a contiguous area of not less than 7500m² within the Central City Retail Precinct, the approval of the Outline Development Plan shall be a restricted discretionary activity.

Except that:

- (i) For the triangular block bounded by High, Cashel and Colombo Streets, the 7500m² limit shall not apply, and for this block one Outline Development Plan covering the entire block shall be submitted.

Note: For the purposes of this Rule Central City Precinct means the area bordered by Oxford Terrace, Lichfield, High and Hereford Streets. An Outline Development Plan can straddle Colombo and Cashel Streets within the Retail Precinct but the legal street will not be included in the size measurement.

Resource consent applications for Outline Development Plans will only be assessed against the extent to which the Outline Development Plan achieves or is likely to achieve following matters:

- (a) The extent to which the Outline Development Plan achieves north/south pedestrian connections through the street block, ideally with two such connections within each of the larger street blocks distributed, to facilitate convenient and accessible through block connectivity;
- (b) The manner in which car parking, access and servicing arrangements are integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;
- (c) The extent and location of publicly accessible open space provided within the area covered by the Outline Development Plan;
- (d) The extent to which natural light and ventilation within internal spaces and to public open space is provided;
- (e) The extent to which the Assessment Matters set out under Rule 2.2.2 are met; and
- (f) The relationship with any approved Outline Development Plan for the same and/or adjoining land.

If a resource consent application is for an Outline Development Plan for a contiguous area which is

- (i) less than 7500m² or
- (ii) covers only part of the triangular block

a smaller Outline Development Plan will only be approved if it will still achieve the matters listed above.

2.2.4 Outline Development Plan Compliance - Central City Retail Precinct

Updated 31 July 2012

Where a site is contained within an area covered by an approved Outline Development Plan in accordance with Rule 2.2.3, any new building shall demonstrate compliance with the Outline Development Plan.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) The extent to which the proposal does not comply with any relevant Outline Development Plan but still meets the Assessment Matters contained in Rule 2.2.3.

2.2.5 Active Frontage

Updated 31 July 2012

In the areas shown on Planning Map 39E the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10m of the boundary of a road (excluding access ways and service lanes) shall be limited to retail activities, commercial services, places of entertainment, reception areas for hotels and travellers' accommodation or pedestrian entrances for any other activity.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers;
- (b) The visual impact of any activities not considered to form an active frontage upon the street façade of a building and street scene;
- (c) The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced;
- (d) The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space;
- (e) Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.

2.2.6 Verandas

Updated 31 July 2012

In the areas shown on Planning Map 39E every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians;
- (b) The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

2.2.7 Sunlight and Outlook for the Street

Updated 31 July 2012

Buildings shall not project beyond a recession plane of 450 applying from the maximum road wall height and angling into the site, except that this Rule shall not apply to access ways or service lanes or to New Regent Street.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any effect on the sense of openness and/or the admission of sunlight to the street;
- (b) The dominance of buildings on the street environment and the incidence of wind funnelling effects at street level.

2.2.8 Minimum Number of Floors

2.2.8 Minimum Number of Floors

Updated 31 July 2012

The minimum number of floors above ground level for any building within the Core identified on Planning Map 39I shall be two (2).

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites;
- (b) Maintaining continuity of built form, including in relation to adjoining properties.

2.2.9 Minimum Floor to Floor Heights on Ground Floor

Updated 31 July 2012

The minimum distance between the top of the ground floor surface to the bottom of the first floor surface shall be 4.0m.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a reduced distance will preclude future alternative uses on the ground floor;
- (b) The effect of the reduced distance on the continuity of built form with adjacent properties.

2.2.10 Location of Onsite Car Parking

Updated 31 July 2012

Car parking within the Core identified on Planning Map 39I shall:

- (a) Be located to the rear of, on top of, within or under buildings; or

- (b) When located on the ground floor of any building, not be located within 10m of the road boundary.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity;
- (b) The extent to which any car parking and associated driveways disrupt active frontages, and pedestrian circulation and safety;
- (c) Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

2.2.11 Fences and Screening Structures

Updated 31 July 2012

Fences and other screening structures located within 4.5m of a road boundary, or between a building and the Conservation 5 Zone, shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visibly transparent on each boundary, in which case the total height shall not exceed 2m.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between properties zoned Living and Central City Business.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Conservation Zone.

2.2.12 Outdoor Service Space - Residential Activities

Updated 31 July 2012

Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m² and a minimum dimension of 1.5m, except that:

- (i) An indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or
- (ii) If a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) If service space is reduced or is not to be provided at all, the effects of that on amenity within the site, and of adjoining sites, including public spaces;
- (b) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service area(s).

2.2.13 Screening of Outdoor Storage and Service Areas / Spaces

Updated 31 July 2012

Any outdoor storage or service areas/spaces shall be located to the rear of the principal building on the site and shall be screened from any adjoining site by landscaping, fence, wall or a combination of not less than 1.8m high.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site;
- (b) Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

2.2.14 Sunlight and Outlook for Neighbours

Updated 31 July 2012

- (a) Where a site shares an internal boundary with a Living Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1 from points 2.3m above internal boundaries as though the site were zoned the same Living Zone;
- (b) The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Note: There is no recession plane requirement for sites located in the Central City Business Zone that adjoin sites also zoned Central City Business.

Resource consent applications for non-compliance with these rules will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity.

2.2.15 Separation from Neighbours

Updated 31 July 2012

- (a) Buildings shall be setback from the boundary of any Living Zone by a minimum of 3m, except that where there is a shared wall with a building within a Living Zone no setback is required;
- (b) For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Living Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3m of any internal boundary;
- (c) Any required building setback under (a) shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10m of boundary length capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m at the time of planting. Any trees listed in Part 3 Appendix 3 are deemed to comply with this Rule;
- (d) All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse affect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity;
- (e) Any effect on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary;
- (f) The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

2.2.16 Minimum Unit Size - Residential Activities

Updated 31 July 2012

The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

Studio	35m ²
1 bedroom	45m ²
2 bedrooms	70m ²
3 or more bedrooms	90m ²

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration;

(d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted;

(e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2.2.17 Outdoor Living Space - Residential Activities

Updated 31 July 2012

(a) Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:

(i) A minimum of 5m² of the area, with a minimum dimension of 1.5m shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and

(ii) The balance of the required 10m² not provided by private balconies can be provided in a communal area, with a minimum dimension of 4m, that is available for the use of all site residents.

Note: Balconies can be recessed, cantilevered or semi recessed.

(b) Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit.

Resource consent applications for non-compliance with these rules will only be assessed against the following matter:

(a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

2.3 Community Standards for Central City Business Zone

2.3 Community Standards for Central City Business Zone

Updated 31 July 2012

2.3.1 Building Height

Updated 31 July 2012

The maximum height of all buildings shall be in accordance with Planning Map 39D, except that:

(i) In the New Regent Street height area the maximum and minimum height shall be 8m.

2.3.2 Maximum Road Wall Height

Updated 31 July 2012

Within the area shown on Planning Map 39D as subject to a 28m height limit, the maximum road wall height shall be 21m, except that:

(i) Where the road wall fronts the northern side of Cashel Street between Oxford Terrace and High Street the maximum road wall height shall be 17m.

2.4 Critical Standards for Central City Business Zone

Updated 31 July 2012

2.4.1 Development Prior to Approval of an Outline Development Plan - Central City Retail Precinct.

Updated 31 July 2012

On any site in the Central City Retail Precinct, development of that site prior to approval by the Council of an Outline Development Plan for that site in accordance with Rule 2.2.3 shall be a non-complying activity.

Note: For the purposes of this Rule Central City Retail Precinct means the area bordered by Oxford Terrace, Lichfield, High and Hereford Streets.

2a Activity Status Central City Mixed Use Zone

Updated 31 July 2012

2a.1.1 Permitted Activities

Updated 31 July 2012

(a) The following activities shall be Permitted Activities, provided that they comply with all of the relevant development, community and critical standards, and the city wide standards:

- Retail activity;
- Commercial services;
- Place of entertainment;
- Recreation activity;
- Gymnasium;
- Community facility 2 ;
- Education activity;
- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Office;
- Residential activity;
- Travellers' accommodation and Hotels;
- Industrial activity;
- Motor Servicing facility;
- Wholesaler.

² For the purposes of the Central City Mixed Use Zone, Community Facility means "the use of land and buildings by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons."

2a.1.2 Restricted Discretionary Activities

Updated 31 July 2012

(a) Any activity that does not comply with any one or more of the development standards under Clause 2a.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).

Resource consents in relation to non-compliance with any Development Standards shall not be publicly or limited notified.

2a.1.3 Discretionary Activities

Updated 31 July 2012

(a) Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:

- (i) Any other activity, which is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

2a.1.4 Non-Complying Activities

Updated 31 July 2012

(a) Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2a.3 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2a.2 Development Standards Central City Mixed Use Zone

2a.2 Development Standards Central City Mixed Use Zone

Updated 31 July 2012

2a.2.1 Street Scene and Landscaping

Updated 31 July 2012

- (a) Where buildings do not extend to the road boundary of a site, a 2m wide landscape strip, as a minimum, shall be provided along the full frontage of the site and this area shall be planted in a combination of shrubs, trees and grasses, except that for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets, a landscape strip is not required;
- (b) Trees planted to meet this Rule shall consist of one tree planted for every 10m of boundary. Trees shall be capable of reaching a minimum height at maturity of 8m and which shall not be less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this Rule;
- (c) In addition, a minimum of 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscape strip required under (a) above;
- (d) All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- (b) The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- (c) The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking or vehicle storage and loading areas;
- (d) Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving Crime Prevention Through Environmental Design (CPTED).

2a.2.2 Building Height

Updated 31 July 2012

The maximum height of any building shall be in accordance with Planning Map 39D.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The impact on ensuring an increase in building height closer to the Core of the Central City and generally a graduation down in height out to the edges of the Central City;
- (b) The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions;
- (c) The effect of increased building height and associated floor space on the distribution of development across the Central City Business and Central City Mixed Use Zones.

2a.2.3 Flexibility in Building Design for Future Uses

Updated 31 July 2012

All buildings shall be designed so as to provide:

- (i) A minimum distance between the top of the ground floor surface to the bottom of the first floor surface of 3m, and
- (ii) A minimum depth of 10m for a ground floor that fronts the street.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings;
- (b) Any particular aspects of a proposed activity that necessitates a different floor to floor height.

2a.2.4 Fencing and Screening Structures

Updated 31 July 2012

Fences and other screening structures located within 4.5m of a road boundary, conservation or open space zone, shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visibly transparent on each boundary, in which case the total height shall not exceed 2m.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between properties zoned Living and Central City Mixed Use.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or conservation, or open space zone.

2a.2.5 Outdoor Service Space - Residential Activities

Updated 31 July 2012

- (a) Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m² and a minimum dimension of 1.5m, except that:
 - (i) An indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space, or
 - (ii) If a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) If service space is reduced or is not to be provided at all, the effects of that on amenity within the site, and of adjoining sites, including public spaces;
- (b) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service area(s).

2a.2.6 Screening of Outdoor Storage and Service Areas / Spaces

Updated 31 July 2012

Any outdoor storage or service areas shall be located to the rear of the principal building on the site and shall be screened from any adjoining site by landscaping, fence, wall or a combination of not less than 1.8m high.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site;
- (b) Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

2a.2.7 Sunlight and Outlook for Neighbours

Updated 31 July 2012

- (a) Where a site shares an internal boundary with a Living Zone, in relation to that boundary buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1 from points 2.3m above internal boundaries as though the site were zoned the same Living Zone;
- (b) Where a site in the Central City Mixed Use Zone adjoins a site in any cultural, conservation or open space zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by Diagram D in Appendix 1 to Part 2 from points 2.3m above internal boundaries adjoining those zones;
- (c) The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Note: There is no recession plane requirement for sites located in the Central City Mixed Use zone that adjoin sites also zoned Central City Mixed Use or Central City Business.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity.

2a.2.8 Separation from Neighbours

Updated 31 July 2012

- (a) Buildings shall be setback from the boundary of any Living Zone by a minimum of 3m, except that where there is a shared wall with a building within a Living Zone no setback is required;
- (b) For residential activities there shall be no minimum building setback from internal boundaries, other than from the boundary of any Living Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3m of any internal boundary;
- (c) Any required building setback under (a) shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10m of boundary length. Trees shall be capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m at the time of planting. Any trees listed in Part 3 Appendix 3 are deemed to comply with this Rule;
- (d) All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse affect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity;
- (e) Any effect on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary;
- (f) The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

2a.2.9 Minimum Unit Size - Residential Activities

Updated 31 July 2012

- (a) The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 Bedroom	90m ²

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration;
- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted;
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2a.2.10 Outdoor Living Space - Residential Activities

2a.2.10 Outdoor Living Space - Residential Activities

Updated 31 July 2012

- (a) Each residential unit without a habitable space on the ground floor shall have 20m² of outdoor living space provided that:
 - (i) A minimum of 10m² of the area, with a minimum dimension of 1.5m, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and
 - (ii) The balance from the required 20m² not provided by private balconies can be provided in a communal area with a minimum dimension of 4m, that is available for the use of all building residents.

- (b) Each residential unit with a habitable space on the ground floor shall have 20m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit.

Note: Balconies can be recessed, cantilevered or semi recessed.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents.

2a.3 Critical Standards Central City Mixed Use Zone

Updated 31 July 2012

2a.3.1 Retailing - outside the Large Format Retail Area shown on Planning Map 39I

Updated 31 July 2012

- (a) Retail Activity shall consist of one or more of the following:
- (i) The display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m² retail floor space, whichever is the lesser;
 - (ii) Yard based supplier;
 - (iii) Trade supplier;
 - (iv) Second hand goods outlet;
 - (v) Food and beverage outlet;
 - (vi) Small scale general convenience stores where grocery items are offered for sale with a maximum Gross Leasable Floor Area of 250m² ;
 - (vii) Service Station;
 - (viii) One supermarket with a maximum Gross Leasable Floor Area of 2500m² located within the Central City Mixed Use Zone block bounded by Manchester, Salisbury and Madras Streets.

Note: For the purposes of this Rule a supermarket is a self service retail shop primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food grocery items.

2a.3.2 Retailing - Within the Large Format Retail Area shown on Planning Map 39I

Updated 31 July 2012

- (a) Retail activity within the large format areas shown on Planning Map 39D shall consist of one or more of the following:
- (i) The display and sale of goods produced, processed or stored on the site and ancillary product;
 - (ii) Yard based supplier;
 - (iii) Trade suppliers;
 - (iv) Second hand goods outlet;
 - (v) Food and beverage outlet;
 - (vi) General convenience stores where grocery items are offered for sale;
 - (vii) Service Station;
 - (viii) Any other retail activity, provided that the minimum Gross Leasable Floor Area for any individual retail activity tenancy is 450m² .

2a.3.3 Offices and Commercial Services

Updated 09 January 2015

- (a) Offices and Commercial Services shall only be ancillary to any permitted activity located on the site; or
- (b) Where non-ancillary office tenancies or commercial services are proposed on a site:
- (i) individual tenancies shall not exceed 450m² of gross leasable floor area; and
 - (ii) the total area used for offices and commercial services shall not exceed 450m² of gross leasable floor area per site, or 450m² of gross leasable floor area per 500m² of land area; whichever is greater. This limit may be exceeded where offices or commercial services form part of a mixed use development comprising residential activities, in which case the offices and commercial services collectively shall not exceed 50% of the gross leasable floor area of the overall development.

2a.3.4 Industry

Updated 31 July 2012

- (a) Industrial activity shall comply with the following standards of Volume 3, Part 11 Health and Safety:
- (i) Table 2 Category 3 Noise Standards;
 - (ii) Glare standards for Group 2 Zones; and
 - (iii) Hazardous Substances Standards for Group 3 Zones.

2b.1: Activity Status Central City (South Frame) Mixed Use Zone

2b.1.1: Permitted Activities

Updated 09 January 2015

The following activities shall be Permitted Activities, provided they comply with all of the relevant development, community and critical standards, and the city wide standards:

- Retail activity subject to Development Standard 2b.2.16 and Critical Standard 2b.3.1;
- Commercial services subject to Development Standard 2b.2.15 and Critical Standard 2b.3.2;
- Places of entertainment;
- Recreation activity;
- Gymnasium;
- Community facility;
- Education activity;
- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Offices subject to Development Standard 2b.2.15 and Critical Standard 2b.3.2;
- Residential activity;
- Travellers' accommodation and hotels;
- Tertiary education and research facilities.

For the purpose of this rule:

Community facility means land and buildings used by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons.

2b.1.2: Restricted Discretionary Activities

Updated 09 January 2015

Any activity that does not comply with any one or more of the development standards under Clause 2b.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).

Resource consents in relation to non-compliance with any Development Standards in clause 2b.2 shall not be publicly or limited notified.

2b.1.3: Discretionary Activities

Updated 09 January 2015

Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:

- (i) Any other activity that is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

Resource consents for activities under 2b.1.3(ii) within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be publicly or limited notified.

2b.1.4: Non-Complying Activities

Updated 09 January 2015

Unless specified otherwise, any activity that does not comply with any one or more of the critical standards under Clause 2b.3 shall be a non-complying activity.

The following activities are non-complying activities:

- (i) Motor servicing facility;
- (ii) Industrial activity;
- (iii) Service stations;
- (iv) Trade suppliers;
- (v) Wholesalers and wholesaling; and
- (vi) Yard based suppliers.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled or permitted, notwithstanding the provisions of these zone Rules.

2b.2: Development Standards Central City (South Frame) Mixed Use Zone

2b.2.1: Urban Design

Updated 09 January 2015

Within the Central City (South Frame) Mixed Use Zone:

- the erection of any new buildings;
- the external alteration to any existing buildings;
- the use of any part of a site not undertaken in a building;

which is visible from a public space shall be a restricted discretionary activity.

Except that this Rule shall not apply to demolition, repairs, maintenance, seismic, fire and access building code upgrades.

Resource consent applications in accordance with this Rule will only be assessed against the following matters:

- (a) If adjoining a road, the Special Purpose (Pedestrian Precinct) Zone or an Open Space Zone, the extent to which the development provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- (b) The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- (c) The extent to which the building or site use is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation;
- (d) If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north-south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.

2b.2.2: Building Height

Updated 09 January 2015

- (a) The maximum height of all buildings shall be in accordance with Planning Map 39D;
- (b) Where the maximum permitted height is more than 21m, the maximum road wall height shall be 21m except that:
 - (i) for Part Lot 1 Deposited Plan 11323 the 21m road wall height shall only apply to the Tuam Street road boundary;
 - (c) Buildings shall not project beyond a recession plane of 45° applying from the maximum road wall height and angling into the site.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Zones;
- (b) The effect of increased building height and associated floor space on the distribution of activities across the Central City Business and Central City Mixed Use Zones;
- (c) The extent to which the increased height facilitates the reuse of heritage buildings or façades.

2b.2.3: Flexibility in Building Design for Future Uses

Updated 09 January 2015

All buildings shall be designed so as to provide:

- (a) A minimum distance from the top of the ground floor surface to the bottom of the first floor surface of 3.6m; and
- (b) A minimum depth of 10m for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the building design remains readily capable of catering for a range of alternative activities to meet changing demands for future land uses;
- (b) Any particular aspects of a proposed activity that necessitate a different floor to floor height;
- (c) The effect of the reduced floor height on the continuity of built form with adjacent buildings.

2b.2.4: Sunlight and Outlook

Updated 09 January 2015

(a) Where a site in the Central City (South Frame) Mixed Use Zone adjoins the northern boundary of the Special Purpose (Pedestrian Precinct) Zone or the northern boundary of the Open Space Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33° applying from a height of 8m above that boundary and angling into the site, except that:

- (i) there shall be no recession plane requirement for the boundary of the Hagley Park Open Space 2 Zone;
- (b) The level of site boundaries shall be measured from filled ground level; except that where the adjacent site internal boundary is at a lower level, then that lower level shall be adopted.

Note: There is no recession plane requirement for sites located in the Central City (South Frame) Mixed Use Zone that adjoin sites also zoned Central City (South Frame) Mixed Use.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent of increased shadowing and any adverse visual amenity effects on the Special Purpose (Pedestrian Precinct) Zone or Open Space Zone;
- (b) The extent to which any increased shadowing is offset by:
 - (i) increased activation;
 - (ii) improved architectural form and scale;
 - (iii) improved safety and surveillance of the Special Purpose (Pedestrian Precinct) Zone or Open Space Zone; or
 - (iv) increased opportunities for residential activity.

2b.2.5: Street Scene, Landscaping and Open Space - All Activities

Updated 09 January 2015

- (a) On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;
- (b) With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4m. Where buildings do not extend to the road boundary of a site, a minimum 2m wide landscape strip shall be provided along the full frontage of the site. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscape strip is not required;
- (c) Where landscaping is required in accordance with (b) above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10m of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this Rule;
- (d) On sites adjoining a new road boundary, Open Space Zone, the Special Purpose (Pedestrian Precinct) Zone or any road formed within the Special Purpose (Pedestrian Precinct) Zone, where buildings do not extend to the boundary of these zones, a landscaping strip with a minimum width of 2m shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscape area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
- (e) Where landscaping is required in accordance with (d) above, sites shall be planted with a minimum of one tree for the first 5m, plus one tree for every additional 5m, of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m high at the time of planting, and as trees mature they shall be trimmed to maintain clear stems to a minimum of 1.5m above ground level. Any trees listed in Part 3, Appendix 3 are deemed to comply with this Rule;
- (f) In addition to (b)-(e) above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;
- (g) In addition to any landscaping provided under (b), a minimum of 10% of the total site area shall be set aside as one or more landscaped or open space areas, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable site within surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct and sites within Part Lot 1 Deposited Plan 11323;
- (h) In addition to (b), on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped or open space area/s, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

Note: For the purpose of this Rule:

- "existing road boundary" means a boundary with the following roads:

- (i) Tuam Street;
- (ii) St Asaph Street;
- (iii) Durham Street;
- (iv) Madras Street;
- (v) Manchester Street;
- (vi) Montreal Street;
- (vii) Antigua Street;
- (ix) Hagley Avenue;
- (x) Lichfield Street.

- "new road boundary" means a boundary with any north-south laneway created within the South Frame and that runs between Oxford Terrace and Tuam Street, or Tuam and St Asaph Streets;

- "open space" means a space that is privately owned and maintained, and can be used as either a private or public space for people to gather and recreate; has a minimum width of 4m and depth of 3m; and does not include any part of a site used for car parking or vehicular access. Open space may be comprised of paved or sealed courtyards, provided that the minimum dimensions are met;

- "shrubs" means low growing shrubs that reach no higher than 700mm at maturity.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of any reduced landscaping on the amenity of adjacent Open Space Zones and the Special Purpose (Pedestrian Precinct) Zone;

- (b) The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- (c) The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking or vehicle storage and loading areas on the site;
- (d) Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving Crime Prevention Through Environmental Design (CPTED) principles;
- (e) The extent to which the building promotes active engagement with Colombo Street or High Street;
- (f) The extent to which the building provides for other forms of landscaping, such as vertical gardens or green roofs.

2b.2.6: Outdoor Storage, Fencing and Screening Structures

Updated 09 January 2015

- (a) Fences and other screening structures located within 4.5m of a road boundary, Special Purpose (Pedestrian Precinct) Zone or Open Space Zone shall not exceed 1.2m in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2m;
- (b) Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2m high.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- (c) The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, Special Purpose (Pedestrian Precinct) Zone, Open Space Zone or any adjoining site;
- (d) Any adverse effect of siting outdoor storage or service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Zone or the Special Purpose (Pedestrian Precinct) Zone.

2b.2.7: Service Space - Residential Activities

Updated 09 January 2015

- (a) Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins;
- (b) The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;
- (b) The extent to which passive surveillance of, and engagement with, the street is adversely affected by the location of service space;
- (c) The extent to which the amenity of surrounding properties may be adversely affected by the location of service space.

2b.2.8: Minimum Unit Size - Residential Activities

Updated 09 January 2015

The minimum net floor area (including toilets and bathrooms) for any residential unit shall be:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

The minimum net floor area shall not include car parking, garaging, or balconies allocated to each unit.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration;
- (d) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2b.2.9: Location of Garaging

Updated 09 January 2015

- (a) Where a garage has a vehicle door facing a Main Distributor or Local Distributor road, the garage door shall be set back a minimum of 4.5m from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5m;
- (b) Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be set back a minimum of 8m.
- Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) The extent of any adverse effects on traffic, pedestrian and cyclist safety.

2b.2.10: Outdoor Living Space - Residential Activities

2b.2.10: Outdoor Living Space - Residential Activities

Updated 09 January 2015

- (a) Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit;
- (b) Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:
- (i) a minimum of 5m² of the area, with a minimum dimension of 1.5m, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and
- (ii) the balance of the required 10m² per unit that is not provided by private balconies can be provided in a communal area, with a minimum dimension of 4m, that is available for the use of all site residents.

Note: Balconies can be recessed, cantilevered or semi recessed.

Resource consent applications for non-compliance with these Rules will only be assessed against the following matter:

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

2b.2.11: Separation from Neighbours - Residential Activities

Updated 09 January 2015

For residential activities there shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

2b.2.12: Active Frontage on Colombo Street and High Street

Updated 09 January 2015

In the areas shown on Planning Map 39E, the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10m of the boundary of a road (excluding accessways and service lanes) shall be limited to retail activities, commercial services, places of entertainment, reception areas for hotels and travellers' accommodation or pedestrian entranceways for any other activity.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;
- (b) The visual amenity provided by any activities not considered to form an active frontage;
- (c) The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.

2b.2.13: Verandas on Colombo Street and High Street

Updated 09 January 2015

In the areas shown on Planning Map 39E, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

2b.2.14: Minimum Number of Floors on Colombo Street and High Street

Updated 09 January 2015

The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two (2).

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of

surrounding buildings or anticipated future buildings on surrounding sites;

(b) Maintaining continuity of built form, including in relation to adjoining properties.

2b.2.15: Offices and Commercial Services in the Innovation Precinct

Updated 09 January 2015

(a) Any single commercial service or office tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of gross leasable floor area. For the purposes of this Rule, gross leasable floor area shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal:

- reception areas;
- meeting rooms;
- kitchens and staff lunch rooms;
- copy and file rooms;
- computer server rooms;
- workshops and testing facilities;

where the use of such rooms is shared between more than one tenancy.

Resource consent applications under this Rule will only be assessed against the following matters:

- (a) The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- (b) The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- (c) The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct;
- (d) The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

2b.2.16: Retail Activities within the Innovation Precinct

Updated 09 January 2015

- (a) Retail activity within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:
- (i) the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser;
- (ii) food and beverage outlets;
- (iii) small scale general convenience stores where grocery items are offered for sale with a maximum gross leasable floor area of 250m².

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Central City Business Zone;
- (b) Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building;
- (c) The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

2b.3: Critical Standards Central City (South Frame) Mixed Use Zone

2b.3.1: Retail Activities

Updated 09 January 2015

- (a) Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:
- (i) the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser;
- (ii) food and beverage outlets;
- (iii) small scale general convenience stores where grocery items are offered for sale with a maximum gross leasable floor area of 250m²;
- (iv) retailing that is ancillary to the dispensing of medicine, on Part Lot 1 Deposited Plan 11323;
- (b) The following forms of retail activity are non-complying activities within the Central City (South Frame) Mixed Use Zone:
- (i) service stations;
- (ii) trade suppliers;
- (iii) wholesaler and wholesaling;
- (iv) yard based suppliers;
- (c) For sites with frontage to Colombo Street and High Street:
- (i) the maximum gross leasable floor area for each retail activity tenancy shall be 150m²;
- (ii) retail activities on Colombo Street and High Street shall only occupy the ground floor of any building.

2b.3.2: Offices and Commercial Services

Updated 09 January 2015

- (a) Where offices or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of gross leasable floor area; and

(b) The total area used for offices and commercial services shall not exceed 450m² of gross leasable floor area per site, or 450m² of gross leasable floor area per 500m² of land area; whichever is greater. This limit may be exceeded where offices or commercial services form part of a mixed use development comprising residential activities, in which case the offices and commercial services collectively shall not exceed 50% of the gross leasable floor area of the overall development.

This Rule does not apply to offices and commercial services that are located in the Health Precinct or the Innovation Precinct.

3.0 Rules - Commercial business zones

Updated 14 November 2005

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary or controlled activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity

Step 4: Check that the activity complies with all the critical standards. If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any relevant city rules that may apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

3.1 Categories of activities

Updated 14 November 2005

3.1.1 Business 1 and 2 Zones

Updated 31 July 2012

(a) Any activity which complies with

- all of the development standards under Clauses 3.3.1 and 3.4; and
- all of the community standards under Clauses 3.3.1 and 3.5; and
- all of the critical standards under Clauses 3.3.1 and 3.6

shall be a permitted activity.

(b) Any activity which complies with all of the community and critical standards, but does not comply with any one or more of the development standards under Clauses 3.3.1 or 3.4, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clauses 3.3.1 and 3.5 shall be a discretionary activity .

(d) Any activity that does not comply with any one or more of the critical standards under Clauses 3.3.1 and 3.6 shall be non-complying activity .

(e) Clarification of categories of activities. The standards may also specify that an activity is discretionary or controlled with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(f) Any application arising from non-compliance with the standards in Rules 3.4.15 and 3.4.16 shall not be publicly or limited notified.

3.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Residential activities

Updated 29 January 2015

(a) In the Business 2 Zone, or any part of the Business 1 Zone forming part of a district centre identified in Clause 1.4 residential units may be erected. In addition to the Business 1 or 2 zone rules all residential activities shall also comply with the Living Zones (Part 2) clauses 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

(b) In any part of the Business 1 Zone adjoining a Living 3 Zone, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall also comply with the Living Zones (Part 2) clauses 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

(c) In the Business 1 Zone, other than in the circumstances covered by (a) and (b) above, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall also comply with the Living Zones (Part 2) Clauses 2.2.10, 2.2.11, 2.4.1 and 2.4.3; Transport (Part 13); and Subdivision (Part 14), as if the site were zoned Living 2.

(d) In any part of the Business 1 Zone adjoining a Living 4B, 4C Zone or Central City Residential Zone located within the Central City, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall comply with the Living Zones (Part 2) Clauses 4.2.9, 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) provisions as if the site were zoned Living 4B, 4C Zone or Central City Residential Zone.

3.3 Zone rules and city rules - Business 2P Zone

Updated 14 November 2005

3.3.1 Business 2P Zone

Updated 11 April 2012

(a) All Business 2P zones except those at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A), Fendalton (Memorial Avenue - Planning Map 31A), and St Martins (Beckford Road / Wades Avenue - Planning Map 47A).

The rules applicable to activities in the Business 2P Zone (except those at Shirley, Golf Links Road - Planning Map 33A, at Linwood, Chelsea Street - Planning Map 40A, at Fendalton, Memorial Avenue - Planning Map 31A), and at St Martins (Beckford Road / Wades Avenue - Planning Map 47A) shall be those which apply to the Living 2 Zone, except that all or part of the Business 2P Zone may be used for carparking in association with the adjoining district centre, such carparking to be provided at ground level only. The requirements relating to tree planting in Clause 3.4.3(c) below shall apply.

(b) Business 2P zones at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A), and Fendalton (Memorial Avenue - Planning Map 31A)

The rules applicable to activities in the Business 2P zones at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A) and Fendalton (Memorial Avenue - Planning Map 31A) shall be those which apply to the Business 2 zone. Except that, for the purpose of this rule the Business 2 rules are deemed to be modified and added to, by the following rules for any activity which is either within 30m of a boundary with a living zone or within 30m of a road boundary opposite a living zone, and which is not a permitted activity in other Business 2P zones under Clause 3.3.1 (a) above:

(i) Privacy and glare

All activities shall be controlled activities in respect of:

- glare from vehicle lights,
- privacy of neighbours.

(ii) Building design and colour, landscaping, outdoor activity and advertising

Any activity in respect of building design and colour, landscaping, outdoor activities and outdoor advertising, that is not a discretionary activity or a non-complying activity (through non-compliance with a community or critical standard respectively), shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the following matters:

- landscaping design and planting,
- building entrances, loading areas and outdoor activities, including service areas for storage and rubbish collection,
- the design of the building in respect of the inclusion of residential/human scale design elements, except that discretion on this matter will not apply to any facade which has display windows along the full building length at ground level and the building has a height of less than 5m,
- outdoor advertising and the colour of buildings,

Development standards

(iii) Continuous building length

Clauses 2.2.7 and 2.2.8, Part 2, (Continuous building length) shall apply, as if the site were zoned Living 2, to all parts of buildings which are either within 30m of a boundary with a living zone or within 30m of a road boundary opposite a living zone. However, the exceptions in Clauses 2.2.7 (i) and 2.2.8 (iv) shall not apply in the Business 2P zone.

(iv) Sunlight and outlook for neighbours

The maximum angle of the recession plane requirements of Clause 3.4.1 (Part 3) shall be 40 degrees.

(v) Street scene

Where a road boundary is opposite a living zone, buildings shall be set back a minimum of 6m from that road boundary if the road is an arterial road or 10m if the road is not an arterial road, unless the building is less than 5m in height and has display windows along the full road frontage at ground level. (Refer also to Critical Standard (vii) below).

Community standard

(vi) Height

The maximum height of any building shall be 8m.

Critical standards

(vii) Street scene

Where a road boundary is opposite a living zone, buildings shall be set back a minimum of 4.5m from that road boundary, unless the building is less than 5m in height and has display windows along the full road frontage at ground level.

(viii) Height

The maximum height of any building shall be 9m.

(c) Business 2P Zone at St Martins (Beckford Road / Wades Avenue - Planning Map 47A).

The rules applicable to activities in the Business 2P Zone at St Martins (Beckford Road / Wades Avenue - Planning Map 47A) shall be those which apply to the Living 2 Zone, except that all or part of the Business 2P Zone may be used for carparking in association with the adjoining district centre, such carparking to be provided at ground level only. Where applicable, the requirements relating to visual amenity and external appearance in Clause 3.4.3 below shall apply. Except that for the purpose of this rule Clause 3.4.3 is deemed to be modified and added to, by the following rules.

Development standards

(i) Development of land within the Business 2P (St Martins) Zone shall be in general accordance with the Outline Development Plan included in Part 3, Appendix 19.

(ii) No access shall be provided from the Business 2P (St Martins) Zone to Beckford Road or Wades Avenue.

(iii) Landscaping shall be established in accordance with Clause 3.4.3(c), except as modified by the following requirements:

(A) Trees shall be planted in accordance with Clause 3.4.3(c), except that a road frontage of at least 7 metres shall be planted with a minimum of one tree, plus one additional tree for every 7 metres of road frontage (e.g. 7 metres frontage - 2 trees, 14 metres frontage - 3 trees, etc), and these trees shall be planted no more than 7 metres apart, or closer than 5 metres apart.

(B) A landscape strip with a minimum depth of 1.5m shall be established along the Beckford Road frontage of the Business 2P (St Martins) Zone. Shrub and groundcover planting within this landscape strip shall grow to, or be maintained at a maximum height of 1.2 metres.

(C) A landscape strip with a minimum depth of 3.0m shall be established along the Wades Avenue frontage of the Business 2P (St Martins) Zone. Shrub and groundcover planting within this landscape strip shall grow to or be maintained at a maximum height of 1.0 metres, and any tree planted in accordance with 3.3.1(c)(iii)(A) shall be limbed up to a minimum height of 2.2m.

(D) Where the Business 2P (St Martins) Zone adjoins a Living Zone, a landscape strip along the zone boundary with a minimum depth of 2.0m (except where otherwise specified on the Outline Development Plan) shall be established, in addition to a fence or a wall as specified by Clause 3.4.3(b). Shrub planting at the back of the landscape strip must be capable of attaining, or be maintained at, a minimum height equivalent to the height of the adjacent fence while other plants in front are layered at lower heights.

(E) Within the landscape strip specified by 3.3.1(c)(iii)(D) trees shall be planted and/or retained in accordance with the Outline Development Plan at a spacing no greater than 7m.

(F) New trees planted in accordance with 3.3.1(c)(iii)(E) may be counted towards the total number of trees required under clause 3.4.3(c)(iv).

(G) All trees required to be planted in the Business 2P (St Martins) Zone shall be not less than 3 metres in height at the time of planting.

(H) An irrigation system shall be installed within the landscape strip.

(I) The new edge of seal at car park bays adjacent to the southern boundary of properties at 2/26 and 28 Wades Avenue shall be timber batten to minimise excavation and disturbance to tree roots.

3.4 Development standards - Business 1 and 2 Zones

Updated 12 November 2012

Any application arising from non-compliance with Clause 3.4.3(f), 3.4.5, 3.4.7, 3.4.17, 3.4.18 and 3.4.19 (except as otherwise required under Rules 3.4.18 and 3.4.19) will not require the written consent of other persons, and shall be non-notified.

3.4.1 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with any living zone as shown in Part 2, Appendix 1.

Note : There is no recession plane requirement for sites located in the Business 1 or 2 zones that adjoin sites that are not zoned Living.

- (b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
- (c) For sites within the Business 2 Zone at central New Brighton, no building shall be constructed or extended so that it casts a shadow on the ground at 12 noon (Local mean time) on 22 September, beyond the lines AB as shown in Part 3, Appendix 1. The angle of recession shall be 53° measured in a north/south plane.

3.4.2 Separation from neighbours

Updated 31 July 2012

The minimum building setback from the boundary of any living zone shall be 3 metres , except that, for Business 1 Zones located within the Central City, where there is a shared wall with a building within a Living Zone no setback is required .

3.4.3 Visual amenity and external appearance

Updated 16 November 2009

- (a) Any outdoor storage area shall be screened by a 1.8m high fence except for those for the sale or hire of vehicles, boats or caravans and shall not be located within the setback specified in Clause 3.4.2.
- (b) Where a site adjoins a living, cultural, open space, or conservation zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8m in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5m along the zone boundary.
- (c) Trees

Where the use of any part of any site is not undertaken in a building, that part of the site;

- (i) With a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc).
- (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
- (iii) Any trees required shall be planted along the road frontage.
- (iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces provided on the site. Trees shall be planted within or adjacent to the carparking area
- (v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

- (d) Protection of trees and landscaping

- (i) Any trees required under Clause (c) above shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (ii) No more than 10% of any planting protection area shall be covered with any impervious surfaces.
- (iii) Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

- (e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

- (f) For sites within the Business 2 Zone at central New Brighton, any development (including all accessory buildings, fences and walls associated with that development) that results in buildings over 11 metres in height or provides 3 or more residential units, shall be a discretionary activity, with the exercise of the Council's discretion limited to the urban design and external appearance of the development.

3.4.4 Building development and redevelopment

Updated 12 November 2012

Within the Business 1 and 2 Zones except the Business 2 Zone (Styx Centre) any building, extension to building or redevelopment, involving more than 4000m² of gross leasable floor area shall be a controlled activity in respect of the proposed layout of buildings, the location of car parking areas and access points, the proposed landscaping and the relationship of the proposed development with other activities within the zone, except that in the case of the Ferrymead District Centre where additional relevant matters in clause 6.3.4 shall also be considered.

3.4.5 Street scene

Updated 5 January 2009

- (a) Within the Business 2 Zone (Sydenham district centre only) all buildings shall be built up to the road boundary of Colombo Street along the full frontage of the site.
- (b) In any other zone (other than Sydenham or the Ferrymead district centre Business 2 zone) where any wall of a building does not have display windows along the full road frontage at ground floor level, the building shall be set back 3m from the road frontage and the frontage shall be landscaped.
- (c) For sites with frontage to Ferry Road between Charlesworth Street and the Heathcote River bridge the building setback shall be a minimum of 10m.

3.4.6 Special Provision - Linwood (Eastgate)

Updated 14 November 2005

Within that part of the Business 2 and Business 2P Zones at Linwood identified in Part 3, Appendix 9, any increase in gross leasable floor area resulting in a total gross leasable floor area for both zones combined in excess of 40,000m² , shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the traffic effects.

3.4.7 Special Provision - Design and appearance Business 1 Zone at East Belfast

Updated 12 March 2012

In the Business 1 zoned land at East Belfast identified on the Outline Development Plan in Part 3 Appendix 3s, Volume 2, all development shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of design and appearance.

3.4.8 Residential activities - Outline Development Plan (Awatea) (Appendix 3T, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z)

Updated 06 December 2013

In the Business 1 Commercial Area, as identified on Outline Development Plan (Awatea)(Appendix 3S, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2) residential activity shall not be located on the ground floor of any building.

3.4.9 Urban design and amenity for development in the Business 1 Commercial Area - Outline Development Plan (Awatea) (Appendix 3T Part 2), (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2)

Updated 06 December 2013

The erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

3.4.10 Development Plan Living 3 and Business 1 Zones, St Albans

Updated 12 March 2012

- (a) Within that part of the land shown in the development plan contained in Part 3, Appendix 14, zoned Business 1 development shall be in accordance with the layout position and floor areas of activities shown.
- (b) Any development within the development plan contained in Part 3, Appendix 14 shall be a discretionary activity with the Council's discretion limited to:
 - conformity with the detail contained in the development plan
 - vehicular, cycle and pedestrian access
 - conformity with the concept plan required under (c) below
 - in the case of any floor area greater than that prescribed in the development plan, any distributional effects on other commercial centres and any wider transport network effects from any associated transport generation
 - any wider transport network effects from any associated transport generation caused by development not in accordance with the development plan
 - effects on the amenity values for surrounding activities including as a result of noise, vibration, fumes and glare from vehicles
 - effects of traffic generated by the development on the amenity and safety of surrounding streets
 - the maintenance of permeability within the block for internal pedestrian and cycle circulation, including the connections with that part of the blocked zoned Living 3
 - overall urban design and appearance include facade modulation, and the provision of open space between buildings
 - the integration and mix of activities provided, including facilities for resident's recreation and other non-residential activities
- (c) Should the development proposed be the first development within the development plan contained in Part 3, Appendix 14 (including that part within the Living 3 zone), that the application be accompanied by concept plan covering the development of the whole area within the said development plan, such concept plan to show in outline:
 - the bulk and location of all buildings
 - the nature of each activity and the integration of the mix activities
 - access, circulation (vehicular/pedestrian/cycle) and parking areas
 - overall landscaping concepts
 - areas of open space, including the degree to which such spaces are private, shared by onsite residents or available for wider public use
 - stormwater capture and management, including first flush
- (d) Within that part of the land shown in the development plan contained in Part 3, Appendix 14 zoned Business 1, there shall be a maximum total GLFA within combined Areas D and E of 3,500m² for non-residential activities, and :
 - (i) one individual tenancy in these Areas shall have a GLFA of up to 800m² ; and
 - (ii) no other individual tenancy in these Areas shall have a GLFA of greater than 450m² .

3.4.11 Maximum Floor Area for Retail Activities in the Business 1 Area - Outline Development Plan (Halswell West) (Appendix 3W))

Updated 1 November 2011

In the Business 1 area as identified on Outline Development Plan (Halswell West Appendix 3W)) any single retail activity with a gross leasable floor area in excess of 1,000m² shall be a restricted discretionary activity with the exercise of Council's discretion limited to traffic needs.

3.4.12 Residential activities - Outline Development Plan (North West Belfast)

Updated 14 May 2012

In the Business 1 Commercial Area and Mixed Use area, as identified on Densities and Key Infrastructure Plan (North West Belfast) (Volume 3, Part 2, Appendix 3X/1(a)), residential activity shall not be located on the ground floor of any building.

3.4.13 Urban design and amenity for development in the Business 1 Commercial Area and Mixed Use area - Densities and Key Infrastructure Plan (North West Belfast) (Appendix 3X/1(a), Volume 3, Part 2)

Updated 14 May 2012

In the Business 1 zone the erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

In the mixed use area the erection of new buildings, and additions to existing buildings, shall be a controlled activity, with the exercise of the Council's control limited to the design (including signage) and amenity of the site and development thereon.

3.4.14 Mixed Use Area - Living G (North West Belfast) Zone

Updated 14 May 2012

Notwithstanding any other rule, any new retail gross floor area that cumulatively with any existing retail public floor area in the Living G (North West Belfast) Mixed Use area totals 500m² or less shall be a controlled activity.

3.4.15 Fences and screening structures - Business 1 Zones within the Central City

Updated 31 July 2012

- (a) Within Business 1 Zones within the Central City, fencing and other screening structures located between any building and the road boundary or open space zone shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visually transparent on each boundary;
- (b) Within Business 1 Zones within the Central City, no screening structure shall exceed a height of 2m.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned Living and Business 1 Zone within the Central City.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.

3.4.16 Ground floor residential activities - Business 1 Zones within the Central City

Updated 31 July 2012

Within Business 1 Zones within the Central City, residential activity shall not be established in the first 10m depth of ground floor that fronts the street.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect on the pattern of adjacent activities and the continuity of the shopping frontage;
- (b) Any adverse effects on pedestrians and street life;
- (c) The visual impact of any residential activity upon the street façade of a building and street scene.

3.4.17 Special Provision - Styx Centre Concept Plan

Updated 12 November 2012

Within the Business 2 Zone (Styx Centre):

- (a) A concept plan for the entire zone shall be approved prior to development of any part of the site except where consent for development of the whole site has been obtained pursuant to Clause 3.4.18.
- (b) The concept plan (or any variation thereof) shall identify and/or address the following matters:
 - Compliance with the Special Provision (Part 3, Appendix 15A and 15B)
 - Building footprints
 - Open space and landscaping areas
 - Location of car parking areas
 - Pedestrian and cycle routes
 - Vehicle circulation
 - Community linkages to the surrounding areas
 - Land or buildings available to accommodate at least 1600m² gross floor area of community facilities
 - Integration of the public transport interchange with the district centre
 - Staging of development and interim uses
 - Any land or buildings with residential activities
 - Geotechnical assessments of the land and building sites, including where buildings site(s) are to be used for residential activity then any geotechnical assessment prepared in accordance with the Guidelines for the geotechnical investigation and assessment in the Canterbury region (Department of Building and Housing, 14 November 2011).
- (c) The concept plan shall be accompanied by an independent urban design and landscape assessment.
- (d) Application for approval of a concept plan may be accompanied by resource consent application(s) for staged development.
- (e) The concept plan (or any variation thereof) shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters to be addressed in the concept plan (under sub clause 3.4.17(b)) and urban design concepts.

3.4.18 Special provision - Styx Centre Development and Redevelopment

Updated 12 November 2012

Within the Business 2 Zone (Styx Centre):

- (a) Building development shall be a restricted discretionary activity. Any resource consent application for building development shall either:
 - (i) Relate to the development of the entire site; or
 - (ii) Accord with an approved concept plan
- (b) The exercise of the Council's discretion in relation to building development, to the extent that the matters have not been addressed under clause 3.4.17(b), shall be limited to external design and appearance of buildings, both articulation and activation of building frontages, location of public open space, layout of buildings and car parking, landscaping, identification of land or buildings available to accommodate a minimum of 1600m² gross floor area of community facilities, internal vehicle and pedestrian access and circulation and the integration of the public transport interchange with the District Centre, cycle and pedestrian routes. In respect of buildings within Special Areas A and B of the Special Provision Plan, discretion is extended to the effects of the buildings on the natural character and values of the Styx River and its margins.
- (c) All development shall accord with the Special Provision Plan (Part 3 Appendix 15A and 15B) and shall comply with the following:
 - (i) All vehicle access points shall be provided only in the indicative locations. The 'mid block' left in / left out vehicle access point shall only be provided following the completion and opening of the Northern Arterial.
 - (ii) The Styx River Riparian setback shall be planted with native species. A landscape planting and management plan shall accompany the resource consent application for building development.
 - (iii) Prior to any retail activity commencing within the Zone, landscaping shall be undertaken within the Styx River Riparian setback in accordance with the approved landscaping and management plan.

(iv) There shall be a minimum of 1200m² of land available for external public open space, with at least one such space capable of containing a circle with a minimum diameter of 18m, distributed in convenient publicly accessible locations within the Centre.

(v) A minimum 3m wide landscape strip shall be provided along the Main North Road frontage, excluding access points and where buildings are directly accessed off Main North Road as provided for under (xvi).

(vi) A minimum 5m wide landscape strip shall be provided along the eastern boundary, as shown on the Special Provision Plan, incorporating the replacement of the existing shelterbelt plantings with evergreen species that can reach a minimum height at maturity of 15m, which are not less than 2m at the time of planting, and which are spaced not more than 3m apart. Any dead, diseased or dying trees to be immediately replaced by an equivalent species. Planting shall be completed within the first planting season (April to September) after the Plan Change becomes operative.

(vii) Except where used for residential activities, all buildings abutting that part of Radcliffe Road identified as Active Frontage Perimeter on the Special Provision Plan shall provide active ground level facades.

For the purpose of this rule, active ground level façade is the frontage of a building containing ground level retaining that:

- Adjoins a road; and
- Is designed to provide for pedestrian interaction between the activities on the ground floor and the public space in the road; or
- Is designed for the display of goods and services for sale within the building to pedestrians in public space in the road.

(viii) Where on-site vehicle parking is provided parallel to Radcliffe Road, this area;

- Shall be landscaped in accordance with clause 3.4.3; and
- Shall not extend to a depth greater than 21m from Radcliffe Road.

(ix) A minimum of 3m wide landscape strip shall be provided along the Radcliffe Road frontage, excluding access points and the public transport interchange (if established), and where buildings are directly accessed off Radcliffe Road as provided for under (vii).

(x) All walls and roofs facing the eastern boundary of the Zone shall be painted or clad in recessive earth tone colours with less than 30% reflectivity.

(xi) Any basement or underground parking shall be provided only within the indicative area shown on the Special Provision Plan.

(xii) The layout of the Styx Centre will provide opportunities within the site for community linkages to be extended beyond the site boundaries to the surrounding areas. Provision for such linkages shall be in the indicative locations identified.

(xiii) A net area of approximately 4000m² on the north east corner of the site, as shown on the Special Provisions Plan adjacent to the railway line and fronting Radcliffe Road and the proposed North/South Main Street provides an opportunity for the development of a public transport interchange. Interim uses at ground level, pending development of the interchange, and development above the space required for the interchange, will be permitted. In the event that the Concept Plan or resource consent for the entire site does not provide such opportunity, and the public notification is not required, limited notification will be required of the Canterbury Regional Council (CRC), unless the written consent of the CRC has been given to the development. If the Christchurch City Council has not taken up the opportunity to establish the interchange by 28 June 2023 this clause and the relevant parts of rules 3.4.17 and 3.4.18 and associated assessment criterion under 6.3.22 shall no longer apply.

For the purposes of this rule a public transport interchange means a building and associated facilities to provide for public transport passengers but does not include "Park and Ride" facilities.

(xiv) There shall be an open air north / south main street connecting Main North Road and Radcliffe Road.

(xv) Any buildings located in Special Area A and B shall comply with the following:

- All buildings located in Special Areas A and B shall be painted in recessive earth tone colours, with less than 30% reflectivity. No freestanding signage or signage on building elevations shall be permitted directly facing the Styx River.
- Any building within Special Area B shall not exceed a total floor area of 300m².

(xvi) Except where used for residential activities all buildings fronting Main North Road, identified as 'Active Frontage Perimeter', are to provide active ground level facades, and be able to be accessed by pedestrians from either: Main North Road; or any service lane provided. Parking associated with any service lane parallel to Main North Road shall be landscaped in accordance with clause 3.4.3.

(d) Any activity that fails to comply with one or more of the above matters in (c) above shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the matter(s) subject to that standard.

(e) Notwithstanding clause 3.1.1(b) building development that does not accord with an approved concept plan or resource consent for the entire shall be a discretionary activity.

3.4.19 Special Provision - Styx Centre Traffic Generation

Updated 12 November 2012

Within that part of the Business 2 Zone (Styx Centre), until such time as the Northern Arterial road has been constructed and opened to traffic, the maximum permitted total number of vehicles exiting the site is 625 vehicles during the Thursday evening peak hour, or 700 vehicles during the Saturday peak hour.

Any development leading to traffic generation in excess of these limits shall be a restricted discretionary activity.

Service will be required on the New Zealand Transport Authority (NZTA) in the event that the written consent from NZTA has not been given to exceed the above peak traffic levels. No other service or public notification will be required.

Monitoring of traffic generation associated with activities within the Styx Centre site shall be undertaken as set out below, until such time as the Northern Arterial is open to traffic.

The total traffic volume emerging from the site shall be determined through monitoring all intersections providing egress from the site, at intervals of no more than six months. Monitoring shall be undertaken over four consecutive Thursdays and four consecutive Saturdays, between the hours of 1600 and 1800 on Thursday and 1200 to 1400 on Saturday. Traffic volumes shall be recorded in 15-minute intervals with the peak hour being the highest total volume observed in any four consecutive 15-minute periods. For the purposes of applying this rule, the total traffic volume emerging from the site shall be deemed to be the mean of the four Thursday peak hours and the mean of the four Saturday peak hours.

Monitoring shall commence no later than six months following completion of the first building on the site.

This monitoring shall be undertaken by a qualified traffic engineer on behalf of and funded by the applicant and results shall be lodged with the Christchurch City Council within 20 working days of the completion of each six monthly monitoring period. This monitoring shall cease at the opening of the Northern Arterial road.

3.4.20 Residential activities - Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b))

Updated 06 December 2013

In the neighbourhood centres/business nodes (Business 1), as identified on Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)) residential activity shall not be located on the ground floor of any building.

3.4.21 Urban design and amenity for development in the neighbourhood centres/business nodes (Business 1) - Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b))

Updated 06 December 2013

The erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

Reference to other development standards

Updated 14 November 2005

Clarification of rules

(refer Part 9, Clause 2)

Filling, excavation and building adjacent to waterways
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Display of outdoor advertisements
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.5 Community standards - Business 1 and 2, and 2P (Fendalton Mall) Zones

Updated 14 November 2005

3.5.1 Height

Updated 12 November 2012

The maximum height of any building shall be;

Business 1 Zone	8m
Business 2 Zone (Ferrymead, Sydenham, Riccarton, Hornby, Linwood and Papanui district centres)	20m
Business 2 Zone New Brighton (see accompanying diagram)	
Western area	20m
Eastern area	30m
Business 2 Zone (Shirley district centre)	16m
Business 2 Zone (Styx Centre)	16m except as otherwise shown on the Special Provision Plans (Part 3 Appendix 15A and 15B)
Business 2 Zone (all other centres)	12m

Location of Business 2 zones in New Brighton

New Brighton B2 Zone Height Limits



3.5.2 Site density

Updated 31 July 2012

Maximum plot ratio per site shall be:

Business 1 Zone (excluding Business 1 Zones within the Central City)	1.0
Business 2 Zone	1.5

3.5.3 Special provision - Fendalton Mall

Updated 14 November 2005

Landscaping and tree retention

In the Business 2P Zone (Fendalton Mall) the Memorial Avenue frontage shall be landscaped and the existing mature trees, namely *Quercus palustris* (pin oak) *Quercus robur* (English oak) and *Acer pseudoplatanus* (sycamore) shall be retained.

3.5.4 Special Provision - Papanui

Updated 14 November 2005

Within that part of the Business 2 zone at Papanui shown as hatched in Appendix 6, Part 3, no single activity or combination of activities, (other than a road) generating more than 250 vehicle movements per day or requiring more than 25 car parks shall be permitted unless, prior to any such activity or combination of activities commencing, a new link road or service lane is completed between Langdons Road and Sawyers Arms Road. That new road or service lane is to be generally parallel to Main North Road, and approximately within the alignment 110 - 250 metres (centreline to centreline) from Main North Road.

3.5.5 Special Provision - Ferrymead

Updated 16 November 2009

- The development of land within the Business 2 Zone at Ferrymead shall be in general accordance with the layout shown on the outline development plan included in Part 3, Appendix 16.
- Retail activity shall be limited to a maximum gross leasable floor area of 30,000m² within the Business 2 Zone at Ferrymead, provided that such retail activity shall occur at ground floor level only.

3.5.6 Special Provision - residential and retail activity in the Business 1 Zone, East Belfast

Updated 12 March 2012

In the Business 1 Zone at fronting Blakes Road at East Belfast:

- No residential activity shall be permitted to establish at ground floor level, with the exception of entranceway access, internal circulation arrangements, carparking and garaging for residential dwellings.
- For any retail activity the maximum gross leasable floor area for the zone is limited to 2000m², and any single tenancy shall not exceed a gross leasable floor area of 300m² except for a supermarket tenancy which shall not exceed 500m².

3.5.7 Special Provision - Styx Centre Retailing and Offices

Updated 12 November 2012

Retailing and offices shall be permitted activities subject to the following staging rules:

- (a) Offices
 - i) Up to 1 February 2015 offices shall not exceed 3,000m² GLFA and no single tenancy shall exceed 400m² GLFA
 - ii) Between 1 February 2015 and 1 February 2020 offices shall not exceed 8,000m² GLFA
 - iii) From 1 February 2020 offices shall not exceed 12,000m² GLFA.

For the purposes of the above, offices shall exclude medical facilities, offices of medical practitioners and other community facilities

- (b) Retailing up to 1 July 2017
 - Subject to (a) above:
 - i) Retailing shall not exceed 10,000m² GLFA;
 - ii) Retailing tenancies of 2,000m² or less shall not exceed 6,000m² GLFA.

3.5.8 Special provision - Highsted Business 1 Commercial Area

Updated 06 December 2013

Land and/or buildings shall be made available to accommodate a Business 1 Commercial Area of 2,000m² gross floor area in the location shown on the Highsted Master Plan and Outline Development Plan - Upper Styx.

3.6 Critical standards - Business 1 and 2 Zones

Updated 14 November 2005

3.6.1 Special Provision - Papanui

3.6.1 Special Provision - Papanui

Updated 14 November 2005

Within that part of the Business 2 zone at Papanui shown as hatched in Appendix 6, Part 3, no single activity or combination of activities, (other than a road) generating more than 400 vehicle movements per day or requiring more than 40 car parks shall be permitted unless, prior to any such activity or combination of activities commencing, a new link road or service lane is completed between Langdons Road and Sawyers Arms Road. That new road or service lane is to be generally parallel to Main North Road, and approximately within the alignment 110 - 250 metres (centreline to centreline) from Main North Road.

3.6.2 Mixed Use Area - Living G (North West Belfast) Zone

Updated 14 May 2012

Except as provided for under the provisions of the Rural 3 Zone, development in this area is deferred until physical construction begins on the Western Belfast Bypass.

Notwithstanding any other rule, any additional retail floor area that cumulatively with any existing retail area in the Living G (North West Belfast) Mixed Use area exceeds 500m² shall be a non-complying activity.

No one tenancy shall have a public floor area of more than 180m².

3.6.3 Gross Leasable Floor Area - Business 1 Zones within the Central City

Updated 31 July 2012

Within Business 1 Zones within the Central City, the maximum size of any single tenancy shall be 250m² of Gross Leasable Floor Area.

3.6.4 Special Provision - Styx Centre - Styx River Values

Updated 12 November 2012

There shall be no buildings located within the building restriction areas and Styx River Riparian Setback.

3.6.5 Special provision - Styx Centre Community Facilities

Updated 12 November 2012

There shall be land and / or buildings available to accommodate a minimum 1,600m² gross floor area of community facilities, either publicly or privately operated, and provided in convenient publicly accessible locations within the Centre. Such land and / or buildings is to be identified within either the initial resource consent application or approved concept plan, as identified in clause 3.4.17(b).

For the purpose of this clause community facilities includes a gymnasium, places of entertainment (excluding cinemas), medical facilities, day care facilities for both the elderly and children and community infrastructure. Activities/facilities not otherwise specifically defined in the City Plan, including a library, premises for hire by community organisations and/or for community functions, or other similar facilities such as a police station, will also be classified as community facilities.

3.6.6 Styx Centre - Total Gross Leasable Floor Areas

Updated 12 November 2012

- i) The total development on the site shall not exceed 45,000m² of GLFA. For the purpose of this rule GLFA shall not include the floor area for residential activities.
- ii) Retailing on the site shall not exceed 20,000m² of GLFA.

3.6.7 Minimum design standard for floor levels - Living G (Highfield) Zone

Updated 06 December 2013

The minimum design standard for building floor levels shall be above an 0.5% AEP return period flood event.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activity)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

4.0 Rules - Retail Park Zone

Updated 16 November 2009

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check that the activity complies with all the critical standards. If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any relevant city rules that apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

In particular, attention is drawn to rules on noise, glare, and hazardous substances.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

4.1 Categories of activities - Retail Park Zone

4.1 Categories of activities - Retail Park Zone

Updated 16 November 2009

4.1.1 Retail Park Zone

Updated 16 November 2009

(a) Any activity which complies with:

- all of the development standards under Clause 4.2;
- all of the community standards under Clause 4.3; and
- the critical standard in Clause 4.4

shall be a permitted activity

(b) Any activity which complies with all of the community standards, but does not comply with any one or more of the development standards under Clause 4.2, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clause 4.3 shall be a discretionary activity.

(d) Any activity which does not comply with the critical standard under Clause 4.4 shall be a non-complying activity.

(e) Clarification of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to that standard.

4.1.2 Reference to city rules

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.2 Development standards - Retail Park Zone

Updated 16 November 2009

Any application arising from non compliance with:

- (a) the standards in Clauses 4.2.4(a) and 4.2.6;
 - (b) the standards in Clauses 4.2.4(b) and 4.2.5 on sites other than those adjoining a living zone, or on the opposite side of a road from a living zone;
- will not require the written consent of other persons, and shall be non-notified.

4.2.1 Street scene

Updated 16 November 2009

The minimum building setback from road boundaries shall be: 6m

Except:

- (a) for sites within Moorhouse Central, other than those comprising retail activities with a gross leasable floor area of greater than 450m², the minimum building setback shall be 3m
- (b) where the separating road has only two lanes and is not classified as an arterial road, the minimum building setback from road boundaries opposite a living zone shall be 10m.
- (c) where required in (a) and (c) above, for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m.

Refer to Part 8, Appendix 3 for the list of classified roads.

4.2.2 Separation from neighbours

Updated 16 November 2009

The minimum building setback from any boundary with a living, cultural, conservation, rural, open space, and Special Purpose (Awatea) zone shall be: 3m.

4.2.3 Sunlight and outlook for neighbours

Updated 16 November 2009

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living, cultural, conservation, or open space zone as shown in Part 2 Appendix 1 (Diagram B)
 - (i) Where a site adjoins a site in the Cultural, Conservation or Open Space zone, Diagram (C) in Appendix 1 to Part 2, Volume 3 of the Plan applies
 - (ii) Where a site adjoins a site in a Living zone the appropriate living zone recession plan shall apply in accordance with the diagrams in Appendix 1 to Part 2, Volume 3 of the Plan.
 - (iii) There is no recession plane requirement where the boundary of the site does not adjoin a Living zone.
- (b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level than that lower level shall be adopted.

4.2.4 Visual amenity

Updated 16 November 2009

- (a) Location of offices and showrooms -
Offices and showrooms associated with industrial activities (except on rear sites) shall be located at the front of buildings facing the street.
- (b) Outdoor storage areas -
 - (i) Any outdoor storage area shall not be located within the setbacks specified in Clause 4.2.2
 - (ii) Any outdoor storage area, except those for the sale of vehicles, machinery, boats and caravans, shall be located behind the setbacks specified in Clause 4.2.1.

4.2.5 Landscaped areas

Updated 16 November 2009

- (a) Area and location of landscaping

Excluding those areas required to be set aside for trees to be planted within or adjacent to car parking areas (refer to 4.2.5(b)(iv)), the minimum percentage of the site to be set aside as a landscaped area shall be: 10%

and

on sites, other than rear sites, all required landscaping shall be located along the road frontage of the site, except as required in (iii) below. A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings

and

- (i) on sites, or parts of sites, on the opposite side of a road to a living zone the landscaping strip shall have a minimum average width of 4.5 metres and a minimum width of 1.5 metres along the road frontage, except
 - across vehicle crossings; or
 - where the separating road has more than two lanes or is an arterial road; or
 - for service station canopies, where the landscaping strip shall have a minimum average width of 3m and a minimum width of 1.5m along the road frontage.
- (ii) on sites adjoining a living, cultural, open space, conservation, rural and Special Purpose (Awatea) zone:
 - at least half of the required landscaping shall be located along the zone boundary; and
 - provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary.

Note:

The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

- (b) Trees

Where the use of any part of any site is not undertaken in a building, that part of the site:

- (i) With a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).
 - (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
 - (iii) Any trees required shall be planted along the road frontage.
 - (iv) In addition to (i) to (iii) above, one tree shall be planted for every five parking spaces or where car spaces are in facing pairs, one tree for every five pairs of car spaces provided on the site. Trees shall be planted within or adjacent to the carparking area.
 - (v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.
- (c) Protection of trees and landscaping
- (i) Any trees required under Clause (b) above shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
 - (ii) No more than 10% of any planting protection area shall be covered with any impervious surfaces.
 - (iii) Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 meter from any tree.
- (d) Maintenance of landscaping
- Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

4.2.6 Development Plan

Updated 16 November 2009

- (a) (i) The development of land in the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line shall be in general accordance with the development plan contained in Appendix 5, Part 3.
- (ii) Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access, open space links and landscape buffers.
- (b) (i) The development of land in the area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line shall be in general accordance with the development plan contained in Appendix 17, Part 3.
- (ii) Any development not in conformity with the development plan shall be a controlled activity with the Council's discretion limited to access links to and within the site.

4.2.7 Development and redevelopment of retail space

4.2.7 Development and redevelopment of retail space

Updated 16 November 2009

Any building, extension to a building or redevelopment to be used for a retail activity, and which involves more than 4,000m² of gross leasable floor area, shall be a controlled activity in respect of the proposed layout of buildings, the location of landscaping, and the relationship of the proposed development with other activities in the zone or adjoining zones.

4.2.8 Height

Updated 16 November 2009

The maximum height of any building shall be 15m.

Reference to other development standards

Updated 16 November 2009

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

4.3 Community standards - Retail Park Zone

Updated 16 November 2009

4.3.1 Site density

Updated 16 November 2009

The maximum plot ratio per site shall be: 0.5

Except for Moorhouse (Central) where the maximum plot ratio per site shall be: 1.0

4.3.2 Residential units

Updated 16 November 2009

- (a) Any residential unit shall be in association with an established business activity, and shall establish at the rate of no more than one residential unit per business activity.
- (b) Any residential unit shall be for the purposes of security or management of the business activity on the site.
- (c) Any residential unit shall be designed so as to meet a night-time (10pm till 7am) internal design standard of 30dBA Leq and 45dBA Lmax.

Note: This may necessitate the need for mechanical air conditioning, which would also need to be insulated to the above standards.

Reference to other community standards

Updated 16 November 2009

Ecological heritage sites
(refer Part 4, Clause 2)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

4.4 Critical standards - Retail Park Zone

Updated 16 November 2009

4.4.1 Retail activities

Updated 16 November 2009

The minimum gross leasable floor area (glfa) for any individual retail activity tenancy shall be 450m², except:

- (a) for those areas as identified on the development plan contained in Appendix 13, Part 3 for the area of land bounded by Deans Avenue, Foster Street, and Whiteleigh Avenue where the minimum gross leasable floor area (GLFA) for a maximum of five (5) individual retail tenancies shall be 300m²;
- (b) the following retail activities:
 - (i) the display and sale of goods produced, processed or stored on the site (and ancillary products), up to 20% of the net floor area on the site used to produce, process or store those goods.
 - (ii) yard based suppliers.
 - (iii) trade suppliers.
 - (iv) second hand goods outlets.
 - (v) food or beverage outlets.
 - (vi) pharmacies contained within the structure of a health facility, up to 20% of the net floor area of the balance of the facility.

For the purposes of this rule, 'tenancy' shall mean one retail activity occupancy created by freehold, leasehold, licence or any other arrangement to occupy.

4.4.2 Height

Updated 16 November 2009

The maximum height of any building shall be 20m.

Reference to other critical standards

Reference to other critical standards

Updated 16 November 2009

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

5.0 Rules - Industrial Business Zones

Updated 20 September 2006

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check any relevant city rules that apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

In particular, attention is drawn to rules on noise, glare, and hazardous substances.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

5.1 Categories of activities

Updated 20 September 2006

5.1.1 Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones

Updated 15 October 2012

(a) Any activity which complies with:

- all of the development standards under Clause 5.2; and
- all of the community standards under Clause 5.3;

shall be a permitted activity.

(b) Any activity which complies with all of the community standards, but does not comply with any one or more of the development standards under Clause 5.2, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clause 5.3 shall be a discretionary activity .

(d) Any activity which does not comply with any one or more of the critical standards under Clauses 3.6, 4.4 and 5.4 shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

5.1.2 Reference to city rules

Updated 20 September 2006

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

5.2 Development standards - Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones

Updated 15 October 2012

Any application arising from non compliance with:

- the standards in Clauses 5.2.1, 5.2.2, 5.2.3(a), 5.2.4(b) and 5.2.6 (a);
- the standards in Clauses 5.2.3, 5.2.6 (b) and 5.2.7 on sites other than those adjoining a Living Zone, or on the opposite side of a road from a Living Zone;

will not require the written consent of other persons, and shall be non-notified.

5.2.1 Site density

Updated 15 October 2012

The maximum plot ratio per site shall be:

Business 3 and 5 Zones:	1.5
Business 3B (except in the area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street), 4, 7 and 8 Zones:	1.0
Business 3B in the area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street:	1.5

5.2.2 Open space

Updated 21 October 2013

The maximum percentage of site area covered by buildings shall be:

Business 4T Zone :	25%
Business 4T (Tait Campus) Zone, shown in Appendix 22, Part 3, Volume 3 Except that within the Business 4T (Tait Campus) Zone the maximum total area of building floor space (Gross Floor Area) across the whole zone shall be 50,000m ² .	35%
Business 4P Zone :	50%
Business 6 and 7 Zone :	40%

5.2.3 Street scene

Updated 21 October 2013

(a) The minimum building setback from road boundaries shall be:

Business 3 and 3B:	3m
Business 4, 5, 7 and 8:	6m
Business 7 (Halswell Junction Road)	1.5m
Business 8 Zone Pound Road frontage	
North of Setback Line as shown in Appendix 18, Part 3	10m
South of Setback Line as shown in Appendix 18, Part 3	20m
Business 4P Zone (Main South Road, Halswell Junction Road, Shands Road):	12m
Internal roads:	6m
Business 4T Zone:	15m
Business 6 Zone:	15m

except that

- (i) the minimum building setback from road boundaries for service station canopies shall be 3m.
 - (ii) for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m, except in Business 7 Zone, the setback from one road boundary may be reduced to 3m, apart from the Business 8 zone where buildings shall be set back a minimum of 6m from all road boundaries, and 10m from Pound Road. This exception shall not apply to the Tunnel Road setback in Business 4 Zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3, Appendix 9.
 - (iii) in the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the minimum building setback from Wigram Road shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the Wigram Road boundary.
 - (iv) In the Business 4 zoned sites fronting Blakes Road at East Belfast the minimum building setback from the road boundary opposite a living, conservation or open space zone shall be 7.5m.
 - (v) in that part of the Business 4T (Tait Campus) Zone shown in Appendix 22, Part 3, Volume 3 the setback shall be 20m.
 - (vi) In the Business 7 Zone the setback from Halswell Junction Road shall be 15m.
 - (vii) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21), the minimum building setback from Shands Road shall range from 40m at the intersection with Marshs Road to 20m at the intersection with Sir James Wattie Drive and 40m along the frontage with Marshs Road, as provided for on the Outline Development Plan.
- (b) The minimum building setback from road boundaries opposite a living zone shall be:

Business 3 and 3B Zone :	
- where the separating road has more than two lanes or is an arterial road	3m
- where the separating road has only two lanes and is not classified as an arterial road	6m
Business 4 Zone :	
- where the separating road has more than two lanes or is an arterial road	6m
- where the separating road has only two lanes and is not classified as an arterial road	10m
except on Riccarton Road where the minimum building setback shall be	3m
Business 5 and 7 Zone (except for sites with frontages onto Mc Teigues Road):	
- where the separating road has more than two lanes or is an arterial road	7.5m
- where the separating road has only two lanes and is not classified as an arterial road	15m
Business 7 Zone (for sites with frontages onto Mc Teigues Road)	15m

except that

- (i) the minimum building setback from road boundaries opposite a living zone for service station canopies in the Business 3, 3B, 4, 4T, 4P, 5 and 6 zones, shall be 3m.
- (ii) in the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10,
 - the minimum building setback from the site's south-western boundary shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the site's south-western boundary; and
 - on that part of the Musgroves site which includes the land designated for the Southern Motorway, the minimum building setback from the site's south-eastern boundary with a living zone shall be 70m,
 - except that
 - when the land required for the Southern Motorway on that site has been purchased by New Zealand Transport Agency the setback may be reduced to 6m from the northern boundary of that land.

(Refer to Part 8, Appendix 3 for the list of classified roads.)

5.2.4 Separation from neighbours

Updated 21 October 2013

(a) The minimum building setback from the boundary with a living zone shall be:

Business 3B, and 4 Zones:	3m
The minimum building setback from the boundary with a living, conservation, open space or cultural zone shall be:	
Business 8 Zones:	5m
except that:	
<ul style="list-style-type: none"> for the Business 4 Zone bounded by Halswell Junction Road, Branston Street and Springs Road the minimum building setback from the boundary with the Living 1 Zone shall be 50m 	
<ul style="list-style-type: none"> on the southern boundary of the Business 4 Zone (South Island Dairy Farmers, Russley Road) adjoining the boundaries of Lots 4, 8, 9, 14, 15 and 16 DP27361, the minimum building setback shall be 20m. 	
<ul style="list-style-type: none"> for Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown on Appendix 10, Part 3, Volume 3, the following standards shall apply: <ul style="list-style-type: none"> (i) the minimum building setback from the site's south-western boundary shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the site's south-western boundary; and (ii) on that part of the Musgroves site which includes the land designated for the Southern Motorway, the minimum building setback from the site's south-eastern boundary with a living zone shall be 70m, 	
except that	
when the land required for the Southern Motorway on that site has been purchased by New Zealand Transport Agency the setback may be reduced to 6m from the northern boundary of that land.	
Business 4T (Sir William Pickering Drive) Zone	
on the western boundary of the zone:	5m
on all other boundaries with living zones:	13.5m
Business 5 Zone	
Except that this setback does not apply where the site abuts the Living G (Wigram) Zone	
Business 7 Zone	
	15m

(b) The minimum building setback from internal boundaries shall be:

Business 4P Zone:	5m (one side only)
Business 4T (Sir William Pickering Drive) Zone:	5m
Business 4T (Tait Campus) Zone shown in Appendix 22, Part 3, Volume 3	15m
Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, on the north-eastern boundary with open space zone:	3m
Business 6 Zone	10m
Business 7 Zone:	6m

5.2.5 Sunlight and outlook for neighbours

5.2.5 Sunlight and outlook for neighbours

Updated 15 October 2012

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living, cultural, conservation or open space zone, except for:

- buildings erected on the Business 4 zoned land adjoining the Open Space 3 Zone containing the Addington league grounds or the Open Space 3B Zone identified as Addington Racecourse on Planning Map 45A; or
- buildings erected in the Business 5 Zone and adjoining and adjoining the Living G (Wigram) Zone.

(b)

- (i) Where a site in the Business 3, 3B, 4, 4P, 4T, 5, 6, or 8 zone adjoins a site in the Cultural, Conservation or Open Space zone, Diagram C in Appendix 1 to Part 2, Volume 3 of the Plan applies.

- (ii) Where a site in the Business 3, 3B, 4, 4P, 4T, 5, 6, 7, or 8 zone adjoins a site in a Living zone or Special Purpose (Wigram) or (Hospital) zone where living zone standards apply the appropriate living zone recession plane shall apply in accordance with the diagrams in Appendix 1 to Part 2, Volume 3 of the Plan.
- (iii) There is no recession plane requirement for sites located in the Business 3, 3B, 4, 4P, 4T, 5, 6, 7, or 8 zone that adjoin only sites that are not zoned Living, Cultural, Conservation or Open Space or that adjoin sites within the Special (Wigram) or (Hospital) Zone where living zone standards do not apply.
- (c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level than that lower level shall be adopted.
- (d) Business 4 zoned sites fronting Blakes Road at East Belfast shall comply with a recession plane commencing at a height of 8m on the Blakes Road boundary and climbing at an angle of 15 degrees until it reaches a line 50m back from and parallel to the Blakes Road boundary.

5.2.6 Visual amenity

Updated 15 October 2012

- (a) Location of offices and showrooms -
Offices and showrooms (except on rear sites) shall be located at the front of buildings facing the street.
(In the Business 4P Zone, where a site has frontage to both an internal and an external road, the street shall be deemed to be the external road).
Except that in the Business 8 Zone, where a site has frontage to both a street and Pound Road, or a stormwater basin/ open space as shown in Appendix 18, Part 3, offices and showrooms may be located so as to face the street, Pound Road, or the stormwater basin/ open space.
- (b) Outdoor storage areas
 - (i) Any outdoor storage area shall not be located within the setbacks specified in Clause 5.2.4.
 - (ii) Any outdoor storage area, except those for the sale of vehicles, machinery, boats and caravans, shall be located behind the setbacks specified in Clause 5.2.3.

5.2.7 Landscaped areas

Updated 21 October 2013

- (a) Area and location of landscaping
The minimum percentage of the site to be set aside as a landscaped area shall be as follows:

Business 3B Zone (on sites on the opposite side of a road to a living zone):	5%
Business 3B Zone (area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street):	10%
Business 4, 6, and 8 Zones and Business 7 Zone excluding that area shown as hatched on Part 3, Appendix 12	10%
Business 5 Zone (excluding that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21), and that area of the Business 7 Zone shown as hatched on Part 3, Appendix 12:	7.5%
Business 4T (Sir William Pickering Drive) and 4P Zones:	20%
Business 4T (Tait Campus) Zone shown in Appendix 22, Part 3, Volume 3	30%

and

on sites, other than rear sites and sites within the Business 8 zone and sites within the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21), and sites within the Business 4T (Tait Campus) Zone covered by the Outline Development Plan (Part 3, Appendix 22(ii) and provisions in (vii) below, all required landscaping shall be located along the road frontage of the site. A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings and

- (i) In the Business 4P Zone
 - at least half of the required landscaping area shall be along the road frontage of Shands, Halswell Junction and Main South Roads except that where sites do not have frontage to these roads all the required landscaping shall be along any other road boundary; and
 - on sites with frontage to Shands, Halswell Junction and Main South Roads, a landscaping strip shall be provided with a minimum width of 12 metres along these road frontages.
- (ii) In the Business 4 Zone at Wrights Road as identified on the Outline Development Plan in Part 3, Appendix 20
 - A 3 metre wide landscape strip shall be located along the Wrights Road frontage of the site except across vehicle crossings;
 - A 3 metre wide landscape strip shall be located along the Jack Hinton Drive frontage of the site except across vehicle crossings;
 - Any solid fence along the Jack Hinton Drive frontage of the site shall not exceed 1m in height;
 - A 1.5 metre wide landscape strip shall be located along all the zone boundaries.

NOTE: Refer to Part 3, Rule 5.2.8, in respect of development being in accordance with the Outline Development Plan at Appendix 20.

- (iii) In the Business 4 Zone, sites with frontage to Ferry Road between Charlesworth Street and the Heathcote River bridge (at Ferrymead), the front 10m depth of the site shall be landscaped.
- (iv) On sites, or parts of sites, on the opposite side of a road to a living zone the landscaping strip shall have a minimum average width of 4.5 metres and a minimum width of 1.5 metres along the road frontage, except
 - across vehicle crossings; or
 - where the separating road has more than two lanes or is an arterial road; or
 - for service station canopies in the Business 3, 3B, 4, 4T, 4P, 5 and 6 zones, where the landscaping strip shall have a minimum average width of 3m and a minimum width of 1.5m along the road frontage.
- (v) On sites adjoining a living, cultural, open space, or conservation zone (except for sites within the Business 4 Zone at Wrights Road as shown on the Outline Development Plan in Part 3, Appendix 20):
 - at least half of the required landscaping shall be located along the zone boundary and;
 - provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary.
- (vi) In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any allotment that borders Tunnel Road shall include a landscaping strip with a minimum width of 10m, along the allotment boundary with Tunnel Road.
- (vii) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the frontage of Wigram Road, the future extension of Aidanfield Drive along the site's south-western boundary and the future Southern Motorway along the site's south-eastern boundary.
- (viii) In the Business 4T (Tait Campus) Zone, shown in Appendix (22), Part 3, Volume 3:
 - All of the setback from road boundaries and the landscape buffer areas along internal boundaries shall be landscaped excluding road or pedestrian crossings;
 - Provision of landscape areas and tree planting shall be in accordance with sub-clause (b) Trees below and in general accordance with the Green Network provisions of the Outline Development Plan (Tait Campus) shown in Appendix (22), Part 3, Volume 3, and the tree schedule, Volume 3, Part 3, Appendix 3.
- (ix) In the Business 7 Zone
 - at least half of the required landscaping area shall be located along the Living G (Awatea) Zone boundary and where landscaping is provided it shall be of a minimum depth of 4m along the zone boundary; and

- on sites with frontage to Halswell Junction Road, a landscaping strip shall be provided with a minimum width of 4m along this road frontage.
- (x) In the Business 4 zoned sites fronting Blakes Road at East Belfast a landscaping strip with a minimum width of 3m shall be provided along the site frontage opposite a living, conservation or open space zone except across vehicle crossings. The balance of landscaping required under rule 5.2.7(a) shall be located forward of the building frontage and along internal boundaries where these are visible from a public place.
- (xi) In the Business 8 Zone
 - a landscaping strip with a minimum width of 3 metres shall be provided along all road frontages apart from along Pound Road where the minimum width shall be 10m. The landscaping strip excludes vehicle crossings. The balance of the landscaping shall be located forward of the street-facing building line (apart from rear sites), and along internal boundaries where these are visible from a public place.
 - On sites with frontage to Pound Road and within the area identified as requiring specific landscape treatment in Appendix 18a or 18b, all landscape planting shall be in accordance with the relevant design in Appendix 18. Appendix 18a shall apply if realignment of Pound Road does not proceed. Appendix 18b shall apply if the realignment of Pound Road is implemented.
- (xii) In the Business 5 Zone on the land legally described as Lot 3 DP 49638 the existing line of eucalyptus trees along the south boundary of the site shall be retained within a 2m wide landscape strip.
- (xiii) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the minimum area set aside for landscaping and the planting to be undertaken shall be as provided for on that Outline Development Plan. Landscaping with a minimum width of 2.5m is still required along all road frontages.

Note:

The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

In the Business 8 Zone, the design of landscaping along the Pound Road frontage is subject to clause 14-20.18, with a portion of this frontage also subject to the specific landscape design shown in Appendix 18a and 18b.

(b) Trees

- (i) Sites with road frontages of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).
- (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
- (iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.
- (iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area
- (v) In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9), planting of trees and shrubs within the 10 metre landscaping strip adjacent to Tunnel Road shall be in accordance with the Landscape Plan and Plant Species List (contained within Part 3, Appendix 9) and :
 1. Shall have a minimum width of planting of 5 metres at any one point,
 2. At least 50% of plants shall be capable of reaching a minimum height at maturity of 1.5 metres, and;
 3. At least one tree per 10 metres will be capable of reaching a mature height of not less than 8 metres.
- (vi) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

Advice Note: Vegetation in close proximity to the transmission corridor is also subject to the Electricity (Hazards from Trees) Regulations 2003. Within the Business 8 Zone, where any trees are located within 18m of the centreline of the electricity transmission line shown on the Outline Development Plan in Part 3 Appendix 18, they should be species that have a maximum height of no more than 10m at maturity.

Vegetation to be planted within the transmission corridor shown on the Outline Development Plan for Sir James Wattie Drive in Appendix 21 should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulation 2003. To discuss works, including tree planting, near any electrical line, contact Transpower.

(c) Protection of trees and landscaping

- (i) Any trees required under Clause (b) above shall be located within a landscaping strip (see Clause (b)), or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (ii) No more than 10% of any landscaping strip (see Clause (a) and planting protection area shall be covered with any impervious surfaces.
- (iii) Landscaping strips or planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

(d) Maintenance of landscaping

- (i) Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.
- (ii) All landscaping established in accordance with the landscape plans shown in Appendix 18a or 18b, Part 3, and along the balance of Pound Road frontage in the Business 8 Zone, shall be irrigated for a minimum of 5 years from the time of planting.

5.2.8 Outline Development Plans

Updated 21 October 2013

- (a) Within the Business 4 Zone the development of land in the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line shall be in general accordance with the development plan contained in Appendix 5, Part 3.
 - (i) For (a) above, any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access, open space links and landscape buffers.
- (b) Within the Business 4 Zone the development of land in the area identified in the Outline Development Plan (Wigram) (Appendix 3T/1, Volume 3, Part 2) shall be in accordance with the following parts of the Outline Development Plan (Wigram):
 - i. Appendix 3U/1: Outline Development Plan
 - ii. Appendix 3U/2: Key Structuring Elements
 - iii. Appendix 3U/3: Layer Diagram - Green Network
 - iv. Appendix 3U/4: Layer Diagram - Movement Network
 - v. Appendix 3U/5: Layer Diagram - Blue Network
- (c) In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10, the development shall be in accordance with the development plan contained in Appendix 10, Part 3.
 - (i) Any development not in accordance with the development plan shall be a discretionary activity with the exercise of Council's discretion limited to internal road layout, site access, footpaths and amenity strips along road frontages, and stormwater disposal system.
- (d) Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the development of land shall be in general accordance with the Outline Development Plan, Landscape Plan and Plant Species List (contained within Part 3, Appendix 9) and shall ensure that:
 - (i) planting and the formation of legal public pedestrian/cycle access within the Landscape Area shall be completed and maintained as a condition of subdivision consent.
 - (ii) pedestrian and cycle access through the Landscape Area from the northern end of Kennaway Park roadway to the Heathcote River crossing shall be illuminated to a level between 2 and 10 lux to provide a safe and convenient access way.
- (e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) the development of land shall be in general accordance with the Outline Development Plan contained in Appendix 20, Part 3.
 - (i) Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's control limited to site access and/or landscape buffers.
- (f) Within the Business 4 Zone, shown on the Outline Development Plan in Appendix 22, Part 3, Volume 3, stormwater treatment and attenuation shall be carried out within the zone.

- (g) Within the Business 4T (Tait Campus) Zone, as shown on the Outline Development Plan in Appendix (22), Part 3, Volume 3, the development of land shall be in general accordance with the site layout, general building location, planting requirements, access points, location of internal circulation routes, stormwater management areas and any other requirements shown on the Outline Development Plan layer diagrams except where the matter is covered by a separate rule in the Plan as identified on the Outline Development Plan by a cross-reference to that rule. Any development not in general accordance with the Outline Development Plan will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply.
- (h) Within the Business 5 Zone the development of land in the area covered by the whole of the Outline Development Plan (Sir James Wattie Drive - Appendix 21) shall be in accordance with the site layout, landscape area, plant species, building colour shown on that Plan and shall ensure that:
- (i) planting within the landscape setback areas from Shands Road and Marshs Road shall be completed and maintained and legal public pedestrian/cycle access formed as a condition of subdivision consent.
 - (ii) any pedestrian and cycle access through or within the Outline Development Plan Area shall be illuminated to a level between 2 and 10 lux to provide for safe and convenient access;
 - (iii) the road and cycleway layout provides safe and convenient access to the surrounding road network and the public cycleway between Little River, Prebbleton and Hornby;
 - (iv) the finished colour of all buildings achieves the outcomes set out in the colour palette for the total height of all the walls over 8m which face directly or are generally parallel to Shands Road and Marshs Road and are located within that sector of the Outline Development Plan to which the colour palette applies; and
 - (v) the land is set aside for stormwater infiltration basins and swales in accordance with the Outline Development Plan and that these are designed to achieve an attractive finish and easily maintained grade.
 - (vi) Any third party development in the electricity transmission line corridor does not affect the ongoing operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects.
- (i) Any development not in accordance with Clause 5.2.8(h) will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply. An exception to this is where building and structures are proposed within 0-12m of either side of the centre line of a high voltage transmission line in which case such activities are non-complying activities.
- (h) Any development not in accordance with 5.2.8.(d) will be a restricted discretionary activity, with the exercise of the Council's discretion limited to the relevant matter(s) to which the development does not comply.
- (j) In the Business 7 Zone, the development of land shall be in accordance with the following parts of the Living G (Awatea) Outline Development Plan:
- (i) Outline Development Plan (Awatea) (Appendix 3T, Part 2);
 - (ii) Fixed Structural Elements Diagram (Appendix 3Ta, Part 2);
 - (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
 - (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
 - (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2);
 - (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).
- (k) Within the Business 8 Zone the development of land shall be in general accordance with the outline development plan contained in Appendix 18, Part 3. Any development not in general accordance with the outline development plan shall be a restricted discretionary activity, with the Council's discretion limited to:
- (i) access;
 - (ii) the amenity of adjoining living zones;
 - (iii) the location of convenience facilities;
 - (iv) the adequate provision of pedestrian and cycle connectivity, open space links;
 - (v) effects on the high voltage transmission line and landscape buffers. An exemption to this is where buildings and structures are proposed within 0-12m either side of the centreline of a high voltage transmission line and where such activities are non-complying activities.

Refer to critical standard 5.4.4

5.2.9 Height

Updated 21 October 2013

(a)	The maximum height of any building shall be:	
	Business 4 Zone (except the Business 4 Zone at Ferrymead)	15m
	Business 4 Zone at Ferrymead	11m
	Business 4T (Tait Campus) Zone shown in Appendix 22, Part 3, Volume 3 except that: (i) no building shall exceed 11m in height within 50m of the road boundary of the site with Stanleys Road and Wooldridge Road	15m
	Business 8 Zone (within 50m of a living zone boundary or Pound Road)	15m
	Business 8 Zone (in all other situations)	20m
(b)	In the Business 4 zoned land at Kennaway Park (being land bounded by Tunnel Road and Heathcote River, shown on the Outline Development Plan in Part 3, Appendix 9), the maximum height of any building shall be:	
	(i) Within 130m of the true right bank of the Heathcote River directly opposite the Living 2 located on the true left bank of the Heathcote River	11m
	(ii) Within 20m of the 10m wide Landscape Area that adjoins Tunnel Road the maximum height is to be calculated on a height distance ratio, increasing in height from 11m at the site boundary to 15m to 20m distance from the Tunnel Road boundary, as illustrated in the figure below.	
	(iii) In all other areas of the Kennaway site	15m

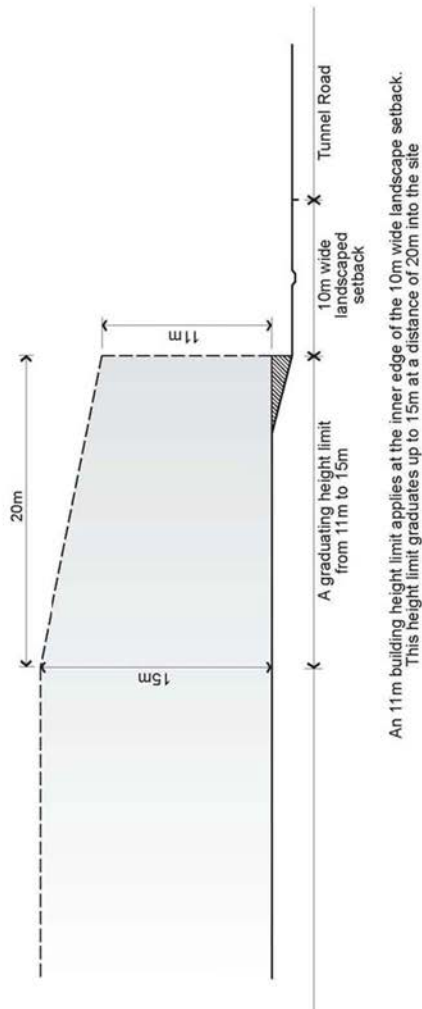
Note:

Under provision 5.2.9(b)(i) the area to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.

Under provision 5.2.9(b)(ii) the setback to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.

Note:

Under provision 5.4.5(a) the area to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.



5.2.10 Building reflectivity

Updated 15 March 2010

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any building walls or outdoor advertising adjacent to and facing either Tunnel Road or the Heathcote River that are painted or powder coated shall be in colour with a reflectivity of no more than 35%.

5.2.11 Reverse Sensitivity

Updated 15 March 2010

In the Business 4 land shown as Kennaway Park (being land bounded by Tunnel Road, and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any office or showroom windows within 100 metres of the true right bank of the Heathcote River shall be of a type that cannot be opened.

5.2.12 Residential Activity

Updated 15 March 2010

In the Business 4 zoned land at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) there shall be no residential units as a permitted activity on site.

5.2.13 Hours of Operation: Service Deliveries - Business 4 zoned sites fronting Blakes Road at East Belfast

Updated 12 March 2012

For Business 4 zoned sites fronting Blakes Road no service deliveries shall occur on site between the hours of 10.00pm to 7.00am.

5.2.14 Design and amenity for development in the Business 4T (Tait Campus), 7 and 8 Zone

Updated 21 October 2013

The erection of new buildings and additions to existing buildings shall be a controlled activity, with the exercise of the Council's control limited to the design and amenity of the site and development thereon in the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 22, all of the Business 7 Zone and on sites which have frontage to Pound Road in the Business 8 Zone.

5.2.15 Waterbodies and Birdstrike risk

Updated 21 October 2013

In the Business 5 Zone at Sir James Wattie Drive, Business 4 and 4T (Tait Campus) Zone shown in Appendix 22, Part 3, Volume 3, and Business 8 zones, because of the bird strike risk for Christchurch International Airport there shall be no creation of waterbodies, except for stormwater facilities for the disposal and/or treatment of stormwater. Any stormwater facilities must be designed, operated and managed (including the margins and plantings) to avoid attracting bird species which constitute a hazard to aircraft. The stormwater system shall be certified by a suitably qualified person to the following standards:

- The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft;
- Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;
- Rapid soakage overflow chambers in sufficient numbers and with sufficient capacity to minimise any ponding of stormwater outside the infiltration basin areas;
- The use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds;
- Basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds;

Any proposal that does not comply with this provision shall be limited notified to Christchurch International Airport Limited.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

5.3 Community standards - Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones

Updated 15 October 2012

5.3.1 Retail activities

Updated 21 October 2013

Business 3 Zone

- (a) Any retail activity undertaken from a site shall only consist of one or more of the following:
- (i) the display and sale of goods produced, processed or stored on the site, and ancillary products, up to 20% of the net floor area on the site used to produce, process or store those goods, or 350m² retail floorspace, whichever is the lesser;
 - (ii) yard-based suppliers.
 - (iii) trade suppliers.
 - (iv) second hand goods outlets.
 - (v) food and beverage outlets.
 - (vi) service stations.

Business 3B, 4 and 8 Zones

Note: additional information to assist users in applying rules (b), (c) and (d) below may be found in an Information Booklet provided by the Council.

- (b) Any retail activity shall only consist of one or more of the following:
- (i) yard based suppliers.
 - (ii) trade suppliers.

- (iii) second hand goods outlets.
- (iv) food and beverage outlets.
- (v) retail activities (other than those specified in (i) to (iv) above), which comprise either:
 - a single tenancy ; or
 - a group of tenancies sharing vehicle access and/or parking;
 - and which comprise no more than 2000m² of gross leasable floor area.

For the purpose of this rule, 'tenancy' shall mean one retail activity occupancy created by freehold, leasehold, license or any other arrangement to occupy.

- (c) Notwithstanding compliance with (b) above, retail activities will be discretionary activities where the aggregate gross leasable floor area of:

- the proposed retail activity; plus
- any other existing or approved retail floorspace, of which some part of the site is located within 200 metres of any part of the proposed development site; exceeds 3000m²

provided that:

- (i) this clause shall not apply to proposed retail activities that are allowed by (b)(i) to (iv) above, nor to:
 - the display and sale of goods produced, processed or stored on the premises (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m² retail floorspace, whichever is lesser.
 - pharmacies contained within the structure of a health facility, up to 20% of the net floor area of the balance of the facility or 350m², whichever is lesser.
- (ii) any existing or approved retail activity on a site wholly or partly within 200 metres of the proposed development site shall be excluded from assessment of the gross leasable floor area where:
 - it consists of an activity allowed by clause b(i) to (iv) above, or listed in (c)(i) above.
 - it is located wholly or partly within a Central City Business Zone, B2 Zone or contiguous B2/B1 Zone, and any part of the development site is within 50 metres of a Central City, B2 or contiguous B2/B1 Zone, and any intervening land is zoned B3B, B4, Special Purpose (Road) or Special Purpose (Rail) Zone.

Note: refer to Appendix 2 diagrams and clause (d) below to assist in interpreting clause (c).

- (d) For the purpose for applying (c) above:

- (i) existing and approved retail floorspace information is to be obtained from the Council.

Note: the applicant may choose to verify that information through additional site survey work.

- (ii) where:

- a person/applicant (A) obtains retail floorspace information from the Council; and
- another retail application (B) (for resource consent (including Certificate of Compliance) or building consent) is granted within the 200 metre threshold, which causes the information obtained by applicant (A) to become outdated;
- then the additional retail floorspace proposed by (B) and any consequential breach of rule 5.3.1(c) above by applicant (A) will be required to be included and assessed by applicant (A), even if their application has already been lodged.

- (iii) the term 'contiguous B2/B1 Zones' shall mean that two zones are adjacent, or separated only by a Special Purpose (Road) Zone.

- (iv) the term 'site' and 'development site' shall mean subclauses 1 to 3 under the definition of 'site' in Part 1 of Volume 3.

- (v) the term 'approved' shall include any retail activity for which resource consent (including Certificate of Compliance) or building consent has been granted;

provided that the application of this term:

- shall not include retail activity for which resource consent (including Certificate of Compliance) or building consent has been granted, but which has since been cancelled, or which has lapsed and for which no application has been made within applicable statutory time frames to extend the time in which to give effect to it; and
- shall not include retail activity for which building consent has been granted but which cannot be given effect to because resource consent for the retail activity is required and has not been obtained; and
- in those situations where more than one application has been made for a retail activity on the same part of a site and no construction progress has been made toward giving effect to any of the proposals, shall only consider the largest floorspace for which resource consent (including Certificate of Compliance) or building consent has been granted.

Business 4P, 4T (Tait Campus), 5, 6 and 7 Zones.

- (e) Any retail activity undertaken from a site shall only consist of the display and sale of goods produced or processed or stored on the site (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m² retail floorspace, whichever is the lesser.
- (f) Community Standard 5.3.1 clauses (a) to (d) above do not apply to the B4 zoned site at 2 Waterman Place, where retail activities on the site shall be limited to a maximum gross leasable floor area of 6,500m², provided that such retail activity shall occur at ground level only.
- (g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) provision is made for a single food and beverage outlet of 150m².
- (h) Community Standards 5.3.1, clauses (e) - (g) above do not apply to the B4T (Tait Campus) zone, as shown in Volume 3, Part 3, Appendix 22, but provision is made within the zone for food beverage outlets open to the public limited to a maximum of 600m² in total gross leasable floor area across the entire zone, with no one outlet being larger than 200m².

5.3.2 Residential units

Updated 15 October 2012

With the exception of the B4 zoned site at 2 Waterman Place, there shall be no more than one residential unit in association with any established business activity.

Residential activities within the B4 zoned site at 2 Waterman Place, shall also comply with the Living Zones (Part 2) clauses 4.2.8 to 4.2.11 inclusive. Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

With the exception of the B4 zoned site at 2 Waterman Place, any residential unit shall be for the purposes of security or management of the business activity on the site.

5.3.3 Offices

Updated 21 October 2013

In any zone, other than the Business 3B, 4, 4T, and 8 zone, any office shall be in association with and ancillary to a business activity on the same site; except that

- (ii) In the Business 4T Zone (Tait Campus), as shown in Part 3, Appendix 23, any office use shall be in association with a high technology industrial activity (as defined in Volume 3, Part 1).
- (iii) In the Business 4 Zone at 6 Stanleys Road, as shown in Part 3, Appendix 22(i), any office shall be in association with and ancillary to a business activity on the same site or within the adjacent Business 4T (Tait Campus) Zone.

This clause shall not apply to bank ATM facilities.

5.3.4 Roading and access

Updated 15 October 2012

- (a) In the Business 4P Zone, the development of land shall be based upon an internal road with up to two road access points onto Halswell Junction Road and not more than one on to Shands Road.
- (b) In the Business 4 Zone access to Deans Avenue shall be limited to Lester Lane, which is to be to be realigned between 100m and 110m from the intersection of Moorhouse and Deans Avenues as shown in Appendix 5, Part 3.
- (c) In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10, the development shall be in accordance with the provisions of the outline development plan requiring that there shall be:

- (i) No more than two road access points from the Musgroves site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.
- (ii) Road access points between the parameters specified in the Part 3, Appendix 10 development plan.
- (iii) No road frontage / direct vehicle access to Wigram Road or Aidanfield Drive extension from any property within the site.
- (iv) An intersection of Wigram Road and the internal site road incorporating:
 - separate left and right turn lanes to and from the site designed in accordance with Appendix 10, page 3 diagram,
 - allowance for possible future bus stop facilities;
 provided that
 - the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity establishing on the site prior to subdivision consent, and
 - all intersection improvements and internal roading and footpath works shall be carried out at the cost of the developer or their successor/s in title.
- (v) An internal site road connecting the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.
- (vi) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.
- (vii) Other than as provided for under (v) above, no cul de sacs within the site longer than 150 metres.
- (viii) Footpaths and amenity strips provided along Wigram Road, Aidanfield Drive extension and internal road frontages.
- (d) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), access to Wrights Road shall be limited to two access points, and those access points are to be separated by a minimum distance of 50m and set back at least 25m from the intersection of Jack Hinton Drive and Wrights Road.
- (e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), any access to Jack Hinton Drive shall be set back at least 15m from the intersection of Jack Hinton Drive and Wrights Road.
- (f) In the Business 8 Zone there shall be no vehicular access from individual sites directly onto Pound Road, or onto Brixton, Wilson, or Mortlake Streets.

5.3.5 Site Contamination and Landfill Gas

Updated 21 October 2013

The construction of any building involving human occupancy in the Business 4 and Business 4T (Tait Campus) Zones shown in Appendix 22, Part 3, Volume 3, and the Business 7 Zone shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remedial action.

Note 1:

Investigation of individual building lots should be carried out in accordance with the Ministry for the Environment's Contaminated Land Management guidelines or any relevant National Environmental Standard for assessing and managing contaminants in and on land. An investigation shall also be carried out to evaluate the extent and potential effects of landfill gas to the health and safety of occupiers of the site and of other land. These investigations shall be carried out by persons with recognised expertise and experience.

In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, or to manage effects on occupiers of other land, such measures should be undertaken and recorded, copies of the investigation and remediation/site management reports should accompany the resource consent application.

Note 2: This clause does not apply where soil contamination has been investigated by way of subdivision consent application in accordance with Clause 20.4.9 Site Contamination.

5.4 Critical standards - Business 4, 4T, 5, 7 and 8 Zones

Updated 15 October 2012 (Plan Change 73)

5.4.1 Groundwater protection

Updated 15 October 2012

- (a) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the Group 2 standards for hazardous substances under Schedule 2 of Part 11, Section 3, shall apply.
- (b) in the Business 7 Zone, Phase 1 composting shall not be permitted, where Phase 1 composting is described as involving the preparation of compost from raw materials (animal manure and plant matter with added nutrients and water) until the compost is a chocolate brown colour with soft, pliable straws, with moisture content of 72-78%.
- (c) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the Group 3 standards for hazardous substances under Schedule 2 of Part 11, Clause 3.3 shall apply.

Note: The provisions of the Natural Resources Regional Plan (NRRP) prepared by the Canterbury Regional Council are also of direct relevance to managing groundwater and proposals will also need to comply with the standards contained in the NRRP or resource consent obtained.

It should also be noted that the Business 8 zone is subject to the Group 3 standards for hazardous substances under schedule 2 of Part 11, Section 3 that have been designed to ensure groundwater is adequately protected.

5.4.2 Wastewater discharge

Updated 15 October 2012

- (a) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09L/s/ha (litres/second/hectare).
- (b) For all development in the Business 7 Zone, provision shall be made for the disposal of waste water via the Christchurch City Council reticulated waste water system.
- (c) Within the Business 5 Zone on the land legally described as Lot 3 DP 49632 (CT 263702) trade waste and stormwater disposal is constrained to a daily average sewerage flow not exceeding 0.091/s ha (litres/seconds/hectare).
- (d) In the Business 8 Zone, trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09L/s/ha and the average daily sewage discharge from the entire 114 ha Business 8 Zone shall be less than or equal to 863m³/day.
- (e) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) business activities shall be a non-complying activity where:
 - (i) the total volume of wastewater from the block will exceed a daily average sewage flow of 0.09 l/s/ha (litres/second/hectare); and
 - (ii) until local sewerage capacity is increased, the total volume of wastewater from the block will exceed a daily average sewage flow of 1000 litres/day/ha.

5.4.3 Stormwater discharge

Updated 15 March 2010

In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Volume 3, Part 3, Appendix 10, stormwater disposal shall be based on a first flush treatment and detention basin system designed in accordance with the development plan shown in Part 3, Appendix 10.

5.4.4 Heathcote River Setback

Updated 15 March 2010

Within Landscape Area on Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) there shall be no erection of buildings or fences, display of outdoor advertisements, parking of vehicles or use for any purpose other than landscaping, passive recreation, or ecological enhancement.

5.4.5 Business 4 (Kennaway Park) and Business 4 and 4T (Tait Campus) Zones - Road Improvements

Updated 21 October 2013

(i) Business 4 (Kennaway Park)

Not more than 10 hectares (excluding roads) of the Business 4 zoned land known as Kennaway Park (being land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) may be used for commercial or industrial purposes until:

- (a) The intersection of Kennaway Road and Chapmans Road is upgraded to provide dedicated right turn bays that provide two approach lanes on the minor arm that are continuous for a length of no less than 35 metres, and
- (b) The section of Cumnor Terrace linking Chapmans Road and Maunsell Street is upgraded to provide a central median to provide for the safe turning movements of heavy vehicles and to provide adequate sealed carriageway space for the safe movement of general traffic and cyclists.

(ii) Business 4T (Tait Campus) shown in Appendix 22, Part 3, Volume 3

- (a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, any development resulting in more than 10,000m² of gross floor area within the area covered by the Outline Development Plan shall be a non-complying activity until the Wairakei/Woolldridge Roads intersection improvements have been carried out;

Note: The extent of the developer's contribution to the costs of Wairakei/Woolldridge Roads intersection upgrading will be agreed with the Council in accordance with the Council Development Contribution Policy, which may include a Private Developer Agreement.

In addition:

- (c) There shall be two main vehicle access points to the Business 4T zoned part of the site. These access points shall be located on Woolldridge Road as indicated in Appendix 22;
 - (d) Upon the creation of vehicle access from the site to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided (as agreed with the Council) at the cost of the developer or their successor/s in title;
 - (e) Two secondary access points, designed as 'low volume service access', may be provided to the Business 4T zoned part of the site from Stanleys Road in the general locations indicated on the Outline Development Plan and shall be accompanied by a capacity improvement scheme addressing and providing for a left turn lane for the Stanleys/Harewood Roads intersection, that shall be carried out (as agreed with the Council) at the cost of the developer or their successor/s in title;
 - (f) Footpaths along the Business 4T Zone frontage to Woolldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Woolldridge Road with the bus stop shall be provided when the vehicle access points are formed; and
 - (g) All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.
- (iii) In the Business 4 zone shown in Appendix 22, Part 3, Volume 3 a footpath along the Business 4 road frontage shall be provided at the cost of the developer or their successor/s in title. The amount of contribution to the costs of footpath extension to link the site with Wairakei Road shall be agreed with the Council and the developer/s of the Business 4T (Tait Campus) Zone.

5.4.6 Height

Updated 15 October 2012

The maximum height of any building shall be:

Business 4 Zone (except the Business 4 Zone at Ferrymead and Heathcote)	20m
Business 4 Zone at Ferrymead and Heathcote	15m
Business 5 Zone, within the area covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21)	20m
Business 8 Zone (within 50m of a living zone boundary or Pound Road)	20m
Business 7 Zone, excluding the area shown as hatched on Part 3 Appendix 12 for mushroom farming	15m

5.4.7 Noise Sensitive Activities

Updated 21 October 2013

In the Business 4 and 4T (Tait Campus) Zones as shown in Part 3, Appendix 22 and the Business 8 Zone no noise sensitive activities are permitted within the Ldn 50 dBA air noise contour as shown in Variation 4 to Change 1 of the Regional Policy Statement. Noise sensitive activities are:

- Residential activities, including custodial units for the management or security of any business activity;
- Education activities including pre-school places or premises, but not including trade training or other industry related training facilities;
- Travellers accommodation;
- Hospitals, healthcare facilities and any elderly persons housing or complex.

5.4.8 Development Plan - Business 7

Updated 11 July 2011

Notwithstanding Rule 5.2.8, any development in the Business 7 Zone not in accordance with the Fixed Structural Elements Layer Diagram (Appendix 3Ta, Part 2), shall be a non-complying activity.

5.4.9 Outline Development Plan (Sir James Wattie Drive - Appendix 21) - Roading Improvements

Updated 16 July 2012

Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary any development within the area covered by the Outline Development Plan - Sir James Wattie Drive - Appendix 21 shall be a non-complying activity until the intersection of Shands Road - Sir James Wattie Drive is upgraded by way of a roundabout or traffic lights the layout and design of the intersection shall be agreed with the City Council.

Reference to other community standards

Updated 22 July 2006

Ecological heritage sites

(refer Part 4, Clause 2)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Reference to other critical standards

Updated 16 July 2012

Electricity Transmission Line Corridor
(refer Part 9, Clause 4)

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

6.0 Assessment matters for resource consents

6.1 General

Updated 16 November 2009

6.1.1

Updated 16 November 2009

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

6.1.2

Updated 16 November 2009

In addition to the matters covered in 6.1.1 above, the Council shall also apply the relevant assessment matters set out in Clauses 6.2-6.4 below.

6.2 Business 2P zones - Fendalton, Linwood, Shirley, and St Martins

Updated 11 April 2012

- (a) Where any activity does not comply with a rule of the Business 2 or Living 2 zones that applies to that activity, the Council shall have regard to the respective assessment matters that apply to that rule.
- (b) Whether the residential amenities of living zones adjacent to, or across a road from, the Business 2P zone are respected and protected from;
 - the visual impact of large buildings, buildings with long unbroken walls and roofs or without sufficient small scale design elements that reflect the scale of design elements common in residential areas, and conspicuous building colour and outdoor advertising;
 - the loss of privacy and the effects of vehicle lights where relatively high levels of activity occur above ground level; and
 - the noise and nuisance effects of outdoor activities, that differs significantly from the effects that would otherwise occur in the living zones.
- (c) Whether landscape design and planting will adequately mitigate the effects arising from activities on living zones that differ significantly from the effects that would otherwise occur in living zones.
- (d) The extent to which any development accords with the Outline Development Plan (St Martins) contained in Volume 3, Part 3, Appendix 19.
- (e) The effect of any reduction in landscaping and screening on the visibility of car park areas from residential properties adjoining the St Martins Business 2P Zone.
- (f) Within the Business 2P (St Martins) Zone, the adequacy and location of vehicle access points in relation to other parking, vehicle access points and the road network in the locality, and in relation to the nature and scale of any activities proposed.

6.3 Business 1 and 2 Zones

Updated 16 November 2009

6.3.1 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

- (a) The visual impacts on adjoining living zones.
- (b) The extent of overshadowing and impact on the outdoor living spaces or main living areas of residential buildings.
- (c) The extent and quality of any landscaping proposed to mitigate any impacts of the building scale.
- (d) The extent and effect of any shadowing on the public enjoyment and amenity of New Brighton Mall and adjacent buildings arising from any proposed building or alteration to a building.
- (e) The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
- (f) The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

6.3.2 Separation from neighbours

Updated 16 November 2009

- (a) The use of any intervening space between the residential property and buildings in the business zone and its likely effects on properties in the living zone.
- (b) The extent and quality of any landscaping proposed.
- (c) Any adverse effects on any public space or recreation areas.
- (d) The visual impact of proposed buildings as seen from any residential property.
- (e) The relative size of the building which encroaches into the setback area required.

6.3.3 Visual amenity

Updated 12 November 2012

- (a) The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities.
- (b) The type and volume of materials or goods that are stored in any outdoor storage area.
- (c) The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space.
- (d) Within the Business 2 (Styx Centre only) the extent to which the existing tree shelterbelts located along Main North Road and Radcliffe Road can be incorporated into the design of the District Centre, having regard to the health of the trees, site visibility considerations (including providing visual connectivity to the existing Northwood Supa Centa) and/or provision of appropriate alternative landscape concept designs and activation of the road frontages.
- (e) For sites within the Business 2 zone in Central New Brighton:

Any proposal shall be assessed against the extent and quality to which the development addresses the following principles:

1. Buildings with commercial activity on the ground level should be built up to the New Brighton Mall and Marine Parade boundaries, except where necessary to provide pedestrian access to rear carparking areas. Minor modulations and setbacks, such as recessed pedestrian entrances and windows, are acceptable to provide architectural interest provided the overall continuity of the street frontage is not compromised.
2. Active frontages should be provided at the ground level and should address the immediate boundary with New Brighton Mall (ie. retail/food and beverage).
3. Through-site pedestrian links should be provided where these result in benefit to pedestrians by avoiding long distances around city blocks.
4. Where buildings are taller than 20 metres any potential adverse wind effects on the surrounding area should be assessed and remedied. Adverse wind effects should be avoided or otherwise minimised through on-site design, for example by the massing and form of the building(s).
5. Verandas should be provided along retail and entertainment street frontages to provide weather protection for pedestrians.
6. Residential activities developed along New Brighton Mall should recognise it as a primary frontage and be designed to promote its use, safety and vitality.

In addition to these assessment matters, all the assessment matters contained in Part 2, Clause 13.2.7(c) and (d) shall also apply, as applicable.

6.3.4 Building development and redevelopment

Updated 16 November 2009

- (a) The location of activities with regard to public use and convenience.
- (b) The relationship of parking access and manoeuvring areas in respect to safety of pedestrians, the location and safety of access points.
- (c) The provision made for the safety and security of users of the centre, particularly at night.
- (d) The visual appearance and attractiveness of the development, particularly as a pedestrian environment.
- (e) The relationship of the development with any open space areas, within or adjoining the centre, and the accessibility of any public facilities such as crèches, libraries and public conveniences.
- (f) Any adverse effects of building or parking areas/access points on adjoining living zones.
- (g) The extent and quality of landscaping required and the effectiveness of proposed planting and trees in screening carparking areas and buildings from adjoining residences.
- (h) For Ferrymead, the following assessment matters are limited in their application to only that component of the Ferrymead district centre that is subject to development or redevelopment:
 - (i) The extent to which the development facilitates safe and direct pedestrian walkways, cycleways, vehicular access, and pedestrian access to public transport, both within and adjoining the site;
 - (ii) The extent to which trees or landscaping contributes to the amenity both within the site and surrounding environment;
 - (iii) The relationship and linkages (both physical and visual) of the development with any open space areas within or adjoining the site, particularly integration with the Estuary and Charlesworth Reserve;
 - (iv) The degree to which the development provides for residential, commercial services, community facilities and publicly accessible open space; and
 - (v) The extent to which buildings relate to the street, accessways and publicly accessible areas.

6.3.5 Street scene

Updated 16 November 2009

- (a) The visual relationship of the building to adjoining buildings, and others in the vicinity.
- (b) In the Sydenham district centre Business 2 Zone, the use to be made of the proposed setback.
- (c) In the Sydenham district centre Business 2 Zone, any effect on the visual impression of the streetscape and "sense of enclosure".
- (d) In the Sydenham district centre Business 2 Zone, the effect on the traditional "mainstreet" character of the shopping centre.
- (e) Any adverse effects on traffic movements, both vehicle and pedestrian.
- (f) The visual impact on the street scene and/or adjacent living zones of any building without display windows.
- (g) For Ferrymead, the effect of reducing the standard, taking into account such factors as pedestrian safety, street planting, pedestrian and transport integration with adjacent sites, and the orientation of buildings on adjoining sites.
- (h) For Ferrymead, the extent to which the reduced setback is comparable with the existing built form in the vicinity.

6.3.6 Special Provision - Linwood (Eastgate)

Updated 16 November 2009

- (a) Any adverse effects created by increased traffic or changed traffic patterns arising from development beyond the floor area limit, particularly on the Linwood Avenue/Aldwins Road/Buckleys Road intersection.

6.3.7 Height

Updated 16 November 2009

- (a) Any adverse effects of height on any adjoining residential properties in living zones, taking account of the bulk of the building.
- (b) The design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed to reduce the visual impact of building height and scale.
- (c) The relevance of, and extent to which, the additional building height may allow better use of the existing site and obviate any need for external expansion.
- (d) The extent of that portion of the building which exceeds the height limit and its effect on sunlight admission to any living zone property.
- (e) The extent to which that part of the building exceeds the height standard is set back from any living zone boundaries.
- (f) For Ferrymead, the extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.

6.3.8 Site Density

Updated 16 November 2009

- (a) The impacts of any increase over the specified site density with respect to the adverse effects, if any, of proposed building scale and coverage on any adjoining living zone.
- (b) Any adverse impacts in terms of parking demand and access to the site.
- (c) The adequacy of landscaping provision on the site.
- (d) The ability to provide for public space whether under cover or external to buildings.
- (e) Whether there is greater opportunity to provide for the rationalisation and better design of the shopping centre.

6.3.9 Special provisions - Fendalton Mall

Updated 16 November 2009

The visual impacts of any removal or reduction of the landscaping or of existing trees, with respect to the outlook for adjoining residents or from Memorial Avenue.

6.3.10 Special provision - Papanui

Updated 16 November 2009

- (a) Any likely adverse effects created by the additional traffic generated on the surrounding road network as a result of the further development of activities in this part of this B2 zone.
- (b) The adequacy and location of any parking provision and access points in relation to other parking, access points, and the road network in the locality, and in relation to the nature and scale of any activities proposed.

6.3.11 Special provision - Ferrymead

Updated 16 November 2009

- (a) The extent to which any development accords with the Outline Development Plan (Ferrymead) contained in Volume 3, Part 3, Appendix 16.
- (b) Any adverse effects created by increased vehicular traffic from the development beyond the retail floor area limit on the adjoining road network, including both access and the wider network.
- (c) The extent to which retail activity above ground floor level creates a potential for over-intensification of the site, decreases the ability to achieve a variety of activities on-site or compromises development of the zone as shown in the Outline Development Plan (Ferrymead) contained in Volume 3, Part 3, Appendix 16.
- (d) The extent to which development increases the pedestrian permeability within the site and increases traffic integration with adjoining sites.
- (e) The degree to which the development incorporates residential, commercial service, community facilities, and public aspects (i.e., access, gathering areas and landscaping).
- (f) The degree to which the activity within the development contributes to mix uses.
- (g) Any reduction in the linkages with the Estuary, Heathcote River, Charlesworth Reserve and the Port Hills.
- (h) The degree to which the development enhances on-site open space and integrates with adjoining ecological and landscape areas, including but not limited to Charlesworth Reserve.
- (i) Those matters stated in Clause 6.5.4(h).

6.3.12 Special Provision - Design and Appearance Business 1 Zone at East Belfast

Updated 12 March 2012

- a) Any development in the Business 1 Zone at East Belfast shall be assessed against the following criteria:

Site Configuration and Access

- b) The development should be planned and designed in an integrated manner to avoid or mitigate adverse visual, noise and traffic effects on residential properties adjoining Blakes Road and opposite the Business 1 Zone.
- c) The main buildings should generally be parallel to the adjoining roads in order to address the street frontage(s) and to enable parking and storage to be located at the rear of the site.
- d) Outdoor storage should be screened from view from Blakes Road and residential areas either by the configuration of buildings or by fencing.
- e) Vehicle access shall be provided through the site, linking the two streets and ensuring the safe and efficient movement of pedestrians, cyclists and vehicles and connections to key routes nearby.
- f) Development should be designed to minimise the number of service and vehicle accessways from Blakes Road to reinforce pedestrian priority along the footpath and within the site.
- g) Direct pedestrian pathways should be provided from footpaths on adjoining and abutting roads (and from any bus stop along the frontage) to principal entrances to the building(s), and which avoids crossing parking areas.
- h) Cycle racks should be provided at convenient locations.

Activity Mix

- i) The development should comprise a mix of small tenancies that will provide for the day-to-day retail needs of residents.
- j) The main entrance to any above ground level residential dwelling should be provided separately from the entrance to the ground floor tenancies and be clearly identifiable and well articulated.

Building Design and Appearance

- k) When viewed from any public space buildings should create visual interest through roof form, openings, and variation, and should avoid any continuous flat or blank building frontages to the public space. Architectural design and detailing should ensure that the development becomes a valued centrepiece (i.e. a local centre) for its local community.
- l) Building design should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, display frontages and balconies fronting onto the adjoining roads and any other public spaces, with priority to be given to the Blakes Road frontage. Extensive blank walls facing the street should be avoided, particularly at ground level.

- m) The design of new buildings and structures should emphasise and celebrate the corner of Blakes Road and adjoining business zone road.
- n) Canopies should be provided along the Blakes Road frontage of the building (as a minimum) and at other locations to provide for dry access to the main entry points.
- o) Signage should be located on the building(s) as much as possible and should be designed to integrate with the building and site design.

Landscaping and Fencing

- p) Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development. Larger vegetation is encouraged along the boundary with business zoned properties.
- q) The style and materials used for any walls or fences forward of the front face of a building should relate directly to the buildings style and materials.
- r) Fences and landscaping along the road boundary should not obstruct ground level views, especially fences forward of the front face of a building, which should be low and allow open views of business frontages.

6.3.13 Special provision - residential and retail activity in the Business 1 Zone, East Belfast

Updated 12 March 2012

- (i) When considering residential activity, specifically entranceway access and internal circulation arrangements, carparking and garaging:
 - a) The development should integrate with existing development in the Business 1 Zone.
 - b) Open carparking and enclosed garages should be located behind or beneath buildings such that it is not visually dominant from the street.
 - c) Open carports and freestanding garages should not be used.
 - d) The form, amenity and function of the Business 1 zoned land as a comprehensive, mixed use local centre development should not be compromised by the scale, extent or design of residential activities.
- (ii) When considering the gross leasable floor area of retail activities:
 - (a) The extent to which the local centre will remain dominated by small scale retail shops and service activities.
 - (b) The potential for strategic and/or retail distributional effects on existing commercial centres.
 - (c) Any adverse effects created by increased vehicular traffic from the development on the adjoining road network.
 - (d) Any adverse effects on the amenity of neighbouring residential properties.
 - (e) The extent to which the matters in 6.5.12 have been considered.

6.3.14 Residential activities- Outline Development Plan (Awatea)

Updated 11 July 2011

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraints
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- (e) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

6.3.15 Design and amenity for development in the Business 1 Zone - Outline Development Plan (Awatea)

Updated 11 July 2011

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the locations of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

6.3.16 Design and amenity for development in the Business 1 and Community Footprint Area - Outline Development Plan (Halswell West)(Appendix 3W and 3W(a), Part 2) and in the Business 1 Commercial Area on Master Plan (Highsted) (Appendix 3Z)

Updated 06 December 2013

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.
- (h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rain gardens and swales.

6.3.17 Residential Activities - Outline Development Plan (Halswell West) and Master Plan (Highsted)

Updated 06 December 2013

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint.
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- (e) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

6.3.18 Contamination and landfill gas

Updated 11 July 2011

Where contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of occupiers of the site or of other land:

- The risk to health and safety of any persons.
- Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- Suitability of remedial and/or site management measures to ensure the protection of ground water quality and sediment control during the remediation

6.3.19 Development Plan Living 3 and Business 1 Zones, St Albans

Updated 30 April 2011

For activities not in accordance with the development plan contained in Part 3, Appendix 14:

- The extent to which comprehensive, mixed use development would continue to be achieved
- The nature and degree of any adverse effects caused by proposals not in accordance with the development plan.
- The ability of the proposals to any other existing development within the block.
- The relationship of proposals to any other existing development within the block.
- Whether the scale and nature of development is consistent with that anticipated for a local centre.

In relation to urban design and appearance including facade modulation, the following:

- Generally blank facades or flat elevations devoid of relief should be avoided, particularly on street and open space frontages.
- Buildings facing streets should be articulated to provide visual interest and depth
- Building frontages at ground level should encourage interaction with the street or open spaces, to provide visual interest and enhance public safety, including maximising use of doors, windows and balconies.
- Buildings should be orientated towards the street or internal accessways and entrances should be clearly identifiable and accessible.
- The design of vehicle entrances and accessways should recognise the relationship between vehicles, pedestrians and cyclist and reinforce pedestrian priority, particularly in terms of materials sightlines and location of accesses.
- Car parking and garaging should be located behind or beneath buildings such that it is not visually dominant from the street.
- Buildings should have a rhythm, scale and proportion to address the streetscape and to ensure sufficient relief on larger facade elements.
- Materials expression should ensure cohesion and consistency throughout the development and reflect its predominantly residential character.
- Fenestration should consider outlook and privacy.

In relation to open space between buildings the following:

- Buildings should encourage overlooking of streets and open spaces to improve safety.
- Design, size and location of open space should reflect the character and scale of surrounding buildings.
- The extent to which comprehensive design has led to greater utility of open space provision than would be the case with piecemeal development.
- Landscape treatment including lighting of open space (landscape plan) with regard to safety, boundary treatment, streetscape and planting.
- Interaction between open space and circulation patterns.
- Interaction between open space and buildings with regard to outlook, views and privacy for residents.
- Integration of stormwater treatment within open space with regard to visual amenity.

When considering the concept plan required as part the first development within the development plan area:

- The extent to which the lack of concept plan, or the lack of detail provided, undermines the ability for the site to be developed comprehensively and in an integrated manner.
- The extent to which the nature and extent of future development can be integrated with existing development within the block

When considering additional floor areas or tenancy areas:

- (a) The effects of any larger floor space for non-residential activity on other centres particularly district centres.
- (b) Any effects in terms of traffic generation and access.
- (c) The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the Living 3 zone.
- (d) The extent to which the form, amenity and function of this Business 1 zoned area as a local centre would be maintained.

6.3.20 Design and amenity for development in the Business 1 Zone and Mixed Use area - Outline Development Plan (North West Belfast) - Part 2, Appendix 3X

Updated 14 May 2012

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

6.3.21 Special Provision - Styx Centre Concept Plan

Updated 12 November 2012

The extent to which a concept plan (or variation) addresses the matters identified under Rule 3.4.17 and provides sufficient level of detail to establish an overall vision for the development of the site.

6.3.22 Special Provision - Styx Centre Building Development and Redevelopment

Updated 12 November 2012

The extent to which:

- a) the provision of a road and footpath network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists;
- b) building and landscape design and location of activities maximise public safety, including consideration of Crime Prevention Through Environmental Design principles;
- c) the building frontages located adjacent to Radcliffe Road, North /South Main Street, on corners and public open spaces avoid continuous building lengths and provide active ground level facades and articulation of built form. This includes locating loading spaces and storage areas at the rear or within buildings;

- d) the building facades located adjacent to the Styx River avoid continuous building lengths, provide articulation of built form and visual integration with the Styx River and reflects the natural character and values of the Styx River and its margins.
- e) the building frontages located adjacent to Main North Road avoid continuous building lengths and provide articulation of built form.
- f) buildings relate to and spatially contain the internal streets, accessways and publicly accessible open spaces;
- g) provision of upper storeys along internal streets, on key corners and publicly accessible open spaces, are suitable for non-retail activities.
- h) Buildings are adaptable to changes of use.
- i) Ground level residential activities provide front entrances, habitable rooms and glazing facing the street. This includes recessing car parking and the use of landscaping to provide amenity within the streetscene.
- j) an open air main street is provided within the Styx Centre which establishes a link between Main North Road and Radcliffe Road and creates a clear principal route through the site and a high quality pedestrian environment;
- k) continuous weather protection is provided on streets with potential high volumes of pedestrian movement and above pedestrian entrances on other streets.
- l) the community linkages are provided within the site to improve connections to the surrounding areas for pedestrians and cyclists;
- m) the community linkage along the Styx River improves public accessibility along the River;
- n) a public transport interchange integrated with the District Centre is provided
- o) public open spaces are appropriately located and provided to create usable and attractive spaces, which are landscaped to a high standard;
- p) planting of native and other species is provided within the Styx River riparian setback to enhance the ecological values associated with the River and provides visual integration and screening of buildings adjacent to the River. Consideration shall be given to planting tree species capable of reaching a minimum height at maturity of 12m and shall be not less than 1.8m at the time of planting. Consideration shall be given to retaining of existing trees until new planting is sufficiently established to provide some screening.
- q) the trees retained on site provide an obvious legacy of the historical market gardening and horticultural activities previously carried out of the site.
- r) any proposed signage, building colours or fences associated with the Styx Centre will adversely impact on the natural character and values of the Styx River.
- s) any underground or basement car parking structure is integrated into the architectural and landscape treatment of the development to avoid any unattractive exposed parts of the structure.
- t) any variation to the Special Provision Plan avoids, remedies or mitigates any adverse effect on the environment, including ensuring that the height of any building established on land which becomes available due to realignment of the North/South Main Street does not exceed the permitted height of buildings in the immediate vicinity.
- u) any interim development subject to a concept plan is consistent with, and will enable the implementation of, the Special Provision Plan.
- v) Individual ground floor level retailing tenancies provide individual access at the ground floor.

The relevant assessment criteria under 6.3.4 (a) - (g) will also apply to restricted discretionary activities for the erection of buildings.

6.3.23 Special Provision - Styx Centre Traffic Generation

Updated 12 November 2012

The extent to which any significant adverse effects are created by the additional traffic generated on State Highway 74, as a result of activities within the Styx Centre exceeding the maximum permitted vehicles exiting the Centre, as specified in Rule 3.4.19.

6.3.24 Special Provision - Styx Centre Retailing and Offices

Updated 12 November 2012

In relation to Rule 3.5.7 the extent to which the effects of the additional GLFA:

- Avoids adverse effects on the function and the efficient use of the central business district, Christchurch City district centres, and Rangiora and Kaiapoi town centres; and
- Avoids adverse effects on the recovery of the central business district, including undermining the recovery following the Canterbury earthquakes of 2010 and 2011; and
- Limits adverse effects on people and communities who rely on the central business district, Christchurch City district centres, and Rangiora and Kaiapoi town centres for their social and economic wellbeing and require ease of access to such centres by a variety of transport modes; and
- Up to 1 February 2015, in respect of single office tenancy size, avoids tenants who, prior to the Canterbury earthquakes of 2010 and 2011 were located in the CBD, proposing to relocate their primary place of business to the Styx Centre.

6.3.25 Design and amenity for development in the neighbourhood centres/business nodes (Business 1) - Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b))

Updated 06 December 2013

- a) The quality of architectural design of main elevations including building design, architectural features and details, use of colour and building materials.
- b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- f) The extent to which any signage on buildings is integrated with a buildings' architectural detail.
- g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.
- h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rainwater gardens and swales.

6.3.26 Residential Activities - Outline Development Plan (Highfield)

Updated 06 December 2013

- a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint.
- b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- d) The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity.

- e) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- f) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

6.4 Business Retail Park Zone

Updated 16 November 2009

In considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters:

6.4.1 Street scene

Updated 16 November 2009

- (a) The external appearance of vehicle manoeuvring, loading or car parking areas, particularly as seen from living zones or roads.
- (b) The extent of office accommodation at the front of the building and its ability to enhance the appearance of the building.
- (c) The extent and quality of landscaping provided.
- (d) The effect on visual quality and outlook of reducing the standard, on any adjoining living zone, or frontage of nearby properties.
- (e) The effect of reducing the standard, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites particularly those in living zones.
- (f) The extent to which the reduced setback is comparable with the existing built form in the vicinity.
- (g) The extent to which the building visually dominates the streetscape.
- (h) Whether or not the site has more than one road frontage and incorporates suitable amenity planting and building design.

6.4.2 Separation from neighbours

Updated 16 November 2009

- (a) Any potential for increased nuisance effects on adjoining sites or to residents in any adjoining living zones.
- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The proposed use of the setback space, and the visual and other effects of this use.

6.4.3 Sunlight and outlook for neighbours

Updated 16 November 2009

- (a) The effect of any reduced sunlight admission on properties in adjoining living, cultural, conservation, open space, rural, and Special Purpose (Awatea) zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the business zone and any adjoining living, cultural, conservation, open space, rural, and Special Purpose (Awatea) zones.
- (c) The scale, length and size of walls and buildings and their effects on amenities in any adjoining living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.

6.4.4 Visual amenity

Updated 16 November 2009

The visual impacts of locating offices and showrooms for industrial activities other than facing the street, or of locating storage areas in front yards, in respect to:

- (a) the nature of the use of the site;
- (b) the type and volume of materials to be stored on the frontage of the site;
- (c) the extent, appearance and type of screening or landscaping proposed;
- (d) any relevant factors in respect to the undesirability of siting offices or storage in a complying position.

6.4.5 Landscaped areas

Updated 16 November 2009

- (a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the zone.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas and/or car park areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in living zones, and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living zone boundary.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the business activity itself, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting provision, in respect to the visual appearances of carparking or vehicle storage and loading areas.

6.4.6 Development plan - Business RP Zone

Updated 16 November 2009

Area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line.

- (a) The effectiveness of external access to the development.
- (b) The extent to which road access ensures safe and efficient traffic circulation within the zone.
- (c) The extent to which the development provides linkages between different parts of the area and buffering between incompatible activities or road and rail corridors.

Area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line:

- (a) The effectiveness of external access to the development plan area.
- (b) The extent to which road access ensures safe and efficient traffic circulation within the development plan area and to Moorhouse Avenue in particular.

- (c) The extent to which the development provides linkages between different parts of the development plan area, and in particular to adjoining sites and to the rear access corridor.

6.4.7 Development and redevelopment of retail space

Updated 16 November 2009

- (a) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclist, and create fewer, well designed and located connections to the road network.
- (b) The provision made for the safety and security of users of the premises, particularly at night.
- (c) The visual appearance, attractiveness and convenience of the development for the public.
- (d) The relationship of the development with any open space areas within or adjoining the site.
- (e) Any adverse effects of building or parking areas/access points on adjoining living zones.
- (f) The extent and quality of landscaping required and the effectiveness of proposed planting and trees in screening carparking areas and buildings from adjoining living zones.

6.4.8 Site density

Updated 16 November 2009

- (a) The ability to provide adequate landscaping, parking and manoeuvring spaces required by rules in the zone.
- (b) The degree to which the open space character of the zone will be retained.
- (c) The likely impacts of additional floorspace on traffic congestion and safety, access, the road network and amenities of adjoining sites.
- (d) Any adverse effects of increased building coverage or site density, particularly on properties in any adjoining living zone.
- (e) The ability to mitigate any adverse effects of increased coverage or site density, by additional landscaping or screening.

6.4.9 Residential units

Updated 16 November 2009

- (a) The impact of any residential accommodation on the ability of existing or future commercial activities to operate or establish without undue constraint.
- (b) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial or industrial development on the site or adjoining sites.

6.4.10 Height

Updated 16 November 2009

- (a) The extent to which that part of the building which exceeds the height standard is set back from any living, cultural, conservation or open space zone boundaries.
- (b) The extent of that portion of the building which exceeds the height limit and its effect on sunlight admission to any Living, Cultural, Conservation or Open Space zoned property.
- (c) The relevance of, and extent to which, the additional building height may enable the more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
- (d) The design and appearance of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact.
- (e) The nature and extent of any adverse effects of height on any adjoining properties in living, conservation, open space or cultural zones taking into account the overall bulk of the building.
- (f) The extent to which the building height may contribute to the domination of the building in the locality, having regard to the scale and form of buildings in the suburban context.
- (g) The extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.
- (h) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.

6.5 Business 3, 3B, 4, 4P, 4T, 5, including the Business 5 Zone at Sir James Wattie Drive), 6, 7 and 8 Zones

Updated 16 July 2012

In considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters.

6.5.1 Site density and open space

Updated 20 September 2006

- (a) The ability to provide adequate landscaping, parking and manoeuvring spaces required by rules in the zones.
- (b) With regard to the Business 4P, 4T, 6 and 7 Zones, the degree to which the open space character of those zones will be retained.
- (c) Any adverse effects of increased building coverage or site density, particularly on properties in any adjoining living zone.
- (d) The ability to mitigate any adverse effects of increased coverage or site density, by additional landscaping or screening.

6.5.2 Street scene

Updated 16 July 2012

- (a) The external appearance of vehicle manoeuvring, loading or car parking areas, particularly as seen from living zones or roads.
- (b) The extent of office accommodation at the front of the building and its ability to enhance the appearance of the building.
- (c) The extent and quality of landscaping to be provided.
- (d) The effect on visual quality and outlook of reducing the standard, on any adjoining living zone, or frontage of nearby properties.
- (e) The effect of reducing the standard, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites particularly those in living zones.
- (f) The effect of reducing the standard on the open space "suburban park" character of the Business 4P and 4T Zones.
- (g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 21) the effect of reducing that standard on the visual amenity of the adjoining Rural Zone and nearby public cycleway, and on the approach to Christchurch along Shands Road or Marshs Road.

6.5.3 Separation from neighbours

Updated 16 November 2009

- (a) Any potential for increased nuisance effects on adjoining sites or to residents in any adjoining living zones.

- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The proposed use of the setback space, and the visual and other effects of this use.

6.5.4 Sunlight and outlook for neighbours

Updated 12 March 2012

- (a) The effect of any reduced sunlight admission on properties in adjoining living, cultural, conservation or open space zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the business zone and any adjoining living, cultural, conservation or open space zones.
- (c) The scale, length and size of walls and buildings and their effects on amenities in any adjoining living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.
- (e) Within the Living G (East Belfast) Zone the extent to which any intrusion of the road boundary recession plane results in additional building scale and bulk and associated effects on the visual and residential amenity of residential properties and the visual amenity of the conservation or open space zones opposite

6.5.5 Visual amenity

Updated 16 November 2009

The visual impacts of locating offices other than facing the street, or of locating storage areas in front yards, in respect to:

- (a) the nature of the use of the site;
- (b) the type and volume of materials to be stored on the frontage of the site;
- (c) the extent, appearance and type of screening or landscaping proposed;
- (d) any relevant factors in respect to the undesirability of siting offices or storage in a complying position.

6.5.6 Landscaped areas

Updated 15 October 2012

- (a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the business zone.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in living zones, and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living zone boundary.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the business activity itself, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting provision, in respect to the visual appearances of carparking or vehicle storage and loading areas.
- (i) Within the Living G (East Belfast) Zone the extent to which the proposed landscaping mitigates any effects on the visual amenity of adjoining residential properties or conservation or open space zones
- (j) The extent to which tree planting under the electricity transmission corridor would adversely affect the safe and efficient functioning of the electricity network or restrict maintenance of that network.

6.5.7 Outline Development Plans - Business 4, 4T, 5 and 8 Zones

Updated 21 October 2013

- A. Area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line.
 - (a) The effectiveness of external access to the development.
 - (b) The extent to which road access ensures safe and efficient traffic circulation within the zone.
 - (c) The extent to which the development provides linkages between different parts of the area and buffering between incompatible activities or road and rail corridors.

Area within the Outline Development Plan (Wigram)

 - (a) The extent to which any development accords with the documents comprising the Outline Development in Appendix 3U/1 to 3u/5 Part 2 Volume 3.
- B. In the area known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10:
 - (a) the effectiveness of the external access points, intersection design and pedestrian access to the site and their effect on the safety and efficiency of the adjoining road network;
 - (b) the safety and efficiency of the traffic movement within the development site;
 - (c) the efficiency and effectiveness of the stormwater disposal system in controlling water-borne contaminants, avoiding discharge of stormwater into contaminated landfill areas of the site, and maintaining adequate ground and surface water quality;
 - (d) the effectiveness of the stormwater detention basin in mitigating the risk of downstream flooding.
- C. In relation to part of the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9):
 - (a) The extent to which the development provides for connectivity to the surrounding area for pedestrian and cyclists, including to the north of the site.
 - (b) The extent to which Landscaping, planting and stormwater treatment ponds maintain or enhance the visual amenity and ecological values of the margins of the Heathcote River.
 - (c) The extent to which landscaping of the Heathcote River margin can contribute to the enhancement of tangata whenua freshwater values.
 - (d) The extent to which planting and the location of pedestrian/cycle ways protect and enhance the habitat of birds with specialised habitat requirements.
- D. In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20):
 - (a) the effectiveness of the external access points and their effect on the safety and efficiency of the adjoining road network;
 - (b) the extent to which landscaping (or solid fencing on the Jack Hinton Drive frontage) maintains or enhances the visual amenity of the surrounding environment.
- E. In the area covered by the Business 4T (Tait Campus) Zone as shown in Appendix 22, Part 3, Volume 3.
 - (a) Open Space and Character
 - (i) The extent to which the design, layout and landscaping contributes to an open space environment compatible with the Nunweek Park recreation area and surrounding rural zones.
 - (ii) The extent to which the site design, layout and landscaping provide for separation from and screening of buildings from Stanleys Road and the Nunweek Park recreation area and adjacent rural properties.
 - (iii) The extent to which the design, layout and landscaping proposed provides for view shafts across the area.

- (iv) The extent to which the design, layout and landscaping creates a green corridor that will incorporate and enhance landscape and water features including provision for the retention of existing trees and inclusion of native species.
 - (v) The extent to which building form, colour and location on the site mitigates the visual dominance of buildings when viewed from the rural-urban and open space boundaries.
- (b) Landscaping
- (i) The extent to which provision is made for a transition between business activities and the surrounding rural zones through the use of attractive green edge landscaped buffers providing effective visual screening of business activities along the rural edge and which are in keeping with the rural character of the area.
 - (ii) The quality and effectiveness of landscaping proposed along the Woolldridge Road and Stanleys Road frontages in creating an attractive green edge to the urban area.
 - (iii) The extent to which stormwater basins open space and landscaped areas are co-located so as to maximise recreational and amenity opportunities.
 - (iv) The effectiveness of any landscaping proposed to screen parking areas, service buildings and yards.
 - (v) The effectiveness and quality of landscaping in providing screening around buildings.
 - (vi) The degree to which any visual or outlook reverse sensitivity issues relating to the lawfully established nearby rural activities are avoided or mitigated.
 - (vii) The suitability of planting along the water feature's edge to the local conditions and its effectiveness in discouraging bird species which may pose a bird strike risk from congregating on or around the water feature.
 - (viii) The extent to which the development of any new landscape and planting plan incorporates indigenous species, enhances mahinga kai values and water quality of the development.
- (c) Connectivity
- (i) The extent to which the connectivity of pedestrian and cycle movement across the site from Woolldridge Road to Stanleys Road and then to the wider transport network and Nunweek Park is incorporated within the design.
 - (ii) The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways.
 - (iii) The extent to which the connectivity of pedestrian, cycle and vehicular access is incorporated within the landscape and planting design.
 - (iv) The provision for vehicle and pedestrian linkages between buildings within the site.
- (d) Energy Efficiency and Sustainability
- (i) The extent to which passive solar energy and access to daylight can be achieved through building orientation and design.
 - (ii) The use of timber technology for carbon absorption.
 - (iii) The extent of which ground water coupling and heat exchangers can be incorporated to provide both heating and cooling.
 - (iv) The ability to provide for ventilation through a combination of natural and mechanical means.
- (e) Parking
- (i) The visual effect of car parking areas both from within the site and as seen from outside the site, in particular from Nunweek Park and Stanleys Road, and the effectiveness of any mitigation on the amenity of those places through landscaping and design.
- (f) Access
- (i) The integration of the entrances to the site from Woolldridge Road and Stanleys Road as part of the landscape and planting design and amenity for those frontages.
 - (ii) The design and effectiveness of the external vehicle access points to Stanleys and Woolldridge Roads and their effect on the character, safety and efficiency of the adjoining road network.
 - (iii) The effectiveness and safety of pedestrian access to and from the site, including access to the public transport network.
- (g) Stormwater, water and waste water
- (i) The extent to which stormwater basins and open space are integrated to maximise recreational opportunities and amenities and to minimise the development of habitat that would increase the risk of bird strike at the Christchurch International Airport.
 - (ii) The extent to which any stormwater system recognises and/or provides for those values of importance to tangata whenua and in particular the maintenance of water quality and mahinga kai values.
 - (iii) The effectiveness of the design and construction of any underground services such as water, stormwater and waste water in their resilience to liquefaction damage.
- F. In relation to the Business 4 Zone shown in Appendix 22, Part 3, Volume 3.
- (a) The effectiveness of the arrangements to provide the zone with service connections to water, stormwater and wastewater infrastructure.
 - (b) The ability to maintain and operate the systems adequately should they remain in private ownership, particularly in the case of subdivision and multiple land ownership.
 - (c) The effectiveness of the design and construction of any underground services such as water, stormwater and wastewater in their resilience to liquefaction damage.
- G. In relation to that part of the Business 5 zoned land located within the Outline Development Plan, Sir James Wattie Drive, Appendix 21.
- (a) The extent to which the development provides for safe and efficient connectivity to the surrounding area and transport network for vehicles, pedestrians and cyclists including to Marshs Road.
 - (b) The extent to which the development provides safe and efficient linkages within the site for all forms of transport.
 - (c) The extent to which the landscaping, (planting and maintenance) and stormwater infiltration basins maintain or enhance the visual amenity of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch City on Shands Road.
 - (d) The extent to which building, form, colour and location on site mitigates the visual dominance of buildings when viewed from the rural-urban boundary, the Little River-Hornby cycleway and the south side of Marshs Road;
 - (e) The extent to which the planting (species and density) will maintain an attractive green edge to the urban area and provide habitat for birdlife.
 - (f) Effects on high voltage transmission lines (except where buildings and structure are proposed and located within 12m either side of the centreline and are therefore non-complying activities - see Rule 9 - 4.4.8.
- H. Area covered by the Business 8 zone
- (a) The extent to which safe and efficient access is provided to the arterial road network;
 - (b) The extent to which vehicular access arrangements, the wider movement network and the distribution of generated traffic may combine to affect residential areas and the potential effects of these factors upon residential amenity and safe and efficient access for residential areas.
 - (c) The degree to which safe and efficient pedestrian and cycle access is provided through the site, is connected with the wider movement network, and is integrated with stormwater basins and/ or open space;
 - (d) The degree to which stormwater retention basins and open space is located so as to provide an effective buffer between business and residential activities;
 - (e) The extent to which stormwater basins and open space areas are co-located so as to maximise recreational and amenity opportunities;
 - (f) The degree to which reverse sensitivity issues relating to the lawfully established operations within the nearby RuQ zoned land are avoided;
 - (g) The degree to which local convenience facilities to service the day-to-day needs of businesses such as cafes, office support businesses and the like are located in convenient locations such as adjacent to the intersections of the main internal roads or adjacent to areas with high amenity values such as stormwater basins and open space areas.

6.5.8 Retail Activities

Updated 21 October 2013

- (a) For retail activities wholly or partly within the B3, B4P, B4T (Tait Campus), B5 and B6 zones, the extent to which the activity is likely to be incompatible with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.
- (b) The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- (c) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclists, and create fewer, well designed and located connections to the road network.

- (d) The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and functions of the central city or any district centre or centres and their ongoing ability to provide for the future needs of their communities.
- (e) The extent to which the convenient access of communities to commercial and community services may be positively or adversely affected by the proposed activities.
- (f) The extent to which the proposed activities would occupy land and road frontage and/or be likely to attract further similar activities thus discouraging or displacing permitted activities, having regard to the wellbeing of the community in relation to extent of the zoning and its character and function.
- (g) For those sites wholly or partly within 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the proposal is integrated with other retail activities in those zones, including in respect of site layout, parking, landscaping, and the visual appearance and attractiveness of the development (particularly as a pedestrian environment).
- (h) For those sites beyond 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the site is self-contained in respect of appropriate off-street parking for customers and employees and as to goods delivery service arrangements.
- (i) The extent to which the activity reinforces an identified existing or potential community focus by its co-location with community facilities, public transport nodes and proximity to higher density living zones and/or increased population base.
- (j) The relationship of the development with any open space areas within or adjoining the site, and the accessibility of any nearby existing public facilities such as creches, libraries and public conveniences.
- (k) The extent of any likely impacts upon the amenity of any sites in adjoining living, rural, cultural, conservation or open space zones, including any adverse effects of building or parking areas / access points on adjoining living zones.
- (l) The provision made for the safety and security of users of the premises, particularly at night.

6.5.9 Residential units

Updated 15 October 2012

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting industrial development on the site or adjoining sites.
- (e) Whether the development of residential units would enable or assist retention of a historic building by conversion to this use.
- (f) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.
- (g) For that part of the Business 4 land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9), the extent to which there is a genuine need for live-in security or management of the activity on site and the extent to which potential reverse sensitivity effects of residential units on industrial activities undertaken in the nearby Business 5 zone are addressed. In particular, the extent to which the effects of noise and odour emissions from the adjoining Business 5 zone would be mitigated (including any acoustic insulation proposed and/or provision for other measures such as mechanical ventilation if considered necessary).
- (h) In the Business 8 Zone, the degree to which the provision of any residential units has the potential to create a reverse sensitivity effect on the operations of Christchurch International Airport Limited.

6.5.10 Offices

Updated 21 October 2013

- (a) The impact of any stand alone office developments in terms of potential incompatibility with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.
- (b) In the Business 4T (Tait Campus) Zone, as shown in Part 3, Appendix 22, the impact of any new office development and activities that are not for the purpose defined in Part 3, rule 5.3.3 on the overall character of the zone as a high technology business park.

6.5.11 Rooding and access

Updated 15 October 2012

- (a) The effect of any additional access points in respect to:
 - (i) the likely level and type of traffic using the proposed access point;
 - (ii) the effect on the safety and efficiency and the adjoining road network;
 - (iii) the location of the proposed access point and the adequacy of existing or alternative access points.
- (b) In the area known as the Musgroves site as shown in Part 3, Appendix 10:
 - (i) the effectiveness of the external access points, intersection design and pedestrian access to the site and their effect on the safety and efficiency of the adjoining road network;
 - (ii) the safety and efficiency of the traffic movement within the development site;
- (c) In the Business 8 Zone, the extent to which vehicular access arrangements, the wider movement network and the distribution of generated traffic may combine to affect residential areas and the potential effects of these factors upon residential amenity and safe and efficient access for residential areas.

6.5.12 Height

Updated 16 November 2009

- (a) The extent to which that part of the building which exceeds the height standard is set back from any living, cultural, conservation or open space zone boundaries.
- (b) The extent to that portion of the building which exceeds the height limit and its effect on sunlight admission to any Living, Cultural, Conservation or Open Space zoned property.
- (c) The relevance of, and extent to which, the additional building height may enable the more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
- (d) The design and appearance of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact.
- (e) The nature and extent of any adverse effect of height on any adjoining properties in living, conservation, open space or cultural zones taking into account the overall bulk of the building.
- (f) The extent to which the building height may contribute to the domination of the building in the locality, having regard to the scale and form of buildings in the suburban context.
- (g) The extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.
- (h) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.

6.5.13 Building reflectivity

Updated 15 March 2010

The extent to which building form, materials, location on site and any proposed landscaping mitigate the visual impact of buildings when viewed from Tunnel Road or the true left bank of the Heathcote River.

6.5.14 Reverse sensitivity

Updated 15 March 2010

The extent to which the effect of odour (from activities on the adjoining Business 5 zoned land) on proposed activities within the office or showroom is mitigated.

6.5.15 Hours of operation: Service deliveries - Business 4 Zone sites fronting Blakes Road at East Belfast

Updated 12 March 2012

In relation to the Business 4 zoned sites fronting Blakes Road the extent to which the hours of operation will result in traffic movements which are incompatible with the character and residential amenity anticipated within the adjoining Living Zone.

6.5.16 Design and amenity for development in the Business 4T (Tait Campus), Business 7 Zones and for Sites fronting Pound Road in the Business 8 Zone

Updated 21 October 2013

Business 4T (Tait Campus) Zone as shown in Appendix 22, Part 3, Volume 3:

- (a) Any adverse effects of new buildings in terms of their scale and appearance on the adjoining rural area and Nunweek Park.
- (b) The visual intrusion of buildings as seen from the nearby adjoining rural properties and open space.
- (c) The extent to which the design and external appearance of the buildings is consistent with a high amenity landscape setting and park-like character, including
 - (i) the degree of variation in form, profile and height of the building;
 - (ii) the avoidance of large expanses of wall or repetitious building forms;
- (d) The extent to which soft landscaping is used to mitigate the overall bulk and appearance of buildings, when viewed from within and beyond the site.
- (e) The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.
- (f) The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.
- (g) The extent to which any signage on buildings is integrated with a buildings architectural detail.
- (h) The extent to which the location of outdoor storage, loading and parking areas are sited away from public areas.
- (i) The extent to which the design of buildings provides effective screening or concealment of car parking areas from public view.

Business 7:

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned to front onto the street to maximise passive surveillance, an active frontage and visual interest associated with the building design.
- (c) The extent to which tree planting, including species, height and quality achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The extent to which the positioning of security fencing reduces the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the locations of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

Business 8:

- (a) The quality of architectural treatment of main elevations fronting Pound Road, including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned to front onto Pound Road to maximise visual interest associated with the building design.
- (c) The extent to which the positioning of security fencing reduces the dominance of the streetscape and avoids compromising landscape areas.
- (d) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (e) The extent to which the locations of outdoor storage and loading areas are located behind buildings away from public viewing from Pound Road.

6.5.17 Waterbodies and Birdstrike risk

Updated 15 October 2012

- (a) The extent to which the proposed water features will be attractive to birdlife that might pose a birdstrike risk to the operation of Christchurch International Airport Limited;
- (b) Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system, and whether that plan has been developed in consultation with Christchurch International Airport Limited.

7.0 Reasons for rules

7.1 Business 1, 2 and 2P Zones

Updated 16 November 2009

7.1.1 Residential activities (General rule)

Updated 16 November 2009

(refer Clause 3.2)

The availability of land within district centre business zones is generally limited by environmental constraints and the need to maintain a good distribution of such centres. There is often considerable competition for this land resource.

Although large scale residential development is unlikely to take place in the Business 1 and 2 zones, that which does occur is likely to be at a higher density. The Business 1 and 2 Zones will be a different residential environment in contrast to that enjoyed by residential occupants in the adjoining lower density and less busy living zones. Building bulk and location for buildings including residential activities are the same as for business activities, both for reasons of consistency and to enable opportunity for higher density residential development particularly in major centres. Additional requirements apply to residential activities to provide for the needs of residents.

High density residential development is also seen as a means of taking advantage of the range of commercial services in close proximity to potential residents.

7.1.2 Business 2 and 2P Zone - Zone rules and city rules

Updated 12 November 2012

(refer Clause 3.3)

The purpose of the Business 2 and 2P Zones is to allow for any activity permitted in the Living 1, 2 or 3 Zones, and additionally for ground level carparking in association with adjoining commercial centres at Linwood, Merivale, Shirley, New Brighton, Barrington, Fendalton, Wairakei and St Martins.

The reasons for these rules are twofold. Firstly, it ensures the provision of carparking and open space in association with large centres where the scale of development can have a significant effect on local amenities and on the level of traffic generation on the local street network. Secondly, the parking zone reflects local circumstances in the case of several of these district centres. In Fendalton, Linwood, Barrington, Merivale, Wairakei and St Martins, the Business 2P Zone is intended to act as a buffer between commercial development and the adjoining residential area. In Merivale, the location of the Business 2P Zone acts as a buffer zone to residential development. In the case of New Brighton, the Business 2P Zone provides for a recognised deficiency of parking in an older district centre.

Additional controls have been placed on the St Martins Business 2P Zone in respect of landscaping requirements and access restrictions so as to provide additional mitigation for the adjoining residential environment.

While residential activities are provided for, little such development is expected. It is however compatible with the surrounding environment of these centres, acknowledging their residential surrounds.

In the case of the Business 2P zones at Fendalton, Linwood, and Shirley, a level of business activity is also provided for. However, that business activity is subject to additional controls to those applying in Business 2 zones. This is intended to ensure that the Business 2P zones buffer nearby living zones to the degree that the residential amenity of those living zones is protected and that the effects of activities in the Business 2P zone reflect those of the living zones. In particular, they recognise the potential that would otherwise exist for business activities to detract from those residential amenities, particularly in respect of the scale, design and colour of buildings and outdoor advertising, and the effects of the scale and intensity of activities in terms of noise, loss of privacy, and other nuisance effects. In some cases individual standards are more restrictive than would occur in the nearby living zones, reflecting the fact that not all the standards that apply to the living zones are applied to the Business 2P zone and the greater probability of larger buildings and signs in business zones.

7.1.3 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

In the case of both Business 1 and 2 Zones, a recession plane provision is incorporated to ensure that the standard of residential amenity on the boundary of any living zone is sufficient to ensure the protection of adjoining residential amenities in a manner similar to adjoining sites with living zones.

The Plan has identified New Brighton Mall as a significant open space for pedestrians. The reason for rules relating to recession planes controlling buildings in this area is to ensure that this area, and the activities within it, are able to enjoy a sufficient amount of sunlight admission. This is necessary to ensure that the space functions successfully and is attractive for public use.

7.1.4 Separation from neighbours

Updated 16 November 2009

A setback has been required from living zone boundaries to ensure that the scale and size of buildings does not unduly detract from enjoyment of properties in adjoining living zones. It also allows the opportunity for locating landscaping to reduce the impact of the buildings and complements the sunlight admission clause.

7.1.5 Visual amenity and external appearance

Updated 12 November 2012

Rules in the Plan address outdoor storage and a buffer for sensitive neighbouring activities in terms of requirements for screening. Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas. The provision of landscaping in Business 2 Zones, is also addressed as part of consent procedures (refer Clause 3.4.4).

The outdoor storage provisions are similar for business zones generally and are incorporated to ensure that any outdoor storage is sufficiently screened so that visual detraction is minimised from adjoining residential properties or from the street.

Only limited provision is made for landscaping in the Business 1 Zone because of the small scale of Business 1 Zone shopping centres which usually intensively occupy small sites, making the provision of more extensive landscaping generally impractical.

In relation to the proposed Business 2 (Styx Centre), the Poplar and Alder trees located along the Main North Road and Radcliffe Road frontages are considered to contribute to the character of the area. The retention or partial retention of the trees, subject to the assessment matter, will provide a legacy of the historical market gardening and horticultural activities previously carried out on the site.

In central New Brighton an external appearance rule applies to higher density multi-unit developments to ensure that larger buildings meet well-established urban design principles and thereby produce a high amenity, high density mixed-use environment for both occupants and the wider community. The rule recognises the visual sensitivity of the area to poorly designed large buildings due to the high public profile of this area through its location adjacent to the mall, beachfront, and pier, its role as a district centre, and the current low density character of the surrounding neighbourhood.

7.1.6 Building development and redevelopment

Updated 16 November 2009

The rule applies to large scale development in all suburban centres. It aims to ensure that the best degree of co-ordination is achieved within the centre in respect to key features such as landscaping, access, pedestrian linkages, parking and building layout, whilst recognising the fragmented ownership that may be present. These in turn relate to effects both within the centre (as a convenient and attractive place to visit) access to public facilities in the centre and the external effects, particularly on the safety and efficiency of the roading network and on adjoining residential amenities.

The intention of the landscaping is to ensure that adequate tree planting is undertaken to soften the effects of greater building scale and extensive carparking provision in this zone.

The rule only applies to larger floorspace developments, as it would be unnecessary and onerous to apply assessments to small developments in centres. The overall aim is to avoid unco-ordinated, poorly laid out developments within which access (particularly for pedestrians) is poor, or external amenities are unsatisfactory.

7.1.7 Street scene

Updated 16 November 2009

Provision for building up to the street frontage reflects Council's desire to retain the existing character of the Sydenham district centre as a traditional older "main street" shopping area, unique among suburban centres.

There is no requirement for buildings to be setback from the road in other centres, except where a solid wall without display windows is proposed along the street frontage. In that case a landscape setback is required to soften the impact of the building on the street amenities and adjacent living zones.

Part of the Business 2 Zone at Ferrymead has a greater street scene requirement because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity.

7.1.8 Special Provision - Linwood (Eastgate)

Updated 16 November 2009

The road network around the Eastgate Shopping Centre in Linwood, particularly the Linwood Avenue/Aldwins Road/Buckleys Road intersection, is already operating at capacity at times. The opportunity has been provided for some limited additional development at Linwood, either in the Business 2 or Business 2P zone. Any development beyond that limit will need to be assessed to determine whether it would result in unacceptable levels of adverse traffic effects, particularly in respect of the intersection.

7.1.9 Height

Updated 12 November 2012

In the Business 1 Zone, the maximum building height of 8m has been set to complement the maximum height provisions for the living zones that usually surround or adjoin the small Business 1 Zones. In the Business 2 Zone the height limit is greater, reflecting the scale of development, the need to use land resources effectively, and generally larger sites. The 20m height limit in Sydenham reflects its industrial surrounds and traditional "main street" scale of development.

A greater height limit of 20 metres has been set for the larger district centres (Ferrymead, Riccarton, Hornby, Linwood and Papanui) reflecting their size and scale of development. At Ferrymead, a height limit of 20 metres is intended to provide flexibility for a diversity of mixed uses to develop and remain in keeping with existing nearby structures and the environment. An intermediary level of 16 metres has been set at Shirley reflecting the size and scale of the zone, but acknowledging the presence of low scale residential development in close proximity to the centre.

In New Brighton the building height anticipated has been graduated from west to east in response to the increase in building height for the residential zone immediately adjacent to the eastern end of the Mall area. The increase in height to 30 metres for a small area of the Business 2 zone enables high rise buildings to form a focal point at the key intersection of the Mall with Marine Parade.

A general 16m height limits has also been applied to the Sytx Centre as this is considered appropriate for the establishment of a district centre. In recognition of the proximity to the Styx River and rural land to the east, lower maximum heights, ranging between 5m, 8m and 12m have been provided. Such heights are considered appropriate to address the interface of the development with these sensitive receiving environments. At the intersection between Main North Road and Radcliffe Road, which is considered one of the key corners of the District Centre, the maximum 20m height will enable greater legibility and opportunities to establish a landmark building. The height limits will ensure that an appropriate form of development can be established on the site, while also achieving an efficient use of resources.

7.1.10 Site density

Updated 16 November 2009

The provisions on site density for business zones set a standard for plot ratio. The purpose of this control is to ensure that the issue of the scale and size of buildings is controlled primarily to ensure that any adverse effects of building scale on adjoining residential areas are minimised. Sufficient provision must also be made where appropriate to ensure that related matters such as landscaping and parking can be sufficiently addressed.

These provisions also assist in promoting a more efficient use of land in terms of the design of shopping centres, giving encouragement to making the best use of the land resources available, and also emphasising redevelopment options over piecemeal expansion.

7.1.11 Special provision - Business 2P Zone - Fendalton Mall

Updated 16 November 2009

Following a history of hearings, a rule has been carried over from the Transitional Plan to the City Plan peculiar to this centre.

Local residents are anxious to ensure the visual outlook from Memorial Avenue and adjoining dwellings is not compromised by carparking development. Consequently to enhance amenities, and the outlook over the carparking area landscaping has been required together with the retention of existing trees over the Business 2P Zone on the Memorial Avenue frontage.

7.1.12 Special Provision - Papanui

Updated 16 November 2009

The "Special Provision - Papanui" rules have been incorporated into the Plan in recognition of the fact that the area subject to these provisions is suitable for a significant level of activity, but only if a link road/service lane is constructed and completed between Langdons and Sawyers Arms Roads prior to any such activity commencing. The link is required in order to mitigate adverse traffic effects on the surrounding roading network which would result from expansion of significant traffic generating activities without a link road/service lane.

7.1.13 Special Provision - Ferrymead

Updated 16 November 2009

The particular standards applying to the Business 2 zone at Ferrymead recognise the developing of this land as a new district centre. The inclusion of an outline development plan is intended to provide a template for the mix of activities that will occur on site including external and internal linkages (both physical and visual), where they will occur and the provision of associated car parking, access and amenity provisions. A 30,000m² GLFA threshold for retail activity recognises some 20,000m² GLFA of retailing which is consented to on the site. The corresponding requirement that retail activity be confined to ground floor level only is intended to avoid over-intensification and facilitate a 'town centre' (rather than traditional retail mall) approach to future development, which provides for the establishment of commercial and residential areas above ground level.

7.1.14 Special Provision - Business 1 Zone at East Belfast

Updated 12 March 2012

Design and Appearance

All development within the Business 1 zone at East Belfast requires a resource consent for design and appearance to ensure that appropriate building form and design is achieved and that it will be compatible and integrate with surrounding development.

For the successful functioning of the local centre careful consideration of the site layout and the design and external appearance of buildings is required. Controls are centred around the scale, siting and form of buildings, and the layout of the site, including provision for pedestrian and vehicles. The rule seeks to create a local centre that has character, with a positive relationship between development and public spaces and high commercial amenity. The rule also seeks to minimise adverse effects on the surrounding residential environment including neighbourhood amenity values.

The primary frontage area is focussed on Blakes Road to facilitate the development of this area as the principal local shopping street, where retail for day-to-day purposes is predominant and buildings closely relate to the streets through building form and frontages, providing activity, interest and vitality. Buildings with ground floor active frontages are especially important in this area and the rule facilitates interaction with the street through window visibility and pedestrian entrances.

Residential and retail activity

This standard limits the location of residential activity to above ground floor level in the Business 1 zone at East Belfast, with the exception of residential entranceways, carparking and garaging. This is to ensure the form, function and amenity of the Local Centre is maintained and that small tenancy business use is the principal activity on the site.

The standard in respect of gross leasable floor area of retail activities is intended to limit the overall size of retail floorspace in the Local Centre and also the size of any single retail tenancy, particularly a supermarket tenancy. This is to ensure the Local Centre does not give rise to strategic and/or retail distributional effects, particularly on major retail centres and that it remains a Local Centre in size and character.

7.1.15 Residential activities - Outline Development Plan (Awatea) and (Halswell West)

Updated 1 November 2011

A limitation has been imposed on residential units seeking to establish in this commercial area. Residential activity is permitted to establish above a commercial activity. There is a shortage of commercially zoned land available for the establishment of retail and convenience type shopping in south west Christchurch. The purpose of this rule is to ensure that the Business 1 zoned land is primarily developed for commercial purposes thereby serving the day-to-day convenience needs of the community, as well as promoting the opportunity for mixed use development to occur.

7.1.16 Design and amenity for development in Business 1 Commercial Area - Outline Development Plan (Awatea)

Updated 11 July 2011

In the Business 7 Zone all new buildings, external alterations or additions require resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for commercial development in this area.

7.1.17 Design and amenity for development in the Business 1 and Community Footprint Areas Area - Outline Development Plan (Halswell West)

Updated 1 November 2011

In the Business 1 and Community Footprint Areas at the Halswell West area all new buildings, alterations or additions requires resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area.

7.1.18 Development Plan

Updated 30 April 2011

The development plan that relates to the Business 1 zone within the block bounded by Madras Street, Canon Street, Packe Street and Purchas Street is intended to control overall development patterns within this comprehensive development and ensure coordinated development over this large block of land.

Provision has also been made within this rule for consideration of urban design principles and appearance, along with the provision of open space between buildings, to ensure a high level of amenity is provided both within this comprehensive development and as it relates to surrounding areas.

The floor space provision within this rule limits the floor space of non-residential activity. This is to ensure that the provision of such activities are of sufficient scale to service local neighbourhood needs for goods and services but no so large as to detract from the form, function and amenity of other centres.

7.1.19 Design and amenity for development in the Business 1 Commercial Area and Business 1 Mixed Use area - Outline Development Plan (North West Belfast) - Part 2, Appendix 3X

Updated 14 May 2012

Within the Business 1 Commercial area all new buildings, alterations or additions require resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. Within the Mixed Use area all new buildings, alterations or additions which cumulatively total Public Floor area of 500m² or less, and a single tenancy of 180m² public floor area or less require resource consent as a controlled activity with the Council's control limited to the design and amenity of the development. These provisions have been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area.

7.1.20 Special Provision - Styx Centre Concept Plan

Updated 12 November 2012

To ensure that the District Centre is established in a comprehensive and integrated manner a concept plan or resource consent for the entire site is required. This is essential to avoid piecemeal development and ensure an overall vision is achieved.

7.1.21 Special Provision - Styx Centre Building Development and Redevelopment

Updated 12 November 2012

In relation to the proposed Business 2 (Styx Centre) zone it is proposed that the Centre be comprehensively planned, with controls that are designed to ensure that the layout and overall form of the new Centre results in an integrated development. Any staged development will be subject to a concept plan, or a resource consent for the entire site.

The key intention is to establish a District Centre with a high standard of amenity that meets the needs of the growing residential communities in the immediate vicinity and the greater Christchurch area. It will also result in a built environment that is lively and inviting to visitors during both day and night. In order to ensure that a good outcome is achieved on this important site, these provisions require that the development is planned for, and occurs, in an integrated and comprehensive manner.

The key intention is to establish a District Centre with a high standard of amenity that meets the needs of the growing residential communities primarily and around the wider Belfast, Northwoods and Redwood area. It will also result in a built environment that is lively and inviting to visitors during both day and night. In order to ensure that a good outcome is achieved on this important site, these provisions require that the development is planned for, and occurs, in an integrated and comprehensive manner.

High standards of urban design and architecture are needed to ensure that the centre develops as an attractive mixed use District Centre. To this end the rules and assessment matters set out a range of matters that need to be taken into account in the design and layout of the new development. A particular emphasis is placed on the public private interface. Active street frontages are sought, whereby development positively integrates with streets. The proposed District Centre is intended to have a high proportion of its streets lined by active building frontages providing for a vibrant mix of retail, employment and cultural activities to achieve this it is necessary to consider carefully the location of parking, to avoid parked cars impinging on the amenity and usability of street frontages. Together the active street frontages and mix of activities can combine to create a centre of high amenity that is a valued community resource.

A minimum ground floor height of 4.5m is desirable to provide for a diversity of uses and ensure resilience in built form to adapt to a wide range of changing circumstances.

Urban centres consist of a mix of uses, building types and quality, street environments and pedestrian movement patterns that reflect community values. These urban centres provide opportunities for a variety of community services and amenity. Policy 12.8.19 recognises that a range of street environments may exist and performance standards are required within the Concept Plan to provide a commitment to bring into effect a mix use centre. Particular regard will be paid to built form typologies that demonstrate how buildings will enhance the value and attraction of the public realm.

A Styx River riparian setback / esplanade reserve and further building restriction areas have been identified to protect the setting of this important environmental asset. The northern extent of the Styx River riparian setback is determined by the top of the river terrace (RL 18.25 Christchurch Drainage datum). The setback will provide a buffer between the development and the river and will provide an opportunity for riparian planting to be established to enhance the visual and ecological value of the River. Additional controls relating to height, buildings colours and signage will further mitigate the effects of the built form on the setting of the Styx River. Public access to the water's edge and the integration of the Styx River into the overall development will be encouraged.

The Styx River riparian setback / esplanade reserve and building restriction areas will also seek to maintain a view corridor along the Styx. The view towards the Styx River is considered important to the character of the locality and provides a physical separation and sense of arrival into the Belfast/Northwood area.

Underground or basement parking may be provided on the site as this offers planning benefits, such as freeing up space to be used for landscaping, on-site amenity, and innovative building design. Any underground or basement parking will be screened to ensure that any adverse visual effects associated with any above ground portion of the structure is avoided, remedied or mitigated.

Convenient and well placed community linkages will be provided both within the District Centre and the surrounding area. The community linkages are required to ensure appropriate connectivity and permeability both within and to the District Centre. In recognition of the District Centre's key strategic location, the Council will promote, in partnership with the relevant stakeholders, external community linkages through both statutory and non statutory processes, including the Belfast Area Plan. Such linkages will provide for a range of transport modes and be designed in accordance with Crime Prevention Through Environmental Design (CPTED).

The layout of the Styx Centre provides an opportunity for the development of a public transport interchange in the area generally identified for this purpose in the Special Provisions Plan. The interchange, if developed, could be by way of a joint venture between the Regional Council, the City Council and the land owner, with support as appropriate from NZTA. It is anticipated that the title to the interchange will be by way of a strata title to a height of 6 metres above ground level with the land owner retaining title and development rights above the space required for the interchange. Pending development of the interchange, interim uses will be permitted.

7.1.22 Special Provision - Styx Centre Traffic Generation

Updated 12 November 2012

Any development beyond the limited specified under Rule 3.4.19, prior to the Northern Arterial being opened, will need to be assessed to determine whether it would result in significant adverse traffic effects on State Highway 74.

7.1.23 Special Provision - Styx Centre Retailing and Offices

Updated 12 November 2012

Any development beyond the limits specified in rule 3.5.7 requires assessment against the provision of the City Plan.

In relations to the District Centre is proposed that a mixed use district centre be established. Any development that exceeds the specified thresholds will need to be assessed to determine whether the District Centre will provide an appropriate diversity and mix of activity, which will meet the needs of the local community.

Recognising the District Centre's location at the northwest extent of the City, limits on retail activity are applied so that the scale and function of the District Centre remains appropriate in relation to the network of all of greater Christchurch's commercial centres and associated population growth.

The development of the District Centre recognises the current limitations of the existing transport network.

7.1.24 Special Provision Plan - Styx Centre - Styx River Values

Updated 12 November 2012

This particular standard recognises the importance of the Styx River and need to establish a suitable buffer to protect the ecological and landscape value of this important environmental asset.

7.1.25 Special Provision - Styx Centre Community Facilities

Updated 12 November 2012

The provision of community facilities within the Styx Centre is essential to enhance the role of the District Centre as a focal point for the community. Such facilities are required within this locality and will contribute to the overall vibrancy of the Centre. The facilities, which can be operated either publicly or privately, should be conveniently located for public access.

7.2 Business RP Zone

Updated 16 November 2009

7.2.1 Street scene

Updated 16 November 2009

The street scene setback is an important determinant of the visual impact of buildings from the street, from other zones (especially living zones) across roads, the location of parking areas, and provision of landscaping.

The Business Retail Park zone at Ferrymead has an increased setback standard from Ferry Road because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity. The high standard of landscaping and setback required is necessary in this case, in order to be consistent with the adjoining zone and its related setback landscaping requirements, and because of the close proximity to the Estuary, and open view from large areas of the Port Hills.

Sites within the Moorhouse Central portion of the zone have a reduced setback in acknowledgement of historical development and planning rules that have operated in this area. However, any proposed large format retail activity in this area will be subject to the same setback as other BRP zones in recognition of anticipated parking and landscaping requirements, and the desire to associate large format retailing with a low density form of built development.

Generous setbacks have been specified where these are on the opposite side of a road from any living zone to protect residential amenities and provide greater scope for landscaping. However, where any commercial business site is separated from a living zone by a road with more than two lanes or classified as an arterial road, the minimum building setback is reduced to acknowledge the additional separation provided by the road and in recognition of the effects of high volumes of traffic.

7.2.2 Separation from neighbours

Updated 16 November 2009

A setback has been required from the boundaries with certain other zones to ensure that the scale and size of buildings does not unduly detract from the enjoyment, use and amenity of adjoining properties. It also allows the opportunity for locating landscaping to reduce the impact of the buildings and complements the sunlight admission clause.

7.2.3 Sunlight and outlook for neighbours

Updated 16 November 2009

A recession plane provision is incorporated to ensure that the standard of amenity on the boundary is sufficient to ensure the protection of adjoining amenities, including residential amenity, in a manner similar to adjoining sites with living zones.

7.2.4 Visual amenity

Updated 16 November 2009

Usually the most visually pleasing aspect of industrial activity (and that usually displayed) is the showroom and/or office. For this reason, this component of a development is required to be located to the front of a site.

Rules in the Plan address outdoor storage and a buffer for sensitive neighbouring activities in terms of requirements for screening. Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas.

The outdoor storage provisions are similar to those applying to business zones generally and are incorporated to ensure that any outdoor storage is sufficiently screened so that visual detraction is minimised from adjoining residential properties or from the street.

7.2.5 Landscaped areas

Updated 16 November 2009

The form of landscaping required in most cases is trees and shrubs. This type of landscaping is most likely to achieve the objectives of enhancing the city's environment and Garden City image, and significantly softening the impact of the built environment. Other features can be included provided they are ancillary to the tree and shrub planting. No definitive limit has been placed on the area of such other features, as the impact of a landscape feature is not necessarily proportional to the area of land occupied. However, in most cases the majority of the area required to be landscaped will need to be planted in trees and shrubs to achieve the desired effect.

The Business Retail Park zone at Ferrymead has an increased landscaping standard from Ferry Road because of the extensive setback which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity. The high standard of landscaping and setback required is necessary in this case, in order to be consistent with the adjoining zone and its related setback landscaping requirements, and because of the close proximity to the Estuary, and open view from large areas of the Port Hills.

7.2.6 Development Plan

Updated 16 November 2009

In relation to the Retail Park zone which is within the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line, the development plan is intended to achieve the following objectives:

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.

- Indicate 70 important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- Ensure any development relates well with the surrounding area.
- Identify the presence of any particular constraints on development in the zone, including setbacks, in order that they may be integrated within the design proposal.

In relation to the area bordered by Antigua Street, Moorhouse Avenue, Selwyn Street and the railway line, the development plan is intended to ensure the following objectives:

- to ensure the coordination of vehicle access points to the block;
- improve vehicle circulation between activities within the block, and
- to minimise the interference to the traffic function of Moorhouse Avenue.

7.2.7 Development and redevelopment of retail space

Updated 16 November 2009

The rule applies to large scale development in the Retail Park zone, which have potential to generate significant effects. It aims to ensure that the best degree of co-ordination is achieved within the centre in respect to key features such as landscaping, access, pedestrian linkages, parking and building layout, whilst recognising the fragmented ownership that may be present. These in turn relate to effects both within the centre (as a convenient and attractive place to visit) access to public facilities in the centre and the external effects, particularly on the safety and efficiency of the roading network and on adjoining residential amenities.

The intention of the landscaping is to ensure that adequate tree planting is undertaken to soften the effects of greater building scale and extensive carparking provision in this zone.

The overall aim is to avoid unco-ordinated, poorly laid out developments within which access (particularly for pedestrians) is poor, or external amenities are unsatisfactory.

7.2.8 Site Density

Updated 16 November 2009

The purpose of this control is to ensure that the issue of the scale of building development is controlled, to ensure that any adverse effects of building scale on amenity and potential traffic generation are minimised. Sufficient provision must also be made where appropriate to ensure that related matters such as landscaping and parking can be sufficiently addressed.

A less stringent rule is applied to the Moorhouse Central area of the zone, to more closely reflect the inner city location and the historical high building coverage in this area.

7.2.9 Residential units

Updated 16 November 2009

A restriction has been imposed on residential units requiring insulation to ensure that they are not affected by noise events within the zone which could in turn lead to issues of reserve sensitivity that threaten the viability of commercial activities.

7.2.10 Retail activities

Updated 16 November 2009

The zone will enable the establishment of large format retail activities which are predominantly accessed by private motor vehicle and have city wide shopping catchments. A diversity in scale of retail activities is actively discouraged, not only to avoid adverse effects on the function and viability of the central city and district centres, but also to maintain certainty that specific areas within the City are available to provide an environment for comparison shopping in a large format retail environment.

Particular retail activities are exempt from the floor area threshold as they do not, by their nature, generate distributional effects even if they establish at a smaller floorspace and in a clustered or agglomerated pattern.

7.2.11 Height

Updated 16 November 2009

In the Business Retail Park Zone, the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse or up to 3 storey office building. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline.

7.3 Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones

Updated 15 October 2012

7.3.1 Site density and open space

Updated 21 October 2013

These two standards are closely related to each other, and are major determinants of the bulk and height of buildings and their visual impact. As well as this they act as a major determinant of the area available for vehicle parking, manoeuvring and loading, landscaping and street scene. Lower coverage is characteristic of a suburban industrial park character, while a higher plot ratio allows more intensive use of a site with greater relative building height and bulk.

In the more intensively built up industrial zones (Business 3, 3B, 4, 5 and 8 Zones) a plot ratio technique is employed. In these zones a high building coverage is anticipated, particularly in the Business 3 zone with its older smaller sites, and inner city location, and the Business 5 Zone which provides for a wide range of industrial activities and is generally buffered from residential areas.

In the less intensively built up industrial zones, a site coverage technique is utilised. Both the Business 4P and 4T Zones are marketed as "park-like" business environments which need to be reflected in rules which distinguish them from industrial zones generally. In the Business 4T (Tait Campus) Zone the site coverage is increased by five percent in order to provide greater flexibility in developing a low rise building campus environment. This is balanced against a compensating increase in the landscaped area and a limit on building height and floor space within the zone to ensure that development remains low density, does not visually dominate the adjoining rural and open space amenities and limits the anticipated level of traffic generation to and from the site.

The Business 6 and 7 Zones are surrounded by a rural environment. A more open visual character recognising this surrounding environment, and the highly visible location of the zone adjacent to major highways, requires a lower permissible building coverage.

7.3.2 Street scene

Updated 21 October 2013

The street scene setback is an important determinant of the visual impact of buildings from the street, from other zones (especially living zones) across roads, the location of parking areas, and provision of landscaping.

Large setbacks have been specified in the Business 4T, 4P and 6 Zones, because these areas are located in or adjacent to environmentally sensitive areas, and in the case of the Business 4T and 4P Zones, have been established to provide an attractive environment. In particular, larger setbacks are provided for in the Business 4T (Tait Campus) Zone, shown in Appendix 22,

Part 3, Volume 3, to allow greater opportunity for landscaping along the boundaries with the Rural 5 zone and opposite Nunweek Park, and to reflect the open space and low density campus character sought for the land.

Similarly, generous setbacks have been specified in the Business 4, 5 and 7 Zones where these are on the opposite side of a road from any living zone to protect residential amenities and provide greater scope for landscaping. However, where any industrial business site is separated from a living zone by a road with more than two lanes or classified as an arterial road, the minimum building setback is reduced to acknowledge the additional separation provided by the road and in recognition of the effects of high volumes of traffic. On Riccarton Road this setback has been further reduced in acknowledgement of the size of sites and the likely nature of commercial activities in this area in the future and their limited adverse visual effects. Otherwise the setback has been specified to allow sufficient scope for parking and landscaping.

Larger setbacks have been specified for the Musgroves site, being that property legally described as Lot 6 DP 73928 (CT 42C/1207). The reason for this requirement is to provide greater scope for landscaping, maintain amenity values, and provide an adequate buffer between industrial activities and adjacent residential activity, including that which may potentially be established across Wigram Road on the former Wigram Airfield site, and Aidanfield Drive should it be extended along the Musgroves site's southern-western boundary. It is expected that Aidanfield Drive will be extended through the area known as Aidanfield to connect to Wigram Road. A larger setback from the site's south-eastern boundary has been specified to take into account the area proposed to be covered by the Southern Motorway in its widest point and to allow sufficient scope for buffer landscaping. The provision for a reduced setback recognises the fact that the final width and outline of the Southern Motorway and its surrounds may vary in places. A reduced setback from the road boundaries opposite a living zone is provided for residential units on the Musgroves site in acknowledgment that such buildings will not have any adverse effects on living zones separated from the site by a road.

The Business 3 and 3B Zones have smaller setbacks in recognition of the strongly urban character of the inner city, the historic pattern of development, small sites and high building coverage. The provision of office accommodation along the front of a building can often reduce impacts on adjoining living zone environments by presenting a more visually attractive building frontage.

A reduced setback is provided for the setback of canopies for service stations in acknowledgment of the nature, function and purpose of such canopies to provide shelter for the public obtaining service stations services. Sufficient depth is retained for the purpose of enabling landscape planting to grow.

The setback for buildings on corner sites provides the developer of a site with some flexibility to adjust setbacks without the loss of development potential that results when a road boundary setback is required from two road frontages. A minimum setback is still required to ensure sufficient space for landscape planting is available to screen buildings and maintain amenity values. No reduced setback is provided for on the road boundary of corner sites facing living zones due to the need to protect the amenity values and outlook from residentially developed sites.

The building setback is provided for Business 4 zoned sites fronting Blakes Road at East Belfast is 7.5m, with a 3m landscaped strip to ensure a uniform setback and a pleasing street scene for Blakes Road. A number of additional mitigation controls also apply to these sites including: a street scene recession plane restriction, increased frontage landscaping, restriction on the hours of operation for deliveries, and glare restrictions which will ensure that the visual and amenity values associated with the Living, Open Space and Conservation zones opposite are not compromised. The proposed setback also encourages parking to be located to the rear of site rather than at the front to maintain the street scene.

In the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) increased street scene setback is provided along the frontage with Marshs Road and Shands Road to consolidate a green edge to the city and the rural-urban boundary and to maintain the amenity values of the Shands Road approach to the City.

7.3.3 Separation from neighbours

Updated 21 October 2013

The standard required is sufficient to allow a landscaped strip to soften the visual interface with other, (particularly living) zones, and maintain the amenities of any adjoining residences. A large setback has been required along the southern boundary of the South Island Dairy Farmers site (B4) in Russley Road to maintain the existing separation from the adjoining living zones and thereby maintaining an amenity buffer. A larger setback is required in the Business 6 Zone, in reflection of the zone's rural characteristics. A larger setback is also required where the Business 4T Zone has boundaries with existing residential areas to reflect the special amenity characteristics of the zone. The setback is decreased on the western boundary of the zone as the developer of the living zone on this boundary has imposed an increased setback and future development of the residential area is expected to take account of the presence of the Business 4T Zone.

In addition, greater setbacks are required in the Business 4T (Tait Campus) Zone, shown in Appendix 22, Part 3, Volume 3, along the internal rural zone boundaries to provide for substantial planted buffers to reduce the visual impact of buildings and maintain the rural and open space character of the area.

A greater setback is also required for that area of the Business 4 Zone bounded by Springs Road, Halswell Junction Road and Branston Street due to the significant adverse effects on amenity values created by the existing activities undertaken on the site.

A 3m setback is required from the north-eastern internal boundary of the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10) to recognise the amenity of the adjoining Open Space zoning. This requirement will also allow the opportunity for landscaping to be established between sites to reduce the visual impact of buildings.

7.3.4 Sunlight and outlook for neighbours

Updated 12 March 2012

The reason for the recession plane requirements is to ensure that on the business zone interface, that residential properties are able to maintain a sufficient standard of amenities comparable to those in the living zone itself. The recession plane also acts as a 'de facto' height control, as well as a means of protecting access to sunlight. It also reinforces requirements for a setback to reduce impacts of building scale.

An exception is made for buildings erected in the Business 4 Zone adjoining land zoned Open Space 3 and 3B which contains the Addington league grounds and the Addington Racecourse. These Open Space Zones are dominated by large purpose-built buildings and the erection of larger buildings in the Business 4 Zone close to the zone boundary is unlikely to adversely affect the amenity values of the locality.

In the Business 4 zoned sites Blakes Road the recession plane requirements are provided to ensure that the business zone interface with the residential properties opposite maintains a sufficient standard of amenity consistent with the Living, Open Space or Conservation zones. The recession plane also acts as a 'de facto' height control.

7.3.5 Visual amenity

Updated 16 November 2009

The standards on visual amenity are closely associated with standards on open space, plot ratio, and street scene. They have two components - location of offices and showrooms, and the screening of outdoor storage areas.

Usually the most visually pleasing aspect of a business activity (and that usually displayed) is the showroom and/or office. For this reason, this component of a development is required to be located to the front of a site.

Outdoor storage areas are required to be screened either by landscaping, fences or both, with particular regard to storage such as wrecked cars or containers. This is necessary in recognition of experience with inadequate screening, particularly evident in older industrial areas. This requirement applies to all zones.

7.3.6 Landscaped areas

Updated 21 October 2013

The form of landscaping required in most cases is trees and shrubs. This type of landscaping is most likely to achieve the objectives of enhancing the city's environment and Garden City image, and significantly softening the impact of the built environment. Other features can be included provided they are ancillary to the tree and shrub planting. No definitive limit has been placed on the area of such other features, as the impact of a landscape feature is not necessarily proportional to the area of land occupied. However, in most cases the majority of the area required to be landscaped will need to be planted in trees and shrubs to achieve the desired effect.

The extent of landscaping required is a reflection of the location and environmental sensitivity of zones. The Business 4P Zone was originally established to promote a "clean green" rural produce image, and the Business 4T Zone a range of high technology uses in a park like environment. In particular, an increased central area of open space and landscaping is provided for within the Business 4T (Tait Campus) Zone Appendix 22, Part 3, Volume 3 to ensure a low density open space campus environment with attractive public pedestrian and cycle links across the site integrated within an extensively planted and landscaped setting to protect and enhance the rural and open space zone boundaries and on site amenity. Accordingly, both zones require a high proportion of site landscaping to maintain the higher levels of landscape treatment and amenity values that are anticipated. Part of the Business 4 Zone at Ferryhead has increased landscaping standards because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity.

The Business 4 zoned sites fronting Blakes Road at East Belfast have been provided with a minimum landscaping width in order to protect the visual amenity of residential properties or open space located opposite and to also provide a coherent landscaping strip along Blakes Road.

The Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) is required to have a 10m minimum width of landscaping adjacent to the boundary with Tunnel Road (in general accordance with the Landscape Plan and Plant Species List contained within Part 3, Appendix 9) to ensure that the backs of the buildings are partially screened when viewed from Tunnel Road. This area of landscaping serves the additional function of Avoca Valley floodwater detention during storm events (greater than a 1 to 5 year return period).

Extensive landscaping is also required along the margin of the Heathcote River, (in accordance with the Landscape Plan and Species List contained within Part 3 Appendix 9) in order to enhance visual amenity and ecological values of the river margin.

The location and extent of landscaping in the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) has been provided for in a consolidated and comprehensive manner in order to establish an integrated green edge to the City and to maintain a high level of visual amenity along the rural-urban boundary and the principal road frontages of Marshs Road and Shands Road.

The Business 6 Zone has a landscaping requirement which reflects the high visibility and rural aspect of the zone. The Business 4, 5, 7 and 8 Zones have landscaping requirements, which in addition to rules on location of landscaping, are of sufficient extent to protect residential and rural amenity (where relevant) and enhance the streetscape.

The Business 3B Zone requires the provision of a small landscaped area which reflects its role as a buffer to living zones, but no requirement is made in the Business 3 Zone (except for the area bounded by Moorhouse Ave, Carlyle St, Waltham Rd and Colombo Streets, other than the area zoned BRP). With the exception of this area, the Business 3 zones are intensively developed and too small to make any required landscaping area either practicable or effective on many sites. Instead, tree planting provision is required. Landscaping is required in part of the Business 3 Zone formerly occupied by the railway station reflecting the fact that the area is recently re-developed as an industrial "park-like" environment with larger sites and higher amenity standards.

In the above zones much land is already developed, and a key element of the rules is to achieve gradual improvement in visual amenity.

The location of the landscaping provisions are aimed at enhancing street and living zone interfaces to create a pleasant aspect.

In the Business 4P Zone, the basis of control is to enhance the rural-urban interface of the zone and to maintain higher visual amenity values.

The extent and depth of landscaping required for the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), reflects the sensitivity of the surrounding environment being predominantly Living 1 zoning to the south and west, and Open Space zoning to the east. It is also expected that the former Wigram Aerodrome located to the north, will be redeveloped in the near future.

The rules applying to tree planting are intended to provide a form of landscaping which is visually obvious and effective, particularly in terms of softening building scale, parking and storage areas. To provide certainty the rules specify spacing of trees, with scope for variations to avoid monotony.

Provision is also required for the protection of trees within defined areas or within strips to enhance their opportunity to flourish and to avoid damage. On living zone boundaries (other than roads) a vegetative screen or fence is required to ensure protection of residential properties from adverse visual impacts of adjoining business zones. On sites on the opposite side of a road from a living zone, an increased landscaping strip is also required to protect the residential properties from adverse visual impacts. However, where an industrial site is separated from a living zone by a road with more than two lanes or an arterial road, no increase is required in acknowledgment of the additional separation provided by the road and in recognition of the effects of high volumes of traffic.

It is also expected that the Wigram Aerodrome located to the north, will be developed for residential purposes in the near future. The retention of existing tree planting within a landscape strip (Lot 3 DP 49632) reflects the location of the land alongside the Rural 2 Zone boundary and the rural-urban boundary in this part of the City.

In the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20), the specific landscaping requirements reflect the location of the site being adjacent to the Open Space environment of the Addington Raceway. The zone requires increased landscaping standards to enhance the amenity of the streetscape and the surrounding environment. It also includes a requirement for the height of any solid fence along the Jack Hinton Drive frontage to be restricted in order to enhance the entry to the OS3B Zone.

The Business 5 Zone at Sir James Wattie Drive, and Business 8 Zone at Islington are traversed by electricity transmission corridors. The height of landscaping beneath these corridors is required to comply with the Growth Limit Zones as prescribed by the Electricity (Hazards from Trees) Regulations 2003. These regulations seek to ensure that the safe and efficient functioning of the electricity network is not threatened by the growth of tall vegetation in close proximity to the conductors. Maintenance of trees can be difficult to monitor and pollarding or trimming trees beneath their natural height at maturity can result in poor landscape outcomes. Any vegetation should be carefully selected at the time of planting to ensure that the species chosen will not result in ongoing maintenance issues in terms of proximity to the transmission corridor and ensure compliance with the Regulations is achieved. This can include ensuring that any trees located within 18m of the centreline of the electricity transmission line are species that have a maximum height of no more than 10m at maturity. It should also be noted that the trimming and maintenance of trees in close proximity to the corridor is also subject to the Electricity (Hazards from Trees) Regulations.

Finally, the rules specify the trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be usually effective in the medium term (if not immediately) and to provide an element of certainty.

The rules recognise that the quality of landscaping cannot be achieved solely through regulatory means. However, the Council has design guidelines available which are designed to assist with landscaping, the success of which is at least partly reliant on the commitment of industrial property owners.

7.3.7 Outline Development Plan

Updated 21 October 2013

In relation to the Business 8 Zone and part of the Business 4 Zone (the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line) the development plan is intended to achieve the following objectives:

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.
- Indicate important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- The general relationship of development with the surrounding area.
- The presence of any particular constraints on development in the zone, including setbacks.
- The reverse sensitivity effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.

In relation to the part of the Business 4 Zone subject to the Outline Development Plan (Wigram), the Outline Development Plan is intended to help achieve the integration of development within the Business 4 zone with surrounding development including that within the Living G (Wigram) Zone.

The development plan for the Musgroves site (being that land legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10) is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wigram Road through limiting the number of access points and intersection design requirements.
- Ensure co-ordinated roading and pedestrian access provision between adjoining parcels of land.
- Avoid adverse effects of stormwater runoff on the surface and ground water quality.
- Mitigate the risk of downstream flooding.

In relation to the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the Outline Development Plan, Landscape Plan and Plant Species List (contained in Part 3 Appendix 9) is intended to achieve the following:

- Indicate locations for the provision of floodwater retention, pedestrian linkages and landscaping.
- Contribute to the enhancement of the biodiversity of the site through the development of stormwater ponds, the planting of native flora and the creation of amenity areas within the Landscape Area.
- Reflect any particular constraints on development in the zone, including setbacks or building height restriction.
- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land and to achieve connectivity and accessibility to the surrounding transport/movement network, including provision for convenient access by pedestrians and cyclist by a pathway to the northern end of the development to link with the control gates/pedestrian/cycle bridge over the Heathcote River.
- Contribute to the enhancement of tangata whenua freshwater values through the landscaping enhancement of the Heathcote River margin.
- Protect and enhance the habitat of the birds with specialised habitat requirements.

In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20) the development plan is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wrights Road through limiting the number of access points;
- Ensure the amenity values of the surrounding environment are enhanced through specific landscaping standards.

In relation to the Business 4T (Tait Campus) Zone, shown in Appendix 22, Part 3, Volume 3, the Outline Development Plan is intended to achieve the following objectives:

- (i) A low building density within an extensively landscaped campus environment;
- (ii) Identify important locations for open space and waterway-stormwater links and enhancement;
- (iii) Enhance the general relationship of buildings and planting with the surrounding area;

- (iv) Ensure safe and efficient movement of traffic to and from the site, and within the site;
- (v) Ensure an attractive pedestrian-cycle link to and through the site;
- (vi) Provide for a development form that reflects the landscape and open space public amenity of Nunweek Park, indigenous planting, the maintenance of water quality and the adjacent rural zone;
- (vii) Provide the opportunity for shared parking for Nunweek Park users in the weekends
- (viii) Ensure any reverse sensitivity effects in terms of adjoining or nearby rural activities are mitigated by way of increased building setbacks, landscaping and a limit on building height;

In relation to the Business 4 and Business 4T (Tait Campus) Zones shown in Appendix 22, Part 3, the Outline Development Plan is intended to achieve the following objectives:

- (i) Provide adequate design and construction of underground services such as water, stormwater and wastewater that ensures resilience to the risk of liquefaction damage.

In relation to that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the development plan is intended to achieve the following objectives:

- to ensure coordinated safe and efficient access for all modes of transport within the area and to the surrounding transport networks;
- to identify the important locations for the provision of open space and landscape enhancement;
- to minimise the visual impact of buildings on the rural-urban boundary, nearby rural activities and public areas; and
- to ensure provision is made for the principal elements of the stormwater network.

7.3.8 Retail activities

Updated 21 October 2013

The Plan allows for retailing the sale of goods produced, processed or stored on the site, throughout the Industrial Business Zones. The retail floorspace threshold for such trade sales is set at a level to provide for the majority of bonafide industrial activities with ancillary retailing aspirations.

The rules restrict a dispersal of retail activities over industrial areas generally in order to avoid cumulative adverse effects on the roading network and on the amenity and functions of the Central City and district centres, and to limit the potential displacement of permitted industrial activities (reverse sensitivity effects). In those zones in which some additional retailing is provided for as of right (specifically the B3, B3B, B4 and B8 zones), there is no restriction on the establishment of commercial services but the extent of retail activity has been limited in order to reinforce a centres-based approach to retail distribution throughout the City.

Retail activities are recognised as being high traffic generators and, as such, can have significant impacts on the efficiency, effectiveness and safety of the road network. Increased travel in terms of numbers and distances of trips can also have long term implications for air quality and energy efficiency. The existing commercial centres serve important community functions, are focal points for population intensification and are well located in respect of the road network generally, including public transport nodes.

The Planning framework seeks a continuing distribution of centres which perform these functions and the avoidance of sudden decline of existing centres and the associated reduction in accessibility to goods and services for some sections of the community. In addition, a reduction in amenity of those centres could result if the Plan were to allow a greater dispersal and dilution of retail activity as of right. Consolidating retail activities principally within existing centres provides certainty for investment and limits the potential for adverse effects of a dispersed pattern of retail activity. New, large scale retail activities are therefore not generally anticipated within industrial zones, and, where sought, will be subject to assessment of all relevant effects.

However, in recognition that some limited retail activity may be able to occur without the resultant adverse distributional effects on existing commercial centres, a balance has been struck to allow retail activities of a particular scale and nature to continue in some industrial zones. In particular, 'trade suppliers' is a specific category that encompasses a range of retail activities that are considered unlikely to give rise to adverse distributional effects on the central city and district centres. Similarly, 'food and beverage outlets' have been provided for as not only are they unlikely to give rise to distributional effects but they also provide an important service to workers in industrial areas.

Yard based suppliers are provided for, due to their limited potential for distributional effects and their potential incompatibility with other activities in the Central City and district centres, including effects arising from visual form and lower amenity including noise and dust nuisance characteristics. Service stations are also specifically provided for within the Business 3 zone in reflection of their limited ability to generate distributional effects (in light of the definition of 'service station'), and the existing number of service stations within the zone. There is no similar rule in the Business 3B and 4 zones as this activity is permitted as of right provided it does not breach the retail floorspace thresholds that apply.

Pharmacies are provided for in Business 3B and 4 zones where they are co-located with health facilities in order to reduce trip generation and travel distances for the majority of visitors to these facilities. In addition, the rules allow some limited retailing of goods produced on site.

The scale of other permitted retailing in the Business 3B, B4 and B8 zones is controlled in two ways. The 2,000m² maximum threshold in relation to proposed new activities enables a wide range of individual retail outlets or small groups of outlets, to establish as of right, provided they are not creating or adding to a much more significant retail focus. The threshold has been chosen as one at or below which it is considered very unlikely that there could be more than minor adverse effects on the central city and district centres or on the communities that rely on these centres for their wellbeing, no matter what form of development may proceed. The over-riding 3,000m² retail activity threshold limits the development of a potentially significant retail focus. Its distance criteria have been established having regard to likely walking distance tolerances and the need to ensure that the cumulative effects of new-on-old or new-on-new developments for retailing activities can be taken into account.

The cumulative assessment provisions deliberately exclude genuinely proximate retailing activities in the Central City and district centres (B2 and contiguous B2/B1 zones), as new activities located adjacent to these centres would support a centres-based approach to retailing while still requiring assessment once they breach the individual threshold. To that extent, retailing activities adjacent to the City's larger centres have a potentially lower threshold to overcome than those in other industrial business localities. This rule is not, however, extended to include retailing in the much smaller stand-alone B1 zones, as their extent and functions are limited and a large retail activity has far more potential to greatly enlarge the size and function of the centre and consequently impact upon the distribution of commercial activity in the City.

The Business 4 zone at 2 Waterman Place is provided with a 6,500m² threshold for retail activity in recognition of the extent of existing consents and the emergent mixed-use district centre at Ferryroad. Any retail activity beyond this threshold may have adverse effects in terms of traffic generation on the performance of the Waterman Place and Ferry Road intersection.

Under the current rules no retail activity is permitted in the Business 4T Zone. In the Business 4T (Tait Campus) Zone, however, provision is made for a maximum of 600m² of retail floor area, limited to food and beverage outlets, with no one outlet being greater than 200m² in floor area. This provision is made to complement the amenity of extensive open space areas open to the public within the zone and the adjoining Nunweek Park. Any retail activity beyond this threshold may have adverse effects in terms of traffic generation on the surrounding road network and on the functions of district centres in the area.

7.3.9 Residential units and noise sensitive activities

Updated 15 October 2012

A restriction has been imposed on residential units, limiting them to one unit for any established activity, and that it be associated with on-site security or management. The reason for this is to some extent a recognition of lower standards of amenity for any residential occupants in industrial areas, but more to avoid a situation where residential occupation could lead to pressures to limit industrial activities. This in turn could impose costs on, or limit industrial activities in a manner which threatens their economic viability or opportunity to establish.

No residential units or other noise sensitive activities are provided for underneath the Ldn 50 dBA airnoise contour (as shown in Variation 1 to Change 1 to Chapter 12A to the Regional Policy Statement) in the Business 8 Zone in recognition of the potential for such activities to give rise to reverse sensitivity effects on the ongoing operations of Christchurch International Airport and the lawfully established operations within the nearby Rural Quarry Zone.

Rule 5.2.12 for the Business 4 land at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) does not permit any residential use of the site and requires an applicant to demonstrate through the resource consent application process that there is a genuine need for live-in security or management of the activity on site and that any reverse sensitivity issues can be addressed. The nearby Business 5 Zone contains heavy industries that operate 24 hours a day and generate noise and odour. Residential activity is restricted in Kennaway Park so as to avoid reverse sensitivity effects.

7.3.10 Offices

Updated 21 October 2013

Stand alone office activities have been limited to avoid incompatible activities and the potential reverse sensitivity effects that offices may have on existing and future activities that produce effects up to the levels permitted in the B3, 4P, 5 and 6 zones. Those zones provide opportunities for "heavy" industry and other activities that would generally be incompatible in other parts of the City.

In the Business 4T Zone (Tait Campus), as shown in Part 3, Appendix 22, office activities are limited to those associated with a high technology industrial activity in this zone in order to ensure that the zone maintains its overall character as a high technology business park and provides the collaborative benefits associated with co-locating similar businesses in a single location.

In the Business 4 Zone at 6 Stanleys Road, as shown in Part 3, Appendix 22(i), offices are limited to those in association with and ancillary to an industrial business activity on the same site or within the adjacent B4T (Tait Campus) Zone.

7.3.11 Roading and access

Updated 15 October 2012

The establishment of the Business 4P Zone was undertaken in a way which ensures access points are restricted to specified points on Halswell Junction Road and Shands Road, and with no access to Main South Road. The reason for this is that the zone will generate significant heavy vehicle movements and all three frontage roads serve major traffic functions.

The area surrounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line is subject to special rules relating to access because these roads all serve major traffic functions. Access to Deans Avenue is restricted and a new road is proposed via a relocated Lester Lane, for reasons of traffic safety.

Within the Business 8 zone, no vehicular access is to be provided onto the adjoining Living zoned streets to ensure that appropriate levels of residential amenity are able to be maintained.

The Business 4 activities on the Musgroves site, as shown on Appendix 10, Part 3, have the potential to generate a significant number of vehicle movements which could create congestion, cause delays for right turning traffic at the Wigram Road intersection and compromise the safety of the receiving road environment. To mitigate these potential adverse effects restrictions on access to the Musgroves site and the intersection design requirements are introduced. Separate left and right turning lanes to and from the site at the Wigram Road intersection are required so that the performance of the intersection does not deteriorate to an unacceptable level prior to the opening of the Southern Motorway extension and / or the opening of alternative access to / from the Aidanfield Drive extension. These measures will ensure that the anticipated future arterial function of Wigram Road and its efficiency and safety are not compromised. The layout of the internal site road, the number and spacing of vehicle access points to the site and footpath requirements, as indicated on the outline development plan, are in accordance with the relevant New Zealand Standard 4404:2004 and the Council Infrastructure Design Standard.

The establishment of the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) was undertaken in a way which ensures access points are restricted along Wrights Road. The reason for this is that the zone will generate significant vehicle movements to Wrights Road, which serves a major traffic function and contains high levels of traffic. The access restrictions to Wrights Road will ensure the safety and efficiency of the traffic network surrounding the site is not compromised.

Development within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) has the potential to generate a significant number of vehicle movements at the intersection of Sir James Wattie Drive and Shands Road which will cause extensive delays for right turning traffic and resulting congestion. To mitigate this effect provisions have been included to limit access from Sir James Wattie Drive until such time as the intersection is upgraded. These measures will ensure that the function of Shands Road is not compromised as a major access link to Christchurch.

7.3.12 Groundwater protection

Updated 16 July 2012

The reason for this rule is to reduce the potential for hazardous substances to contaminate groundwater. Activities located within the Business 4 Zone are permitted to store high levels of hazardous substances under Part 11, Section 3 of the Plan. Generally, the storage and use of a high level and range of hazardous substances is considered not to be a threat to groundwater quality in those parts of the City where the aquifer is confined by impermeable soils. However, the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), is located over the unconfined aquifer and within an area where the overlying silt layers are between 1 and 3 metres in depth. For this reason, a greater restriction on the use and storage of hazardous substances on this site, is considered to be appropriate to reduce the risk of groundwater contamination.

The same precaution has also been applied to that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21).

7.3.13 Wastewater discharge

Updated 15 October 2012

(a) Wastewater discharge is limited from the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), to a volume consistent with residential development on the site. The reason for this limitation is due to the cost share scheme which was set up to provide a waste water system to service the block of land known as Aidanfield, which included the Musgroves site. The scheme was designed to accommodate only residential development of the Musgroves site and therefore higher levels of wastewater, typically generated from industrial activities, cannot be accommodated. The wastewater restriction will limit the type of business activities that can establish on the Musgroves site to essentially dry business and light industrial or commercial activities. This limitation will have an added effect of reducing the risk of groundwater contamination.

(b) Wastewater discharge is also limited on Lot 3 DP 49632 (CT 267702) Sir James Wattie Drive. This reflects the limited scale of development possible from the site and will also ensure that the type of activities that establish on the site are dry business and industrial activities, and at the same time reduce the risk to groundwater contamination.

(c) All business activities located within the area covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) are restricted to a non-complying activity where the total volume of wastewater from the block would exceed 0.09 l/s (litres/second/hectare). This reflects limited capacity in downstream trunk sewers for discharges from businesses in the western area of Christchurch. In addition, there is a local sewerage capacity issue in the immediate area. The rule restricting total flow to 1000 litres/ha/day until local capacity upgrading occurs, only provides for a very low sewage flow. This means that businesses in this block will generally need to have a low labour intensity, for example large distribution activities. Before any development which is more labour intensive overall or generates more than this flow in total can occur, local upgrading of capacity will be necessary beyond the area covered by Appendix 21.

(d) Wastewater discharge from the Business 8 Zone is limited to ensure that total trade waste discharges from across the entire zone do not exceed the volumes that were discharged from the portion of the zone that was used as the Islington Freezing Works and associated rural area. As with the Musgroves site, the wastewater restriction will limit the type of business activities that can establish within the Business 8 Zone to essentially dry business and light industrial or commercial activities, with an attendant reduction in the risk of groundwater contamination.

7.3.14 Stormwater discharge

Updated 15 March 2010

Stormwater discharge from the Musgroves site (being that land legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10) is limited to a first flush and detention basin system discharging to Heathcote River through the Dry Stream on the north-eastern boundary of the site and must be designed in accordance with the development plan in Part 3, Appendix 10. The site has a higher ground water table than most of this area. Backfilling of the former quarry on the site with uncontrolled landfill has resulted in ground contamination. This precludes the discharge of roof and impervious surfaces runoff water to the ground. To maintain the ground water quality and avoid the discharge of any contaminated stormwater directly into the Heathcote River or discharge of stormwater into contaminated landfill areas of the site rules ensure a first flush treatment basin will be provided. The on-site detention basin will restrict the rate of discharge and prevent downstream flooding at peak times. Before the treated stormwater can be directed to Heathcote River via the Dry Stream, the stream bed may need to be regraded to avoid ponding and creating a mosquito nuisance.

7.3.15 Hours of operation: Service Deliveries - Business 4 Zone fronting Blakes Road (East Belfast)

Updated 12 March 2012

The controls on the hours that service deliveries can take place are provided to ensure the residential amenity values associated with the Living Zone opposite are not compromised.

7.3.16 Building Reflectivity - Kennaway Park Only

Updated 15 March 2010

Standards for reflectivity of building walls that are adjacent to and face Tunnel Road or the Heathcote River have been set to reduce the visual dominance of buildings when viewed from areas outside of the site. The use of colours with low reflectivity on these parts of the buildings and the landscaping areas adjacent to Tunnel Road and the Heathcote River will assist in mitigating any potential obtrusive visual impact of buildings.

7.3.17 Reverse sensitivity - Kennaway Park Only

Updated 15 March 2010

The standard for office and showroom windows has been set to reduce the likelihood of reverse sensitivity issues arising from complaints about odour (from activities on the nearby Business 5 zoned land) on offices or showrooms within the Kennaway Park Business 4 zone.

7.3.18 Heathcote River Setback - Kennaway Park Only

Updated 15 March 2010

A Landscape Area adjacent to the Heathcote River on Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) has been required as a Critical Standard to achieve the following objectives:

- Recognition of the sensitivity of the established bird habitat (e.g Cormorant roosts) along parts of the river margin.
- Minimise the loss of amenity of the 20 metre wide Esplanade Reserve.
- Allow the stormwater treatment ponds and landscaping swales to be established.
- Provide for practical and convenient legal public pedestrian and cycle access along the river and between Kennaway Park and the surrounding area.

7.3.19 Road improvement rule - Kennaway Park and Business 4T (Tait Campus) Zone

Updated 21 October 2013

The particular location of the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) within the road network gives rise to traffic effects, particularly loading of intersections and the section of Cumnor Tce that will require road improvements. These are anticipated to cost more than the typical incremental improvements that are funded by the Development Contributions system. The rule is designed to ensure this additional cost is not a cost to the community, and is taken into account when economic decisions about the use of the land are made. The owners of the land at the time will have to devise a mechanism for ensuring the works are carried out, with the co-operation of the Council as the road controlling authority.

The development of the land within the Business 4T (Tait Campus) Zone, shown in Appendix 22, will potentially give rise to traffic effects particularly at the intersections of Wairakei/Woolldridge Roads and Stanleys/Harewood Roads, that will require road improvements. For the Wairakei/Woolldridge Roads intersection, a limited amount of development is provided for before the extent of road improvements is determined and carried out. The rule is designed to ensure that these improvements to the Wairakei/Woolldridge Roads intersection are implemented before the development on the land beyond the first 10,000m² of floor space takes place.

7.3.20 Height

Updated 21 October 2013

In the Business 4 and in the Business 8 Zone within 50m of the boundary with a Living Zone or Pound Road, the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse or up to 3 storey office building. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline.

A lower standard has been set for the Business 4 zone at Ferrymead to maintain built development at a level consistent with existing buildings and in recognition of the sensitivity of this area adjacent to a Conservation zone, the Heathcote River and the Avon-Heathcote estuary margins. In addition, the zone at Ferrymead is back-dropped by the Port Hills and over-looked by residential development. A lower standard has also been set for the former Maltworks site in Heathcote Valley because of its landscape context and the potential for buildings to visually dominate the Heathcote village.

Within the hatched area of the Business 5 Zone shown on the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the maximum building height has been set at 20m. This is to recognise the location of the subject land adjoining the rural-urban interface in this part of the city. It also provides for a building height that can be well screened by the landscape setback and planting species identified on the Outline Development Plan for the Marshs Road and Shands Road frontages. For the non-hatched Business 5 Zoned area shown on this ODP, there is no maximum building height.

A 20m height limit has been set over the balance of the Business 8 Zone to ensure that the potential visual effects of excessively tall buildings are able to be controlled, whilst also providing for modern distribution centre warehouses. The height limit also reflects the fact that over a third of the Business 8 zone was previously zoned Business 5 (based around the old Islington Freezing Works), and was not subject to any height limit whatsoever.

In the Business 7 Zone, the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline.

A height limit of 15m has been set for all of the Business 4T (Tait Campus) Zone, as shown in Part 3, Appendix 22. This is reduced to 11m within 50m of the road frontage with Stanleys Road and Woolldridge Road to ensure that buildings remain low level and in context with the visual amenity and outlook of the adjoining rural and open space zones.

7.3.21 Design and amenity for development in the Business 4T (Tait Campus), 7 and 8 Zones

Updated 21 October 2013

In the Business 7 Zone all new buildings, external alterations or additions require resource consent as a controlled activity with the Council's control limited to the design and amenity of the development. In the Business 8 Zone this control applies to new buildings, external alterations or additions which are located on sites with frontage to Pound Road. This provision has been inserted to address concerns over the quality of development occurring in an area that will effectively become the future 'southern gateway' to the City. Consequently, a higher standard of visual amenity is required, particularly with regard to the built form and the way buildings relate to the overall site with regard to fencing, on-site car parking, loading and storage areas thereby achieving a quality environmental outcome. This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for developments in these areas.

In the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 22, controls have been applied to the design and appearance of buildings, and site layout to ensure development occurs in a manner which recognises both the on-site amenity sought for the zone and the lower density open landscape setting adjoining the rural zone and Nunweek Park.

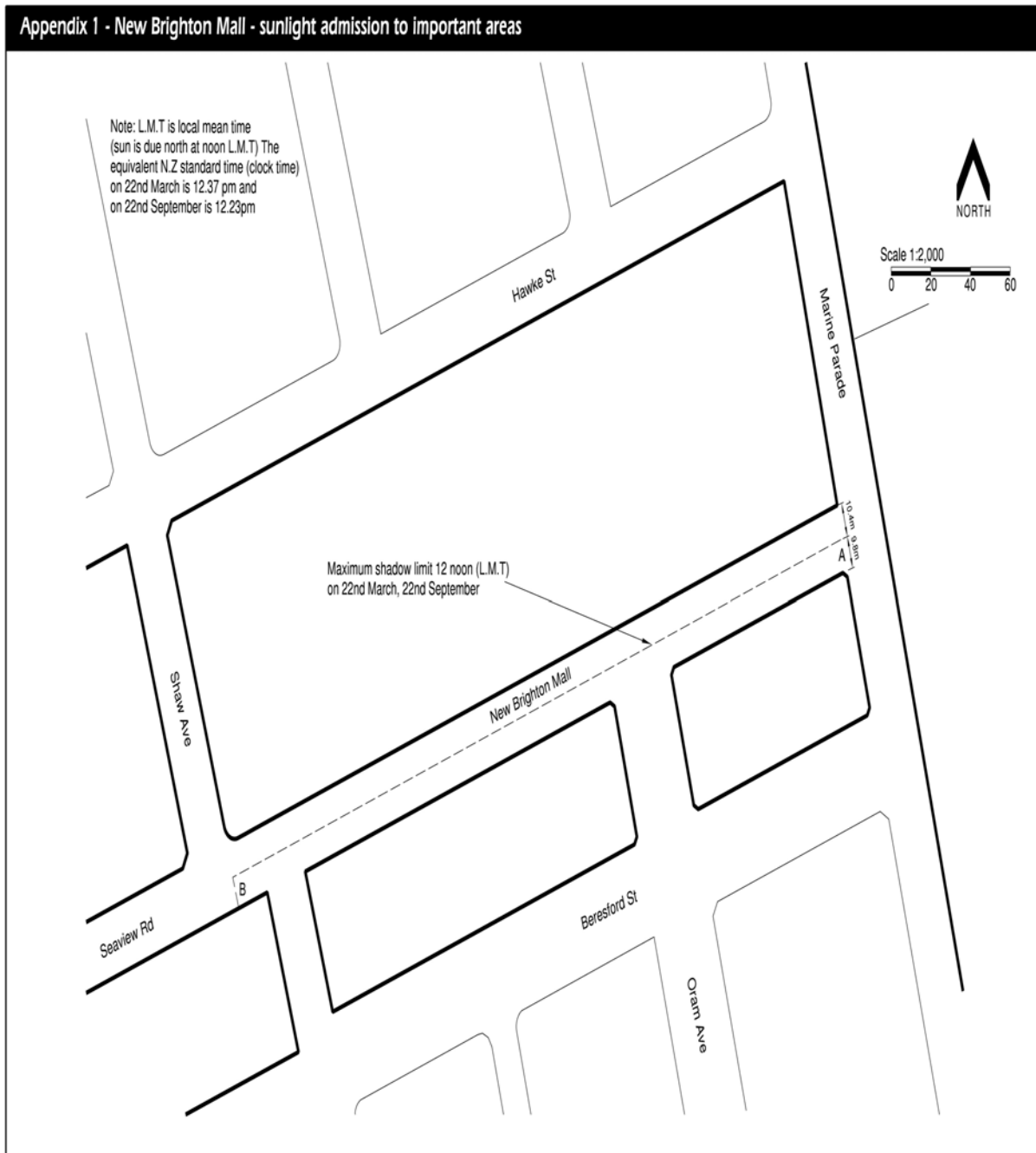
7.3.22 Waterbodies and Birdstrike risk

Updated 21 October 2013

The Business 8 Zone is located in proximity to the Christchurch International Airport Limited aircraft approach slopes, and the Business 5 Zone at Sir James Wattie Drive is not far away and is located on a bird flight path. As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated in either zone, apart from any basins necessary for the management and disposal of stormwater. The Business 4T (Tait Campus) Zone, shown in Appendix 22, Part 3, is also located in proximity of the Christchurch International Airport Limited aircraft approach slopes. Apart from basins necessary to manage and disperse stormwater, development in this zone may include small scale water features. Such basins and water features are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk. Proposals that do not comply with this rule are to be limited notified to Christchurch International Airport Limited so that CIAI can have the opportunity to respond to potential risk posed by such proposals.

Appendix 1 - New Brighton Mall sunlight admission to important areas

Updated 31 July 2012

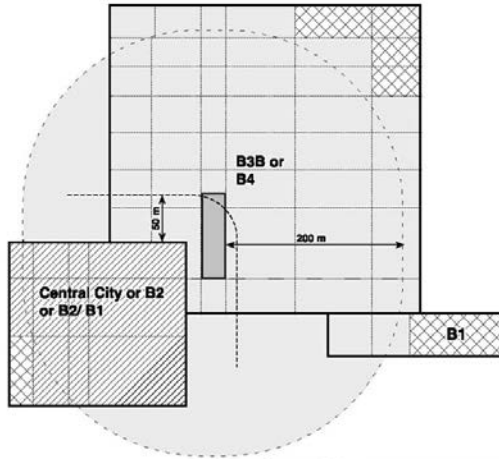


Appendix 2 - Application of cumulative effects rule 5.3.1(c)

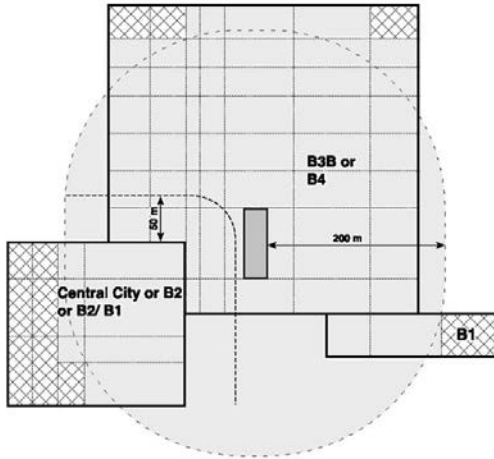
Updated 16 November 2009

Appendix 2 - Application of cumulative effects rule 5.3.1(c)

A: where any part of the development site is *within* 50m of a B2 (or B2/B1 or Central City) Zone boundary



B: where all parts of the development site are *beyond* 50m of a B2 (or B2/B1 or Central City) Zone boundary



Key

- Development site
- All existing and/or approved retail floorspace on any site within this area is required to be assessed, except activities specifically noted within the rule.
- ▨ Any existing and/or approved retail floorspace is **not** required to be assessed because (a) it is within a Central City, B2 or B2/B1 zone; and (b) the development site is wholly or partly within 50m of the zone; and (c) any intervening land is zoned as per the rule requirements.
- ⊠ Any existing and/or approved retail is **not** required to be assessed because it lies within a site that is **wholly** beyond 200m of the boundary of the development site.
- Site/allotment boundary
- Zone boundary

Appendix 3 - Rules for required tree planting

Updated 14 November 2005

1. General

Updated 14 November 2005

Set out below, in Clauses 2.1 - 2.5 of this appendix, are those trees which be deemed to meet the requirements of rules (in the various parts of the statement of rules) for the planting of trees for landscaping.

Clauses 3.1 - 3.8 specify the suitability of the trees described in Clauses 2.1 - 2.5 for particular conditions, these being:

- (a) trees suitable for moist/wet soil conditions;
- (b) trees suitable for dry soil conditions;
- (c) frost tender trees;
- (d) trees suitable for coastal areas;
- (e) trees unsuitable for car parking/paved areas etc.;
- (f) trees susceptible to wind damage/breakages;
- (g) trees with aggressive root system (relevant to driveways, underground services);
- (h) trees prone to common diseases.

The provisions in Clauses 3.1 - 3.8 of this Appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

The following are lists of trees considered suitable for Christchurch conditions. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from local plant nurseries.

2. Trees generally suitable to Christchurch conditions

Updated 14 November 2005

2.1 Deciduous broadleaved trees

Common oak	Quercus robur
Red oak	Quercus rubra
Pin oak	Quercus palustris
Scarlet oak	Quercus coccinea
Turkey oak	Quercus cerris
English elm	Ulmus procera

Dutch	<i>Ulmus x hollandica</i>
Wych elm	<i>Ulmus glabra</i>
Smooth-leaved elm	<i>Ulmus carpiniifolia</i>
Some attractive elm forms are:	
Weeping elm	<i>Ulmus glabra camperdownii</i>
Horizontal elm	<i>Ulmus glabra Horizontalis</i>
Golden elm	<i>Ulmus procera</i> 'Louis van Houtte'
Silver elm	<i>Ulmus carpiniifolia</i> 'Variegata'
European beech	<i>Fagus sylvatica</i>
Copper or purple beech	<i>Fagus sylvatica purpureum</i> (and 'Riversii')
Common ash	<i>Fraxinus excelsior</i>
Weeping ash	<i>Fraxinus excelsior</i> 'Pendula'
Golden ash	<i>Fraxinus excelsior</i> 'Jaspidea' (or 'Aurea')
Claret ash	<i>Fraxinus oxycarpa</i> 'Raywood'
Manna ash	<i>Fraxinus ornus</i>
Horsechestnut	<i>Aesculus hippocastanum</i>
Sweet chestnut	<i>Castanea sativa</i>
Walnut	<i>Juglans regia</i>
Common lime	<i>Tilia x europaea</i>
Large leaved lime	<i>Tilia platyphyllos</i>
Small leaved lime	<i>Tilia cordata</i>
Weeping silver lime	<i>Tilia petiolaris</i>
Silver lime	<i>Tilia tomentosa</i>
Liquidambar (or sweet gum)	<i>Liquidambar styraciflua</i>
Oriental plane	<i>Platanus orientalis</i>
Other recently introduced plane forms are:	
	<i>Platanus orientalis insularis</i>
	<i>Platanus orientalis digitata</i>
Tree of heaven	<i>Ailanthus altissima</i>
Norway maple	<i>Acer platanoides</i>
Sycamore	<i>Acer pseudoplatanus</i>
Box elder	<i>Acer negundo</i>
Field maple	<i>Acer campestre</i>
Other striking foliage forms are:	
	<i>Acer pseudoplatanus</i> 'Brilliantissimum'
	<i>Acer platanoides</i> 'Crimson King'

	<i>Acer platanoides</i> 'Drummondii'
Silver birch	<i>Betula pendula</i>
Paper birch	<i>Betula papyrifera</i>
Black birch	<i>Betula nigra</i>
Swedish birch	<i>Betula pendula dalearctica</i>
Also wide range of birch species and forms.	
Tulip tree	<i>Liriodendron tulipifera</i>
Maidenhair tree	<i>Ginkgo biloba</i>
False acacia	<i>Robinia pseudoacacia</i>
Hornbeam	<i>Carpinus betulus</i>
Common alder	<i>Alnus glutinosa</i>
Italian alder	<i>Alnus cordata</i>
Grey alder	<i>Alnus incana</i>
Red alder	<i>Alnus Rubra</i>
Indian bean tree	<i>Catakoa bignonioides</i>
Weeping willow	<i>Salix babylonica</i>
Golden weeping willow	<i>Salix x chrysocoma</i>
Ornamental cherry - various forms	<i>Prunus species</i>
Ornamental plum - various forms	<i>Prunus species</i>
Ornamental apple - various forms	<i>Malus species</i>
Ornamental thorn - various forms	<i>Crataegus species</i>
Ornamental rowan - various forms	<i>Sorbus species</i>

2.2 Coniferous trees

2.2 Coniferous trees

Wellingtonia	<i>Sequoiadendron giganteum</i>
Californian redwood	<i>Sequoia sempervirens</i>
Lawsons cypress	<i>Chamaecyparis lawsoniana</i>
Monterey cypress (and golden/yellow foliage forms)	<i>Cupressus macrocarpa</i>
Spanish fir	<i>Abies pinsapo</i>
Deodar/himalayan cedar	<i>Cedrus deodara</i>
Atlantica cedar	<i>Cedrus atlantica</i>
Cedar of Lebanon	<i>Cedrus libani</i> (and blue/golden etc forms of all <i>Cedrus</i> species)
Western red cedar	<i>Thuja plicata</i>
Swamp cypress	<i>Taxodium distichum</i>
Bhutan cypress	<i>Cupressus torulosa</i>
Common yew	<i>Taxus baccata</i>

Irish yew (and various forms)	<i>Taxus baccata</i> 'Fastigiata'
Norfolk Island pine	<i>Araucaria excelsa</i>
Monkey puzzle/Chile pine	<i>Araucaria araucana</i>
Incense cedar	<i>Metasequoia glyptostroboides</i>
Japanese cedar	<i>Cryptomeria japonica</i>

2.3 Other evergreens

Manna gum	<i>Eucalyptus</i>
Western Australian flowering gum	<i>Eucalyptus ficifolia</i>
Red flowering gum	<i>Eucalyptus leucoxylon</i> 'Rosea'
Wattles, various	<i>Racosperma</i> species
Australian blackwood	<i>Racosperma melanoxylon</i>
Holly and forms	<i>Ilex aquifolium</i>
Mayten	<i>Maytenus boaria</i>
Evergreen or holm oak	<i>Quercus ilex</i>
Bullbay	<i>Magnolia grandiflora</i>
Vanilla tree	<i>Azara microphylla</i>
Strawberry tree	<i>Arbutus unedo</i>

2.4 Palms

Canary Island palm	<i>Phoenix canariensis</i>
Chusan palm	<i>Trachycarpus fortunei</i>

2.5 Native trees

Totara	<i>Podocarpus totara</i>
Kahikatea/white pine	<i>Podocarpus dacrydioides</i>
Rimu	<i>Dacrydium cupressinum</i>
Red beech	<i>Nothofagus fusca</i>
Silver beech	<i>Nothofagus menziesii</i>
Black beech	<i>Nothofagus solandri</i> var. <i>solandri</i>
Mountain beech	<i>Nothofagus solandri</i> var. <i>cliffortioides</i>
Ribbonwood	<i>Plagianthus regius</i>
Lacebark (narrow leaved)	<i>Hoheria angustifolia</i>
Kowhai small leaved	<i>Sophora microphylla</i>
*Kowhai large leaved	<i>Sophora tetraptera</i>
Wineberry/makomako	<i>Aristotelia serrata</i>
Cabbage tree	<i>Cordyline australis</i>
Mahoe/whiteywood	<i>Melicactus ramiflorus</i>
Akeake	<i>Dodonaea viscosa</i>
Broadleaf/papauma	<i>Griselinia littoralis</i>

Kanuka	Kunzea ericoides
Manuka	Leptospermum scoparium
Mapou	Myrsine australis
Akirahou	Olearia paniculata
Matai	Pseudopanax arboreus
Lancewood/horoeka	Pseudopanax crassifolius
Lemonwood	Pittosporum eugenioides

3. Information/guidance for applicants - Site limitation of required trees

3.1 Trees for wet to moist soil conditions

(in order of tolerance to wetness)

Swamp cypress	Taxodium distichum
Kahikatea/white pine	Dacrycarpus dacrydoides
Alder (most species)	Alnus species
Pin oak	Quercus palustris
Black birch	Betula nigra
Willow (most species)	Salix species
Cabbage tree	Cordyline australis
Western hemlock fir	Tsuga heterophylla
Flowering thorns	Crataegus oxycantha and forms
Poplars (most species)	Populus species
Silka spruce	Picea sitchensis
Australian blackwood	Racospermum melanoxyton
Common ash	Fraxinus excelsior
Dawn redwood	Metasequoia glyptostroboides
Bullbay (Evergreen magnolia)	Magnolia grandiflora
Pokaka	Eleocharis hookerianus
Ribbonwood	Plagianthus betulinus

3.2 Trees suitable for dry soils

(Native)	
Kowhai	Sophora microphylla
Kowhai	Sophora tetraptera
Ribbonwood	Plagianthus regius
Narrow leafed lacebark	Hoheria angustifolia
Lemonwood	Pittosporum eugenioides
Karo	Pittosporum crassifolium
Akiraho golden akeake	Olearia paniculata
Chatham Island akeake	Olearia traversii
(Exotic)	
False acacia (and forms)	Robinia pseudoacacia
Honey locust (and forms)	Gleditzia tricanthos
Box elder	Acer negundo
Judas tree	Cercis siliquastrum
Alder (tolerant of dry and wet soils)	Alnus species
Arizona ash	Fraxinus velutina

3.3 Frost tender trees suitable for Sumner, Redcliffs and frost free hill areas

(Native)	
Pohutukawa	<i>Metrosideros excelsa</i>
Puriri	<i>Vitex lucens</i>
Kermadec pohutukawa	<i>Metrosideros kermadecensis</i>
Karaka	<i>Corynocarpus laevigatus</i>
Ngaio	<i>Myoporum regius</i>
(Exotic)	
Norfolk Island pine	<i>Araucaria heterophylla</i>
Scarlet gum	<i>Eucalyptus ficifolia</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
Pepper tree	<i>Schinus molle</i>

3.4 Trees suitable for Christchurch coastal areas

(Native)	
Cabbage tree	<i>Cordyline australis</i>
Karaka (frost free areas)	<i>Corynocarpus laevigatus</i>
Karo	<i>Pittosporum crassifolium</i>
Ngaio	<i>Myoporum laetum</i>
Broadleaf	<i>Griselinia littoralis</i>
Akeake	<i>Dodonaea viscosa</i>
Chatham Island akeake	<i>Olearia traversii</i> <i>Plagianthus regius</i>
(Exotic)	
Strawberry tree	<i>Arbutus unedo</i>
Evergreen holm oak	<i>Quercus ilex</i>
Sycamore	<i>Acer pseudoplatanus</i>
Macrocarpa (and forms)	<i>Cupressus macrocarpa</i>
Banksia	<i>Banksia integrifolia</i>
Monterey pine (for shelter)	<i>Pinus radiata</i>
Maritime pine	<i>Pinus pinaster</i>
Norfolk pine	<i>Araucaria heterophylla</i>
Wych elm (and forms)	<i>Ulmus glabra</i>
Tamarisk	<i>Tamarix species</i>
Sea buckthorn	<i>Hippophae rhamnoides</i>
Whitebeam	<i>Sorbus latifolia</i>

3.5 Trees with particularly heavy seeding, fruiting etc problems unsuitable near car parks, paved surfaces and buildings

Horsechestnut	Large seeds (conkers) and spikey husks
English oak	Deposits of sticky honey dew and acorns
Flowering crabapples (some varieties)	Large messy fruits
Ornamental plums	Messy fruits
Strawberry tree	Messy fruits
Ginkgo (female trees)	Messy, smelly fruits
Eucalyptus species	Heavy deposits of twigs, bark and seeds
Elm	Heavy seed deposits (low fertility)

Box elder (female trees)	Heavy fertile seed deposits particularly in garden plots
Sycamore	Heavy fertile seed deposits
Black/cottonwood Poplar	Heavy cottonlike fluff deposits
Chinese poplars and others	Sticky leaf scale deposits
Silver birch	Very fine windblown seeds.

The above considerations are not meant as a deterrent from planting these otherwise attractive, useful species altogether, but rather that they be planted in locations where their deposits cause no problems.

3.6 Trees particularly susceptible to wind damage/branch breakage

3.6 Trees particularly susceptible to wind damage/branch breakage

Mayten	Tendency to split in narrow branch forks
Liquidamber	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, unpredictable even on calm days
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

The above trees should not be precluded from plantings entirely but thought should be given to siting them in more sheltered positions away from buildings and public thoroughfares.

3.7 Trees with particularly aggressive root systems

The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting. Furthermore the roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. To be on the safe side medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots except possibly where a larger tree is growing right against it. The older type of foundation which ran around the perimeter of the building only is much more at risk however and even smaller growing trees should not be planted too close.

Commonly planted tree species more frequently associated with damage to the above structures are as follows:

Willows

Poplars

Eucalyptus

Pinus radiata

Cupressus macrocarpa

Horsechestnut

Maples and sycamore

Ash

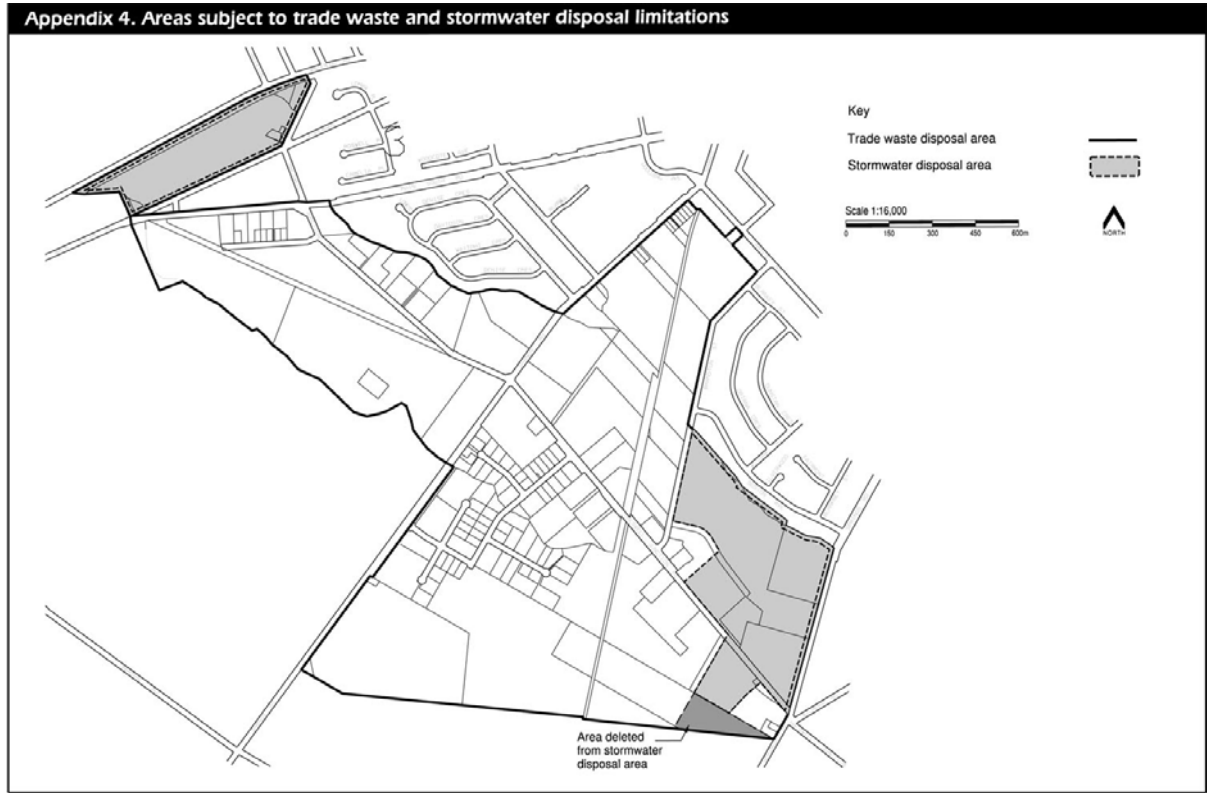
3.8 Trees prone to diseases common in Christchurch

Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthracoese (leaf and twigblight)
Cherry, pear, plum,	Flowering thorns and whitebeam Cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willows	Bacterial die-back

Spruce	Needle/leaf defoliating insect
Wattles (<i>Racosperma dealbata</i> & <i>Baileyana</i>)	Rust fungi galls

Appendix 4 - Areas subject to trade waste and stormwater disposal limitations

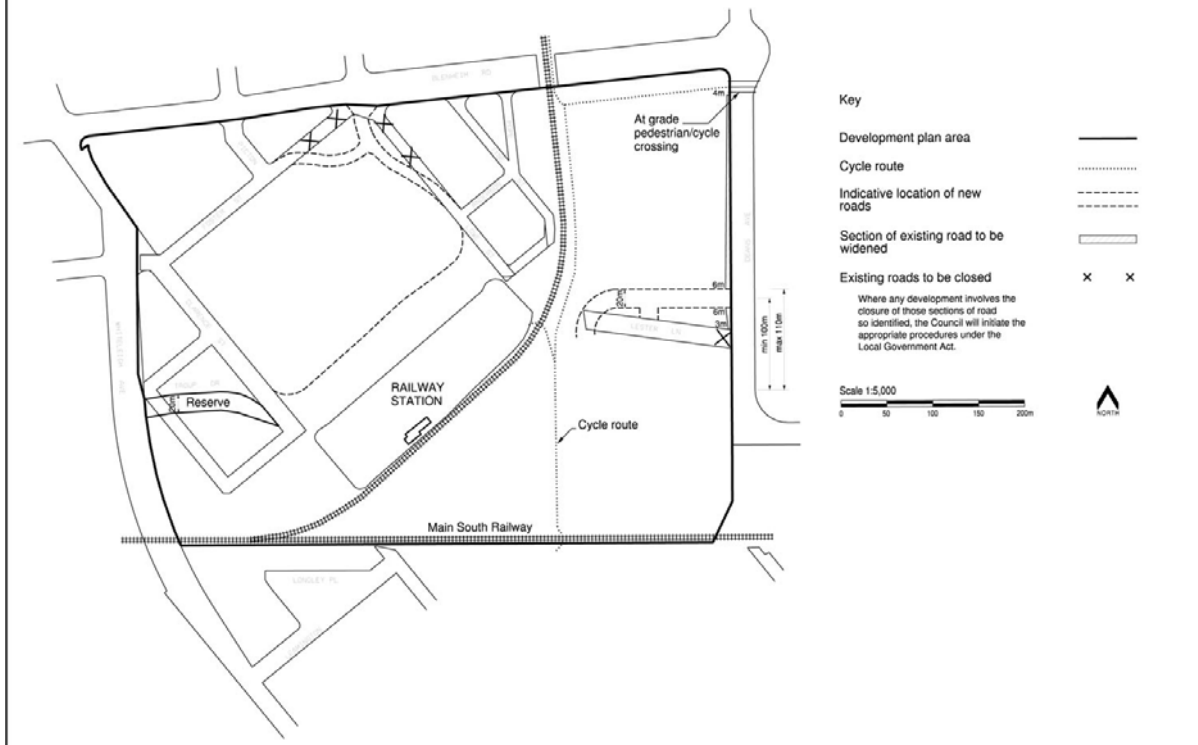
Updated 14 November 2005



Appendix 5 - Development plan - Living 3 and Business RP and 4 Zones (Addington)

Updated 16 November 2009

Appendix 5. Development plan - Living 3, Business RP and Business 4 Zones (Addington)



Appendix 6 - Special provision - Papanui

Updated 14 November 2005

Appendix 6. Special Provision - Papanui



Appendix 7 - deleted

Updated 31 July 2012

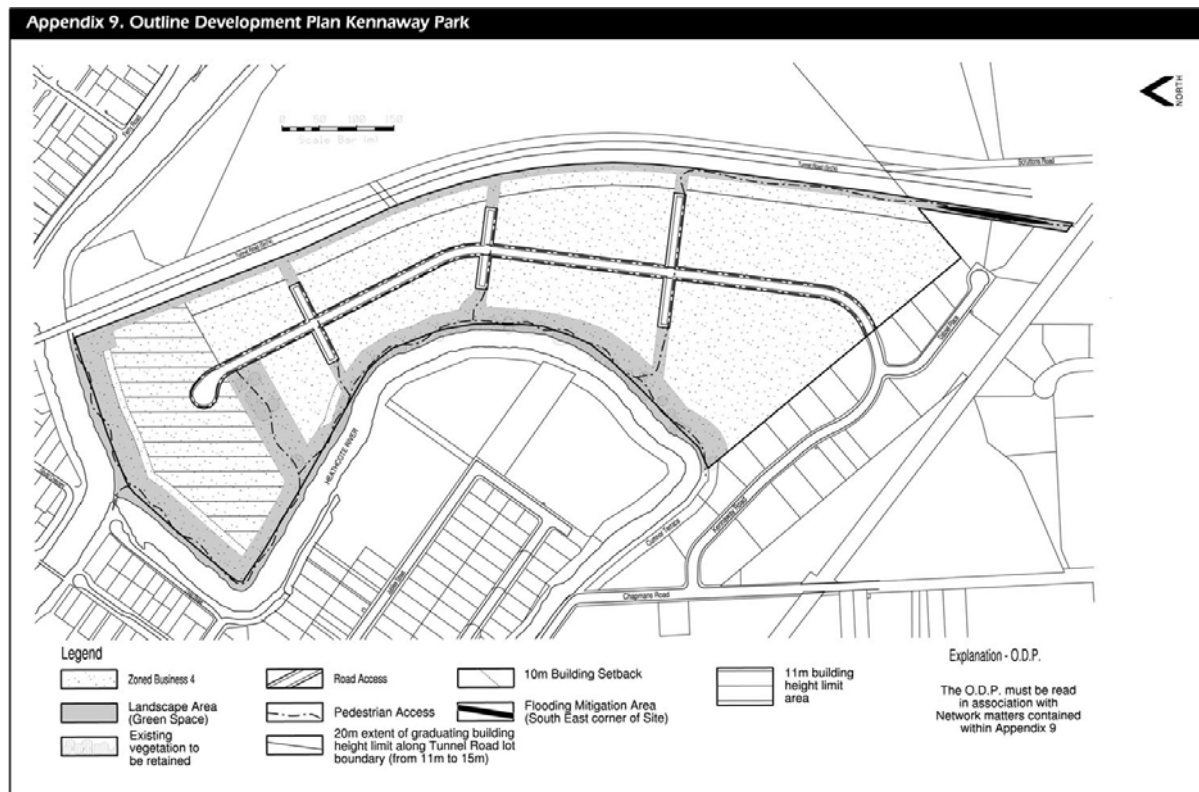
Appendix 8 - Deleted

Updated 31 July 2012

Appendix 9 - Outline Development Plan Kennaway Park

Updated 15 March 2010

Appendix 9 - Outline Development Plan Kennaway Park



Outline Development Plan - Contextual Matters - Kennaway Park B4 Zone

The following matters provide context to the Outline Development Plan and assist users of the Plan to understand the reasoning behind the elements shown on the Outline Development Plan.

Movement Network

This refers to the system of roads, cycle ways, pathways and linkages throughout the site. This system also has a relationship with the 'green' and 'blue' networks in respect of pedestrian linkages.

Movement Network Matters

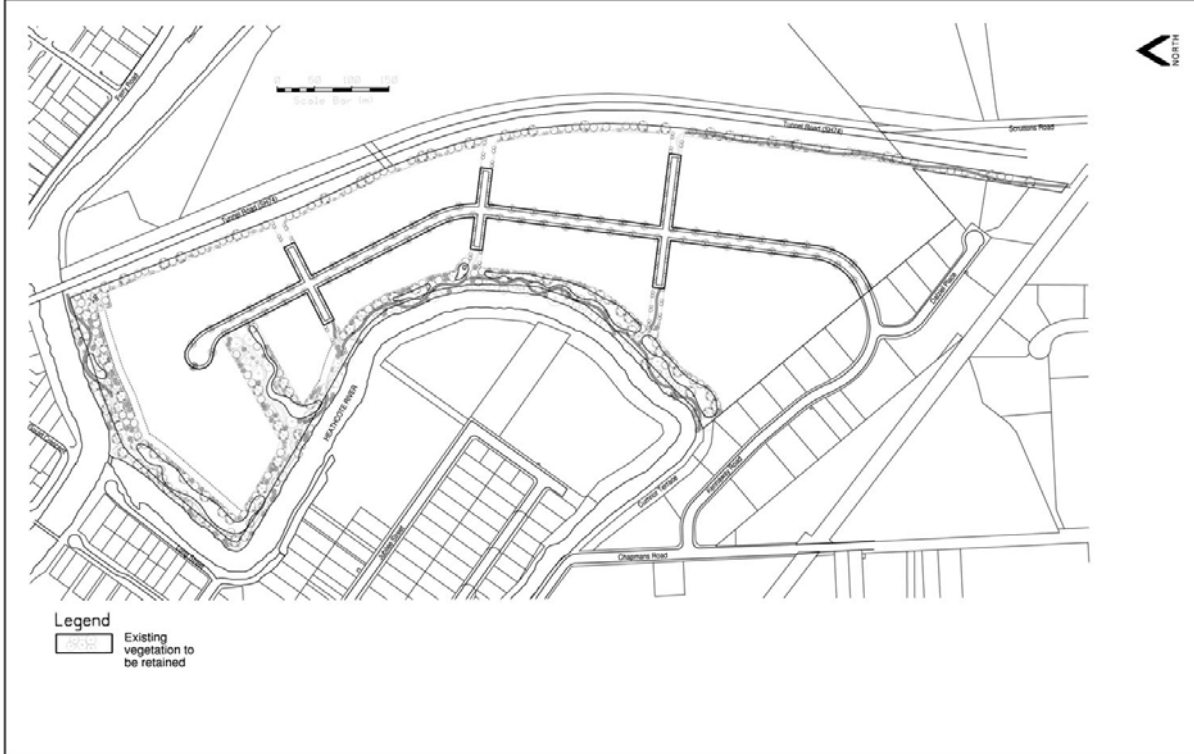
- The provision for vehicular, cycle and pedestrian movement 'to and through' the site. This is best achieved through formation of streets that combine as many of these modes as possible.
- The provision of an efficient roading network within the site.
- The provision of a pedestrian and cycle network that integrates the site into the surrounding environments and through the provision of linkages.
- The provision for pedestrian walkways along roadways and the margin of the Heathcote River.

The Outline Development Plan shows how a pedestrian path along the Heathcote River bank frontage will connect the south-eastern end of Cumnor Terrace with the northern end of the site. This pedestrian route will have connections to each lateral road and cul-de-sac within the site. There is the potential for pedestrian access between the northern end of the application site and Long Street, Bamford Street and Gould Crescent across the Heathcote River Control Structure at the eastern end of the Woolston Cut.

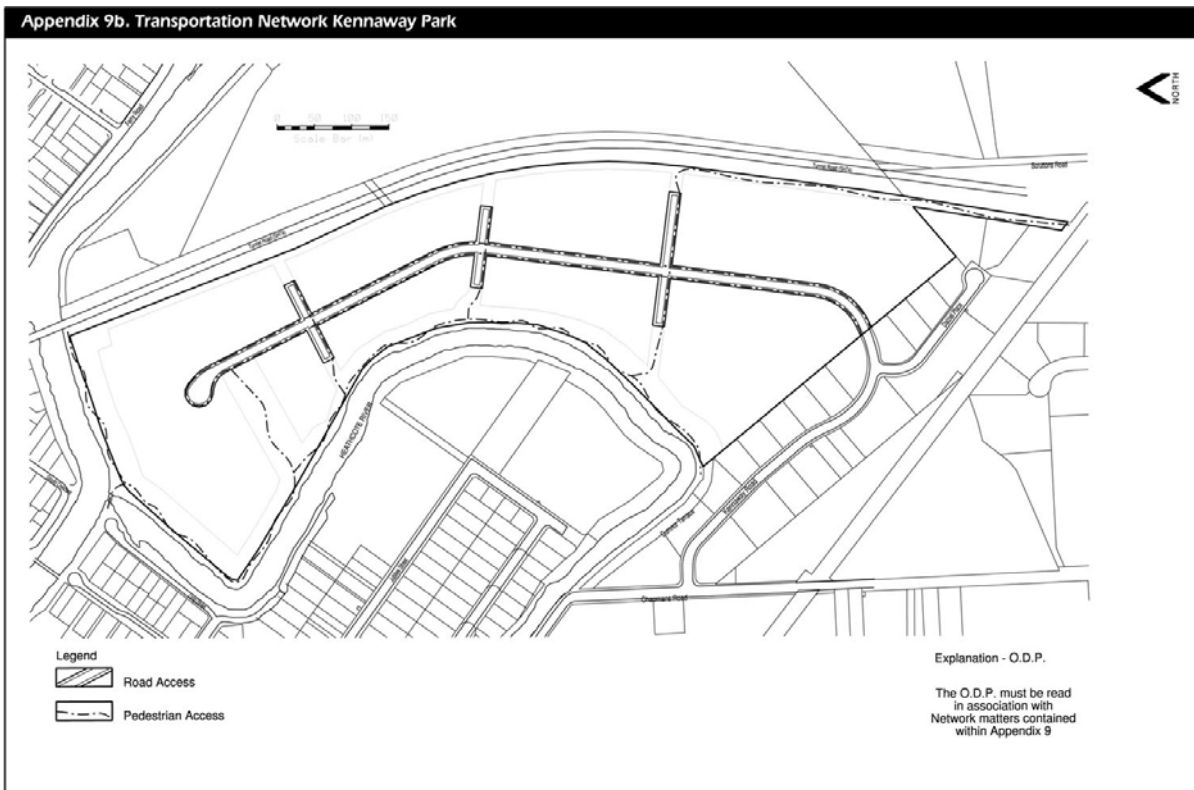
Pedestrian linkage is also created in the south-eastern corner of the site to provide pedestrian access to and from the residential areas of the Heathcote Valley. This pedestrian walkway is created through a floodwater retention area (see blue network).

Appendix 9a Landscape Plan Kennaway Park

Appendix 9a. Landscape Plan Kennaway Park

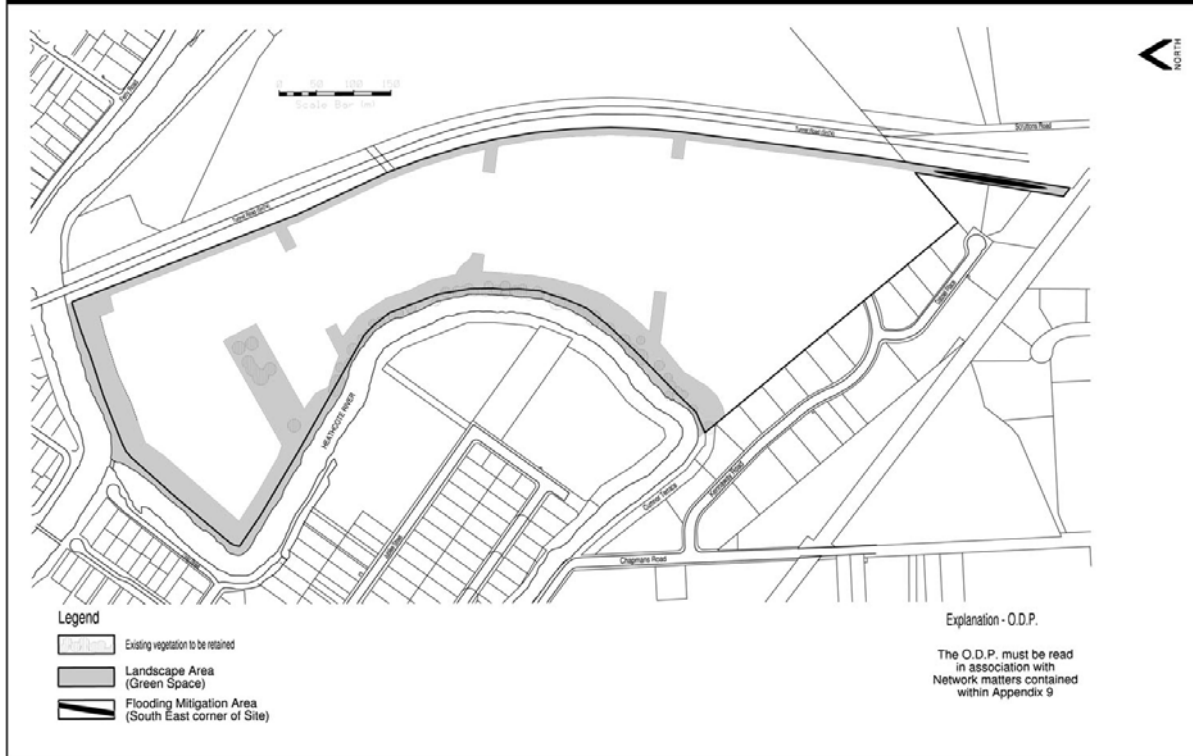


Appendix 9b Transportation Network Kennaway Park



Appendix 9c Blue and Green Networks Plan Kennaway Park

Appendix 9c. Blue and Green Networks Plan Kennaway Park



Blue Network

This refers to the 'above ground' system designed in order to help meet the sites future anticipated stormwater quality and quantity requirements by:

- Treating and discharge stormwater from future development onsite.
- Providing a flooding mitigation area in the south-eastern corner of the site.

Blue Network Matters

- To incorporate a 'shared' approach whereby stormwater management areas also act as a amenity or ecological enhancement areas.
- To ensure stormwater discharge meets quality requirements.

The creation of a floodwater detention area in the southeastern corner of the site to provide up to 3000m³ of storage. This will encompass:

- The naturalisation of the Avoca Valley Stream bank in the south-eastern corner of the site.
- The use of the 10m wide Tunnel Road landscaping area for storage of floodwaters in events greater than a 1 in 5 year return period.
- Development of a floodwater detention area in the strip of land in the south-eastern corner of the site as per the Outline Development Plan.

Green Network

This refers to the 'system' of landscape areas provision throughout the site. These spaces offer a wide range of amenity experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, landscaping and the Blue Network in respect of stormwater management and public access.

Green Network Matters

- The provision of publicly accessible landscaping areas in general accordance with the Outline Development Plan.
- Integration with the surrounding existing Green Network.
- The enhancement of the margin of the Heathcote River through the planning of native trees and shrubs.
- The provision of landscaping along both Tunnel Road and the Heathcote River to soften the hard lines of buildings, when viewed from Tunnel Road or the true left bank of the Heathcote River, while maximising views over the Kennaway Site to the Port Hills.
- Increased potential for the margins of the river to be used as an ecological corridor by encouraging fauna movement between estuarine environments and the Port Hills.
- Provision of a pleasant environment for pedestrian pathways that would encourage continued, or increased recreational use of this portion of the Heathcote River.
- Provision of a well connected, comprehensive movement network which enables safe pedestrian and cycle movements.
- The use of a shrub clear zone between the pedestrian path along the Heathcote River and the development areas onsite. Avoiding foliage between the heights of 0.5m and 1.5m in this area will increase opportunities for passive surveillance and assist in crime prevention through environmental design.
- The enhancement of the existing water bore on site to create a freshwater feature and an amenity area.
- The enhancement of the landscaping area under the stand of Oaks as shown on the Outline Development Plan.
- The pine trees within the Heathcote River margin will be left undisturbed as far as practicable.
- The use of the 10m wide landscape strip along Tunnel Road for floodwater storage during flooding events that exceed a 1 in 5 year return period.
- Where practicable landscaping areas that contain stormwater swales will be managed for the dual purposes of open/recreational space and stormwater treatment.
- The public space corridor shall provide the following:
 - (1) Pedestrian access along the Heathcote River.
 - (2) The landscaping enhancement of the site through the provision of additional plantings.

Street Character

Streets should have a high quality visual character. This can be achieved by:

- Consistent use of street trees and green space within the road corridor.
- The landscaping and tree planting provisions of the road frontages of sites.
- Attractive street lighting and other street furniture elements.
- The variation of materials such as the use of paving cobbles in parking bays.

Appendix 9d - Kennaway Plant List and Associated Heights & Locations

E = Esplanade adjacent to Heathcote River

T = Tunnel Road landscape setback buffer

W = Wetter areas (temporarily), such as detention basins and swales

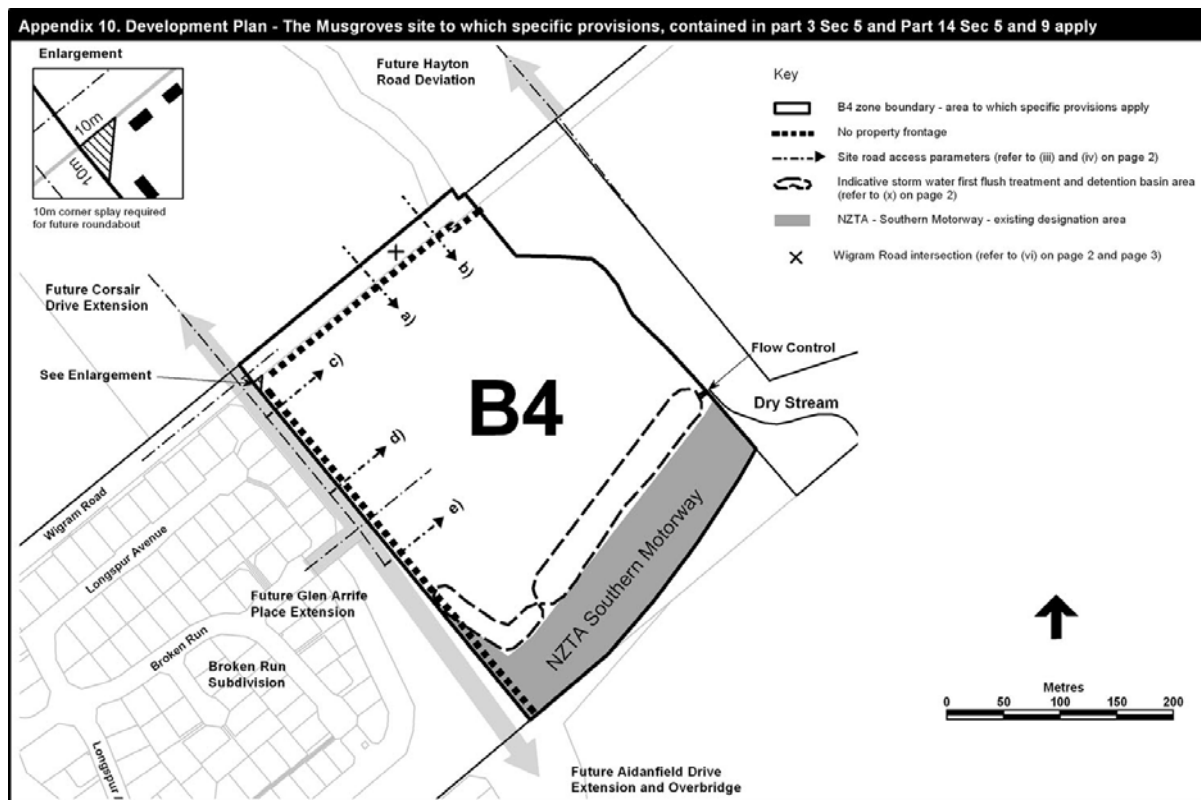
S = Street planting, other than main road and secondary road tree species

	BOTANICAL NAME	COMMON NAME	10 YR HEIGHT	MATURE HEIGHT
TREES	<i>Cordyline australis</i> (T,E,W)	Cabbage tree	5	7
	<i>Grisilinia littoralis</i> (T,E)	Broad leaf	4	17
	<i>Pseudopanax arboreus</i> (T,E)	5 finger	4	8
	<i>Pseudopanax crassifolius</i> (T,E)	Lancewood	3	14
	<i>Pseudopanax ferox</i> (T,E)	Toothed lancewood	2.5	7
	<i>Pittosporum tenuifolium</i> (T,E)	Kohuhu	4	9
	<i>Pittosporum euginoides</i> (T,E)	Tarata, Lemonwood	3	12
	<i>Dodonea viscosa</i> (T,E)	Akeake	4	7
	<i>Olearia paniculata</i> (T,E)	Golden Akeake	2	7
	<i>Olearia traversii</i> (T,E)	Chatham is. Akeake	3	10
	<i>Dicksonia squarrosa</i> (E,W)	Wheki	2	5
	<i>Dicksonia fibrosa</i> (E,W)	Wheki ponga	2	5
	<i>Sophora microphylla</i> (T,E)	Sth is. Kowhai	4	12
	<i>Podocarpus totora</i> (T,E)	Totara	5	30
	<i>Darcycarpus dacrydoides</i> (W)	Kahikatea / White pine	3	20
	<i>Prumnopitys taxifolia</i> (T,E,W)	Matai / Black pine	3	25
	<i>Dacrydium cupressinum</i> (T,E)	Rimu	3	30
	<i>Coprosma chathamica</i> (T,E)	Chatham is. Coprosma		5
	<i>Plagianthus regius</i> (E)	Ribbonwood	5	16
	<i>Plagianthus chathamica</i> (E)		4	10
<i>Aristotelia serrata</i> (E,W)	Makomako, wineberry	4	8	
<i>Coprosma acutifolia</i> (E)	Coprosma, Sp.		10	
<i>Hoheria populnea</i> (T,E)	Lackebark	4	11	
<i>Hoheria angustifolia</i>	Narrow leaved lacebark	4	8	
SHRUBS AND FLAXES	<i>Coprosma robusta</i> (T,E,W)	Karamu	6	6
	<i>Leptospermum scoparium</i> (T,W)	Manuka	3.5	6
	<i>Pseudowintera colorata</i> (E)	Horopito	1.5	8
	<i>Plagianthus divaricatus</i> (W)	Salt marsh ribbonwood		2
	<i>Corokia contoneaster</i> (E)	Korokio		2
	<i>Myrsine australis</i> (T,E)	Mapou	2	6
	<i>Chionochoa rubra</i> (T,E,S)	Red tussock		1
	<i>Cortaderia fulvida</i> (T,E,W)	Mini toetoe		1.5
	<i>Anemanthele lessonia</i> (T,E,S)	Wind grass		0.8
	<i>Carex secta</i> (T,E,W)	Pukio		0.8
	<i>Carex virgata</i> (T,E,W)	Swamp sedge		0.8
	<i>Astelia fragrans</i> (T,E)	Bush flax		1.5
	<i>Astelia grandis</i> (E,W)	Swamp astelia		2
	<i>Hebe stricta</i> (E,W)	Hebe sp.		3
	<i>Hebe salicifolia</i> (T,E,W)	Hebe sp.		2.5
	<i>Phormium tenax</i> (T,E,W)	harakeke		2.5
	<i>Phormium cookianum</i> (E)	coastal flax		2
	<i>Phormium 'Surfer'</i> (S)			0.5
<i>Phormium 'Black rage'</i> (S)			0.75	

STREET TREES	Daniella nigra (E,S)	Ink berry	0.5
	Libertia ixiodes (E,S)	NZ Iris	0.5
	For secondary cross roads:		
	Nothofagus solandri var. 'Cliffortioides' (S)	Mountain beech	2
	For main road:		
	Tilia cordata (S)	Small leaved lime	24
	or Tilia platyphyllos (S)	Large leaved lime	24

Appendix 10 - The Musgroves site to which specific provisions, contained in Part 3, Section 5 and Part 14 Sec 5 and 9 apply

Updated 15 March 2010

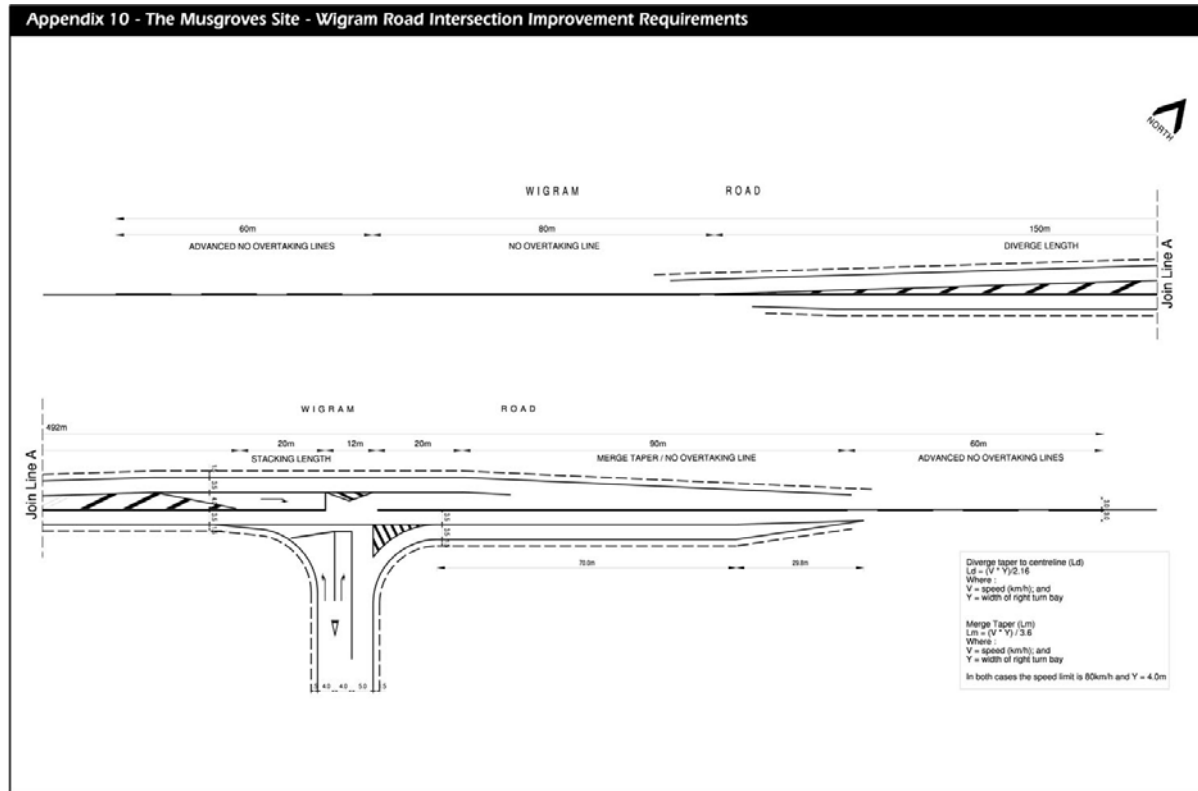


In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown on the map (page 1) of this Appendix, the development shall be in accordance with the following provisions:

- (i) No property within the site shall have frontage/direct vehicle access to Wigram Road or Aidanfield Drive extension.
- (ii) There shall be no more than two road access points from the site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.
- (iii) The location of the road connection to Wigram Road shall be constrained to being between points (a) and (b) as described below:
 - (a) at least 150m northeast of the centreline of the proposed Aidanfield Drive extension intersection with Wigram Road; and
 - (b) at least 150m southwest of the centreline of the future Hayton Road deviation intersection with Wigram Road
- (iv) The road connection to Aidanfield Drive extension shall be constrained to two possible locations as described below:
 - 1) Location one - being between points (c) and (d) as described below:
 - (c) at least 40m southeast of the centreline of Wigram Road and its proposed intersection with Aidanfield Drive extension; and
 - (d) at least 40m northwest of the centreline of the future Glen Arriffe Place extension intersection with Aidanfield Drive extension;
 or
 - 2) Location two - at point (e) as described below:
 - (e) at least 40m southeast of the centreline of the future Glen Arriffe Place extension intersection with Aidanfield Drive extension;
 - (v) An internal site road must connect the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.
 - (vi) The design of the Wigram Road intersection with the internal site road shall incorporate:
 - separate left and right turn lanes to and from the site designed in accordance with Appendix 10 page 3 diagram.
 - allowance for possible future bus stop facilities,
 provided that
 - the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity established on the site prior to subdivision consent; and
 - all intersection improvements, internal roading and footpath works shall be carried out at the cost of the developer and / or their successor/s in title.
 - (vii) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.
 - (viii) Other than as provided for under (v) above, no cul de sac within the site shall be longer than 150 metres.
 - (ix) Footpaths and amenity strips shall be provided along Wigram Road, Aidanfield Drive extension and internal road frontages.
 - (x) Stormwater disposal system, located along the site's south-eastern boundary shall be designed to provide sufficient detention and attenuation so that flows from the proposed development do not exceed 30 l/s in all storm events up to and including a 50 year level of service. The system shall be based on a first flush treatment and detention basin system with a flow control to the receiving surface water - Dry Stream. The design of the basins shall comply with the following criteria:

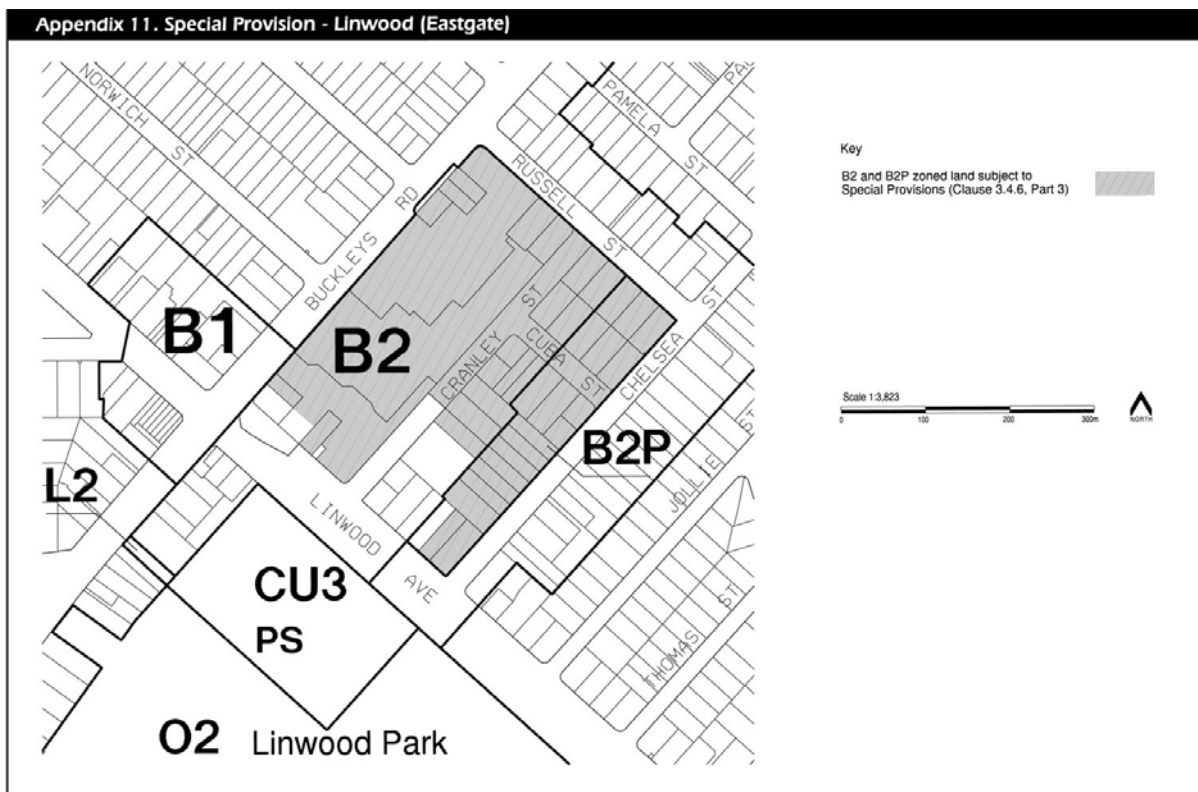
First flush basin	Detention basin:
minimum 1,600m ³ of storage volume, and	minimum 8,000m ³ of storage volume, and
minimum 0.20 ha of wetted area when full	minimum 0.63 ha of wetted area when full

Appendix 10 - The Musgroves site - Wigram Road Intersection Improvement Requirements



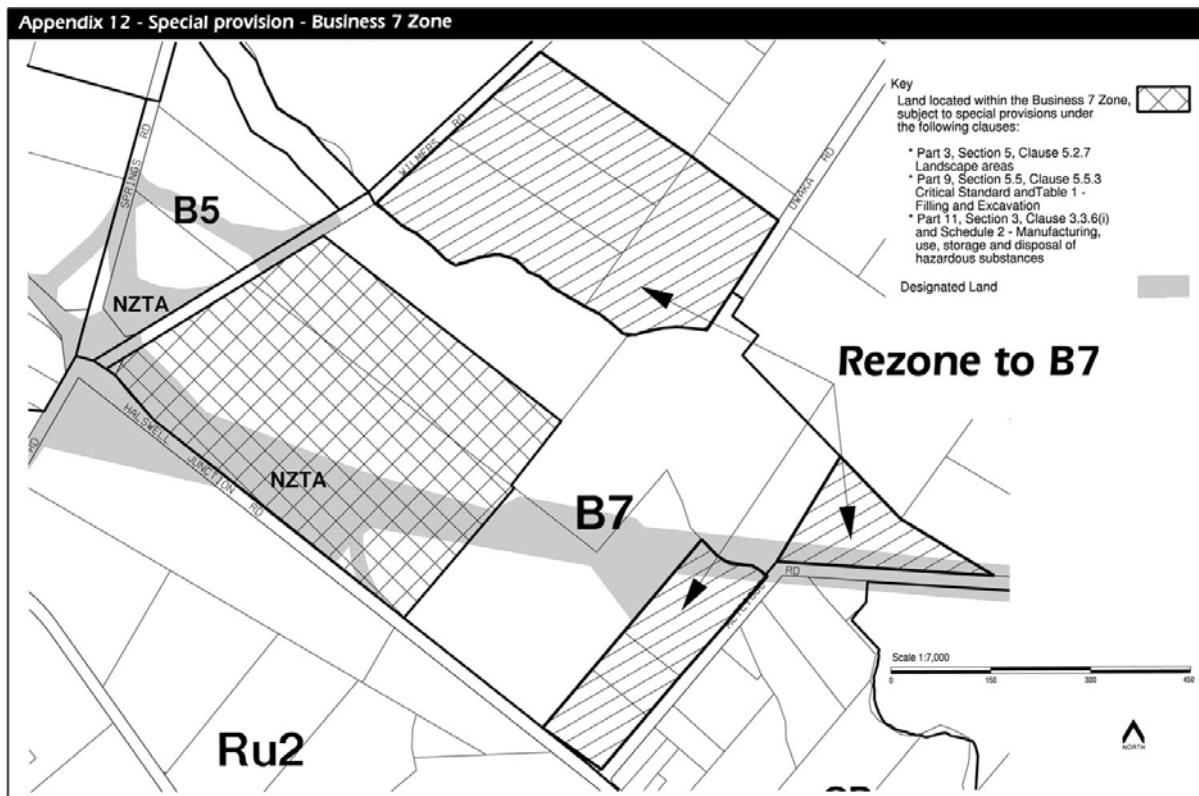
Appendix 11 - Special Provision (Linwood) Eastgate

Updated 14 November 2005



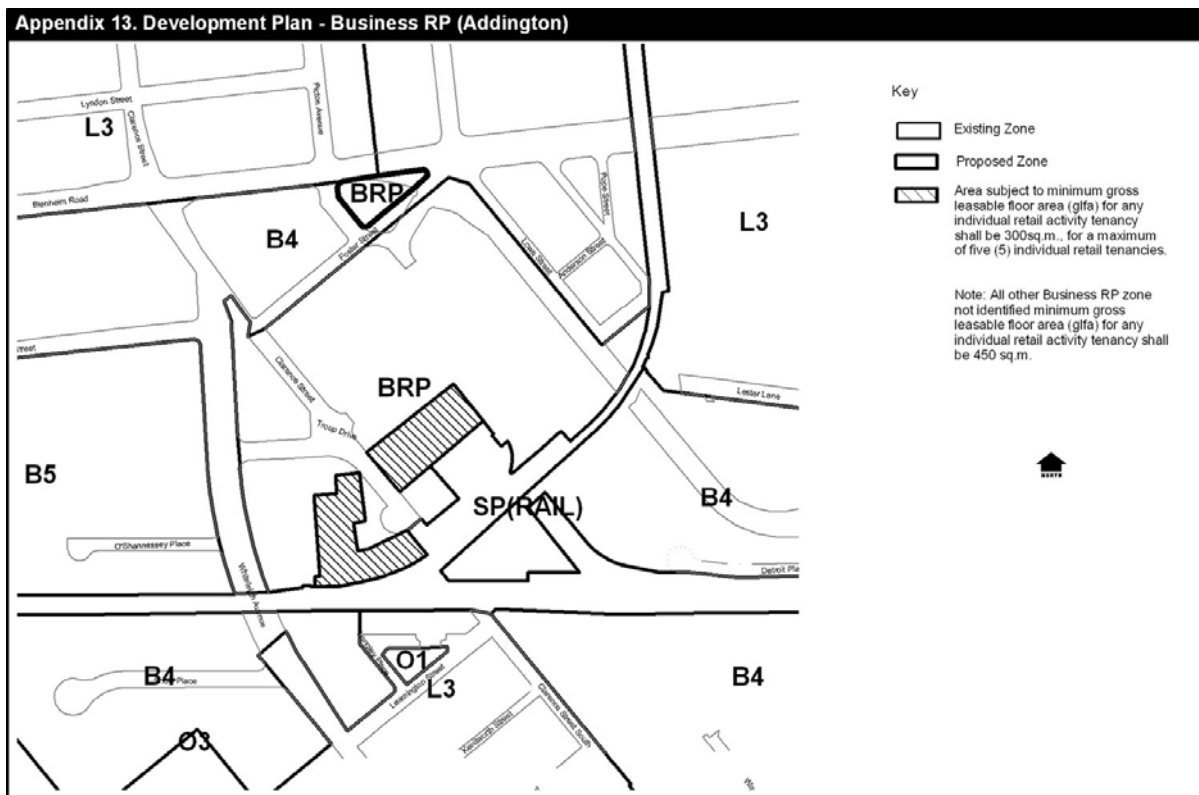
Appendix 12 - Special Provision - Business 7 Zone

Updated 30 April 2011



Appendix 13 - Development Plan - Business RP (Addington)

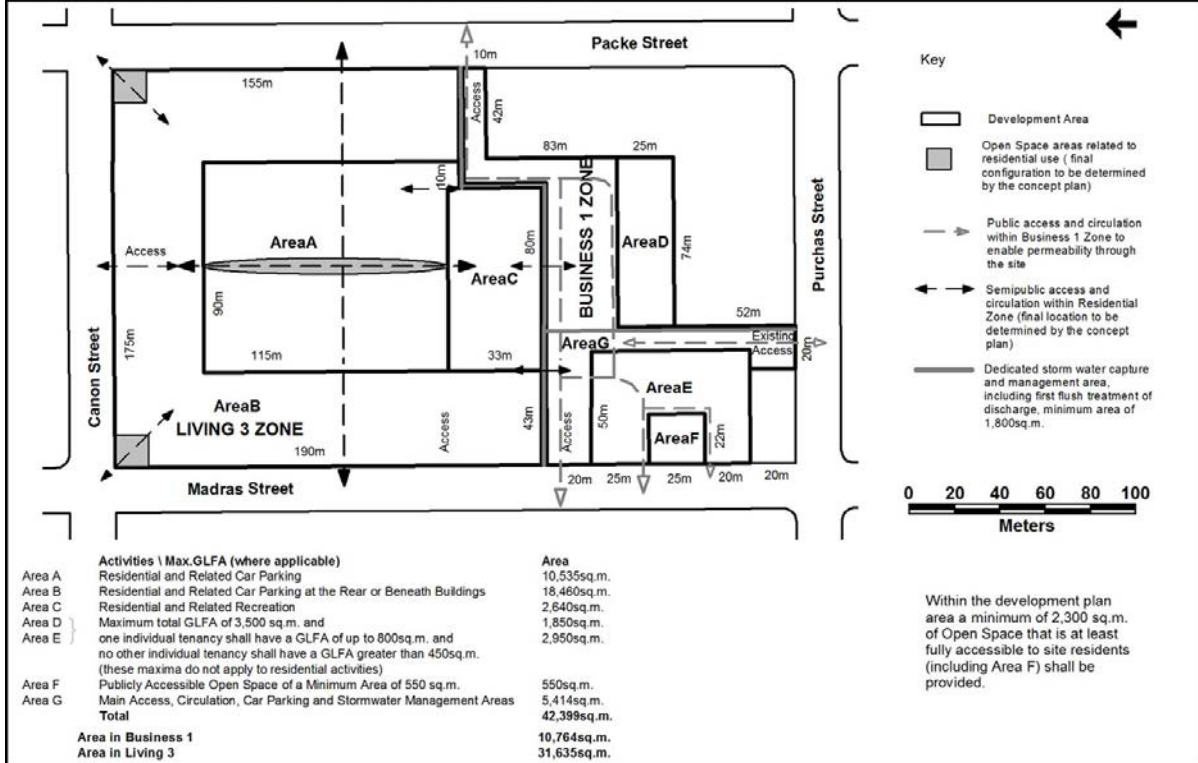
Updated 16 November 2009



Appendix 14 - Development Plan (Living 3 and Business 1 Zones) - St Albans

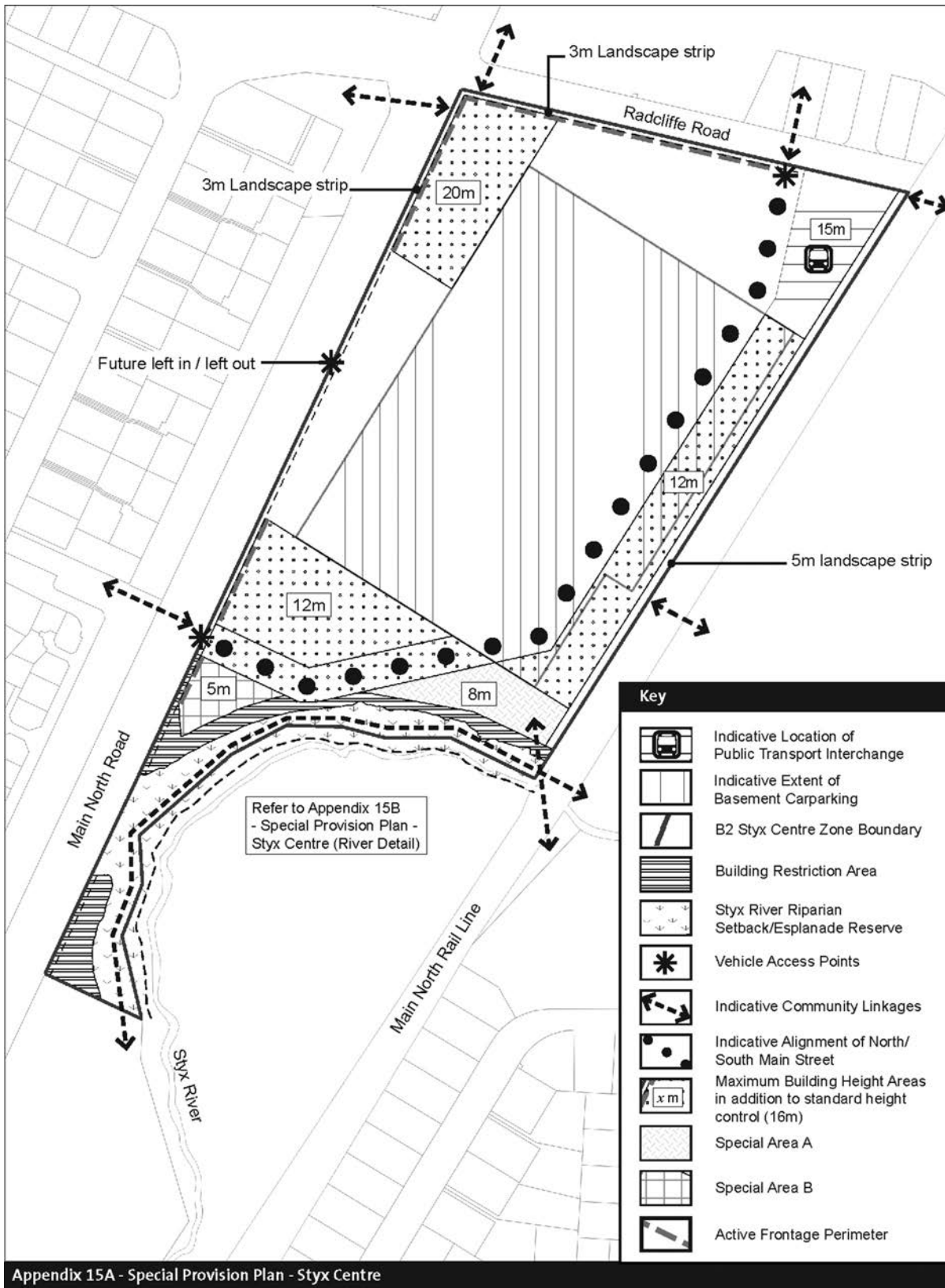
Updated 26 October 2010

Appendix 14 - Development Plan (Living 3 and Business 1 Zones) - St Albans



Appendix 15A - Special Provision Plan - Styx Centre

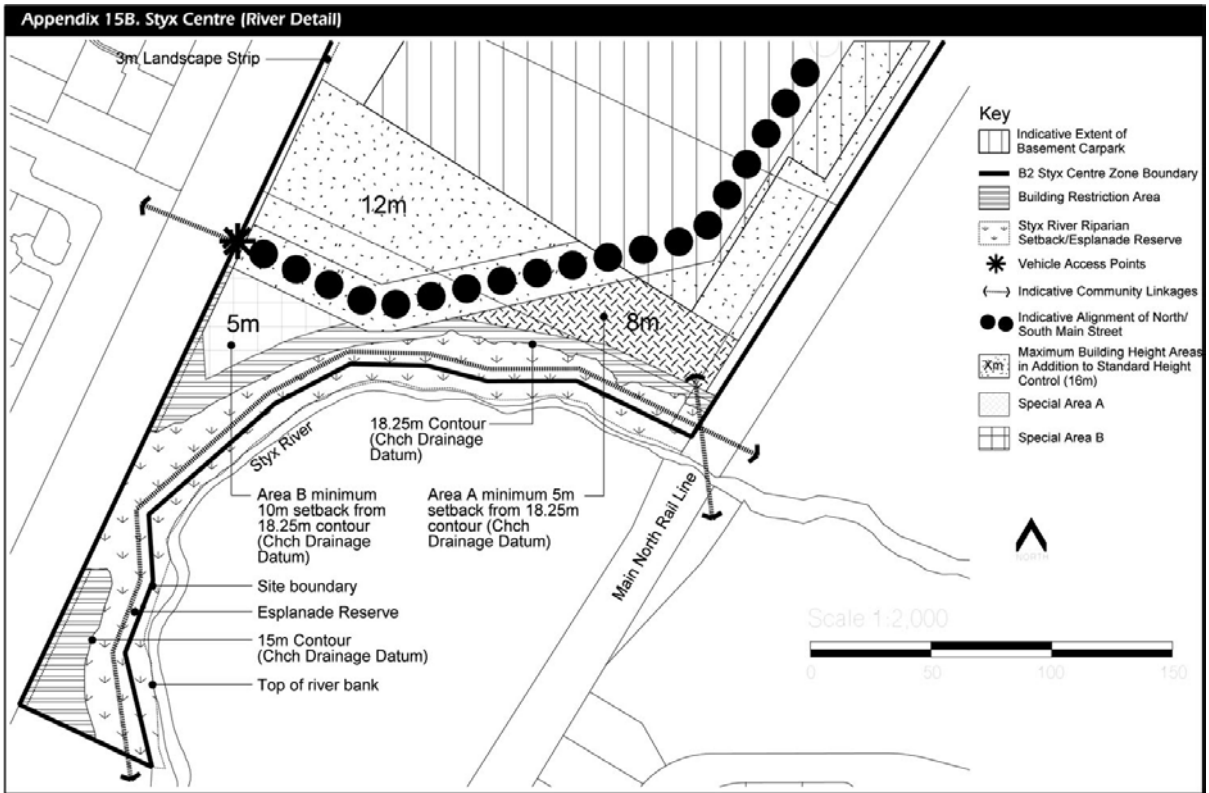
Updated 12 November 2012



Appendix 15A - Special Provision Plan - Styx Centre

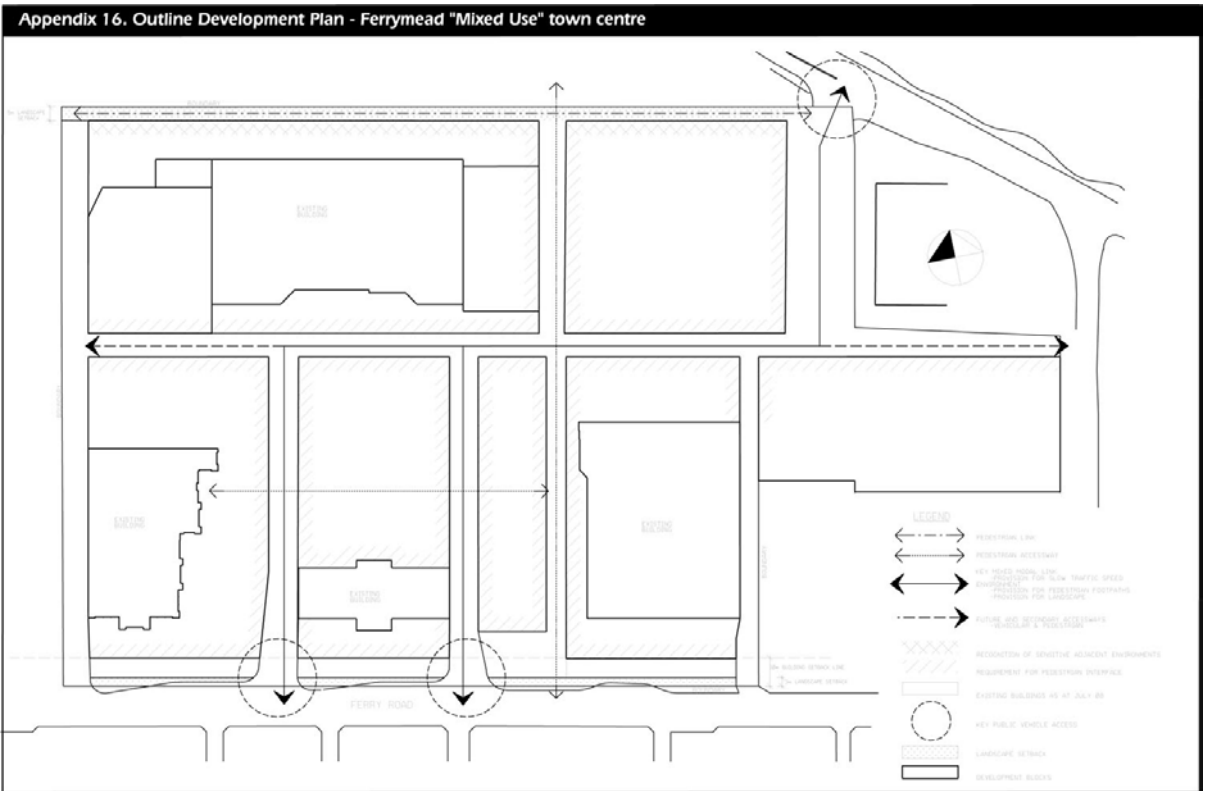
Appendix 15B - Special Provision Plan - Styx Centre (River Detail)

Updated 12 November 2012



Appendix 16 - Outline Development Plan - Ferrymead "Mixed Use" town centre

Updated 30 January 2009

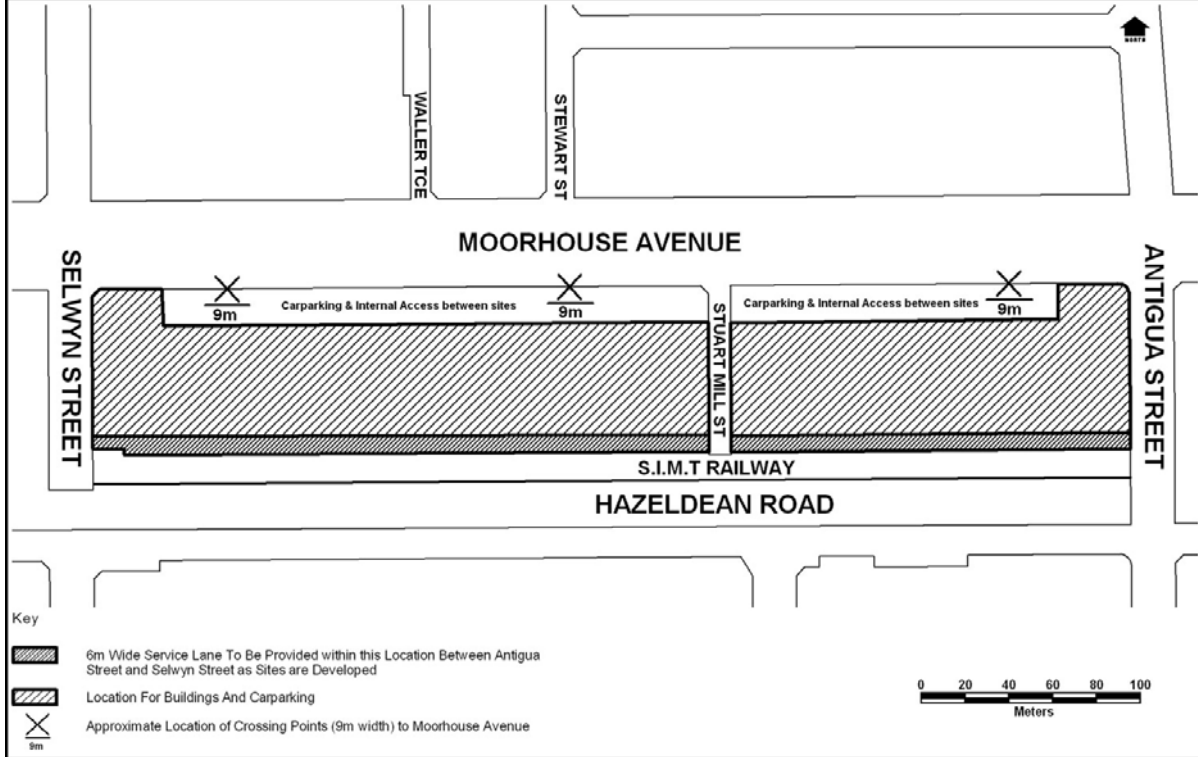


Appendix 17 - Outline Development Plan - BRP Zone Moorhouse Ave

Updated 16 November 2009

Appendix 17 - Outline Development Plan - BRP Zone Moorhouse Ave

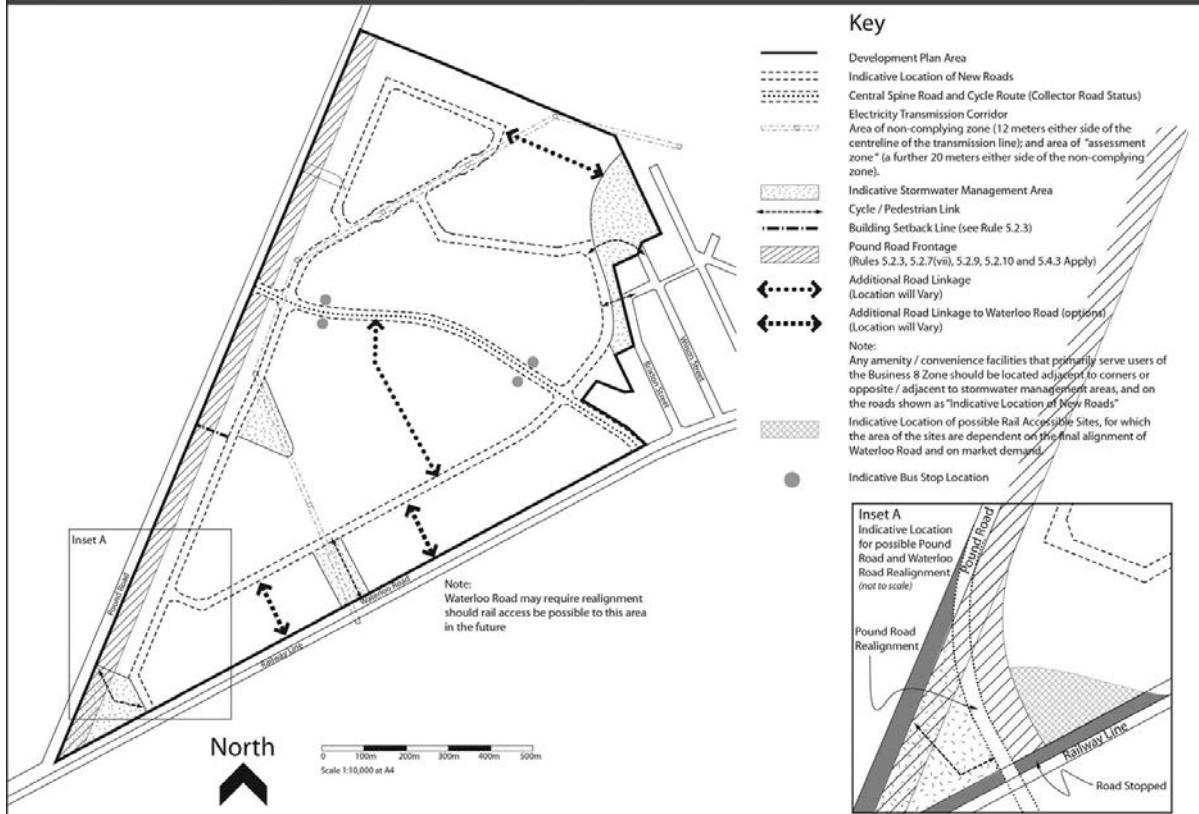
Appendix 17 - Outline Development Plan - BRP Zone Moorhouse Avenue



Appendix 18 - Outline Development Plan - Business 8 Zone (Islington)

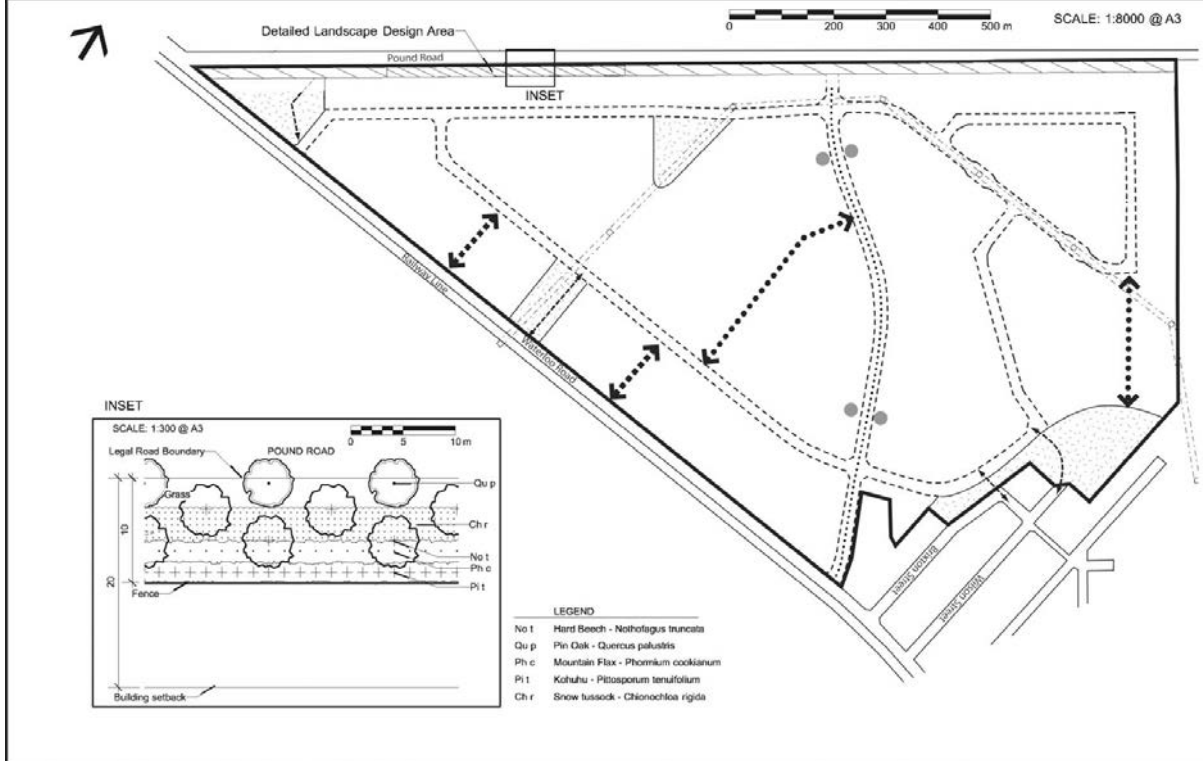
Updated 15 October 2012

Appendix 18 - Outline Development Plan - Business 8 Zone (Islington)

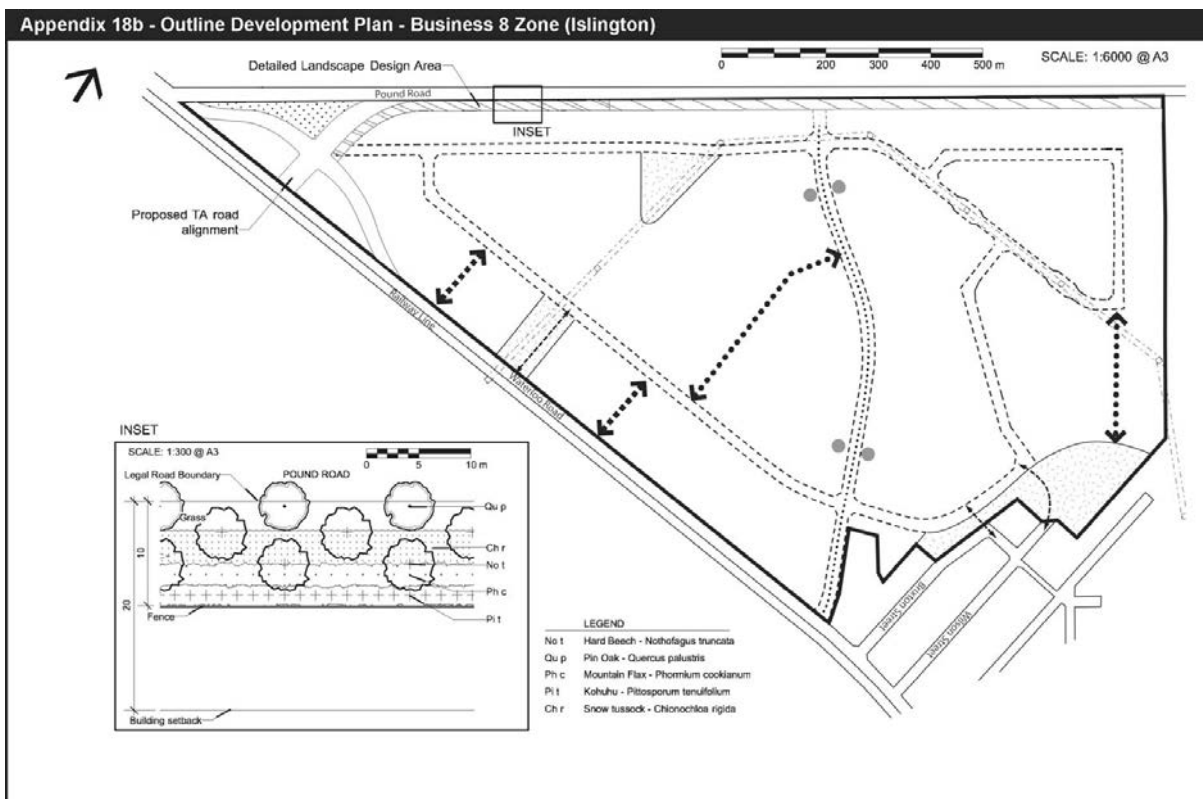


Appendix 18a - Outline Development Plan - Business 8 Zone (Islington)

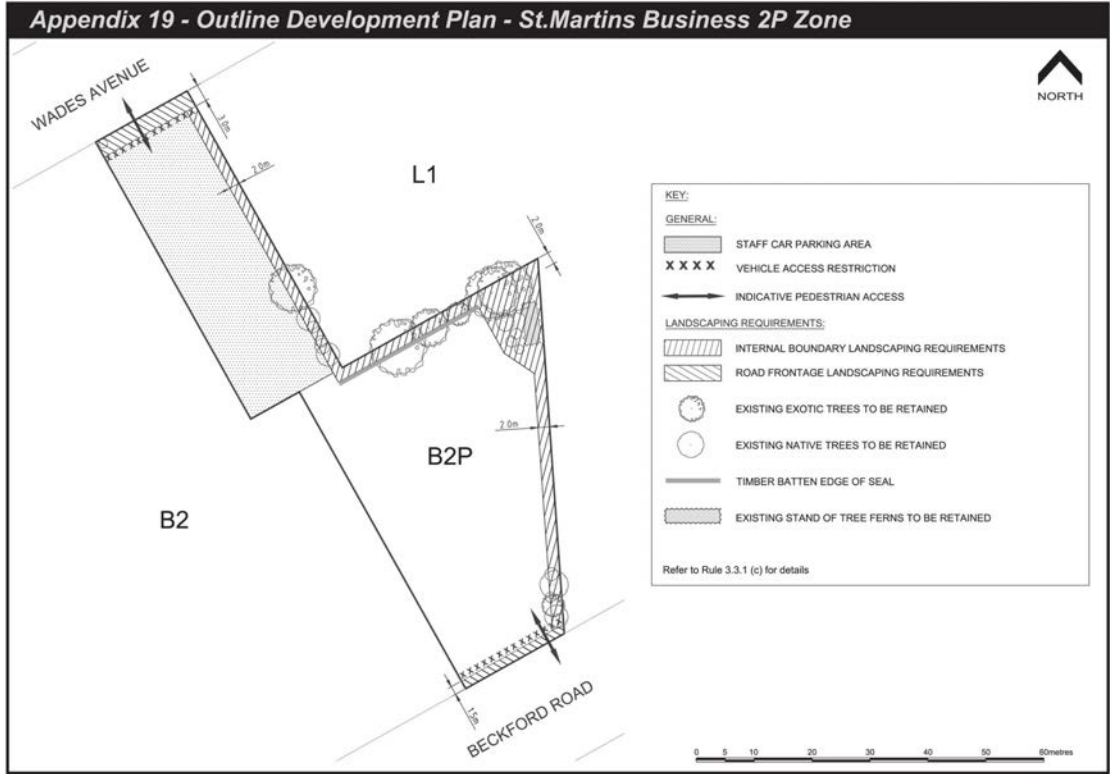
Appendix 18a - Outline Development Plan - Business 8 Zone (Islington)



Appendix 18b - Outline Development Plan - Business 8 Zone (Islington)

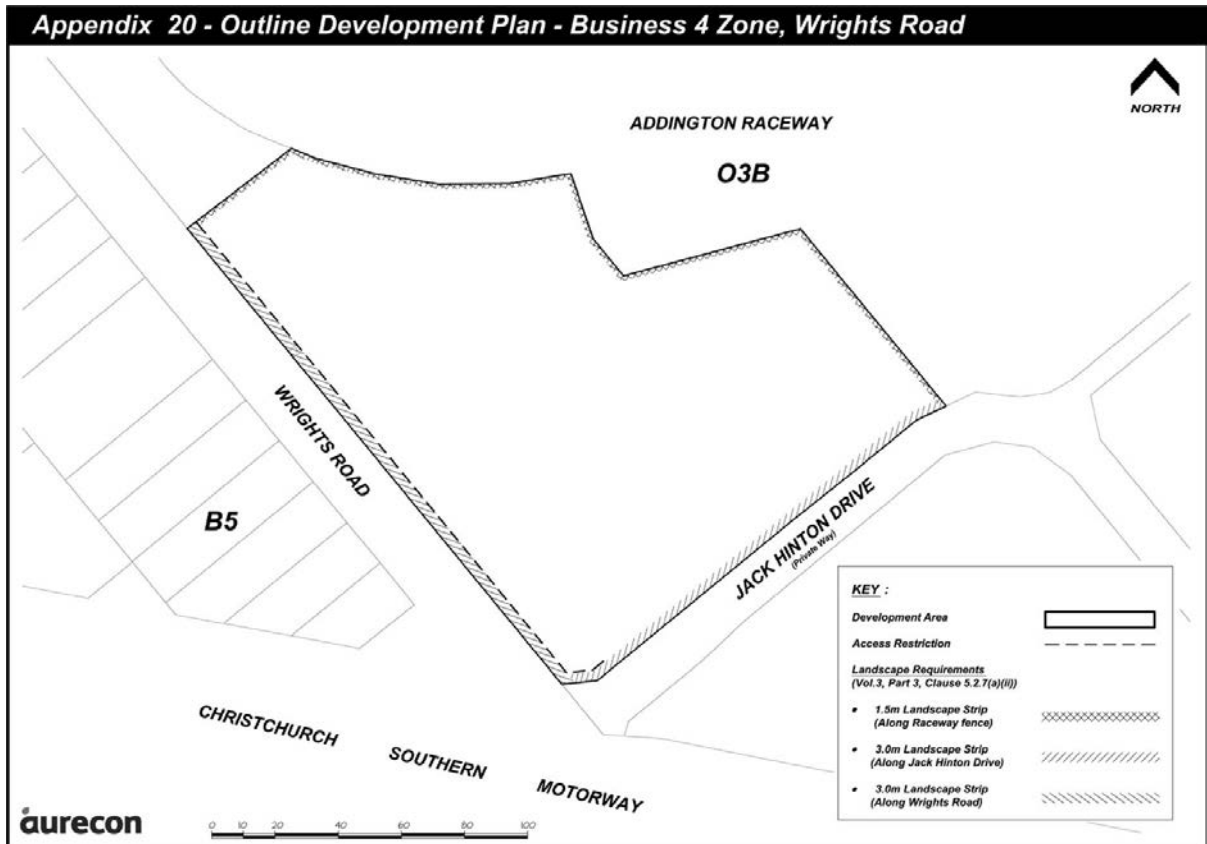


Appendix 19 - Outline Development Plan - St Martins Business 2P Zone



Appendix 20 - Outline Development Plan - Business 4 Zone, Wrights Road

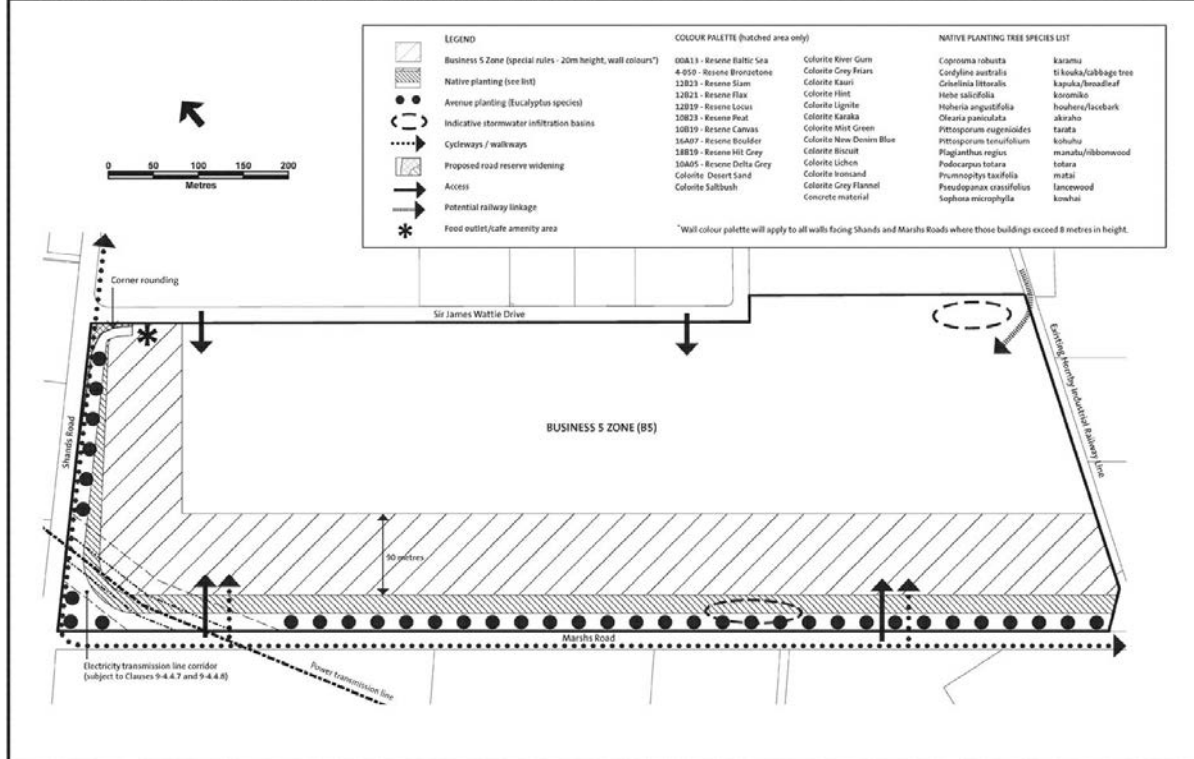
Updated 13 August 2012



Appendix 21 - Outline Development Plan (Sir James Wattie Drive)

Updated 16 July 2012

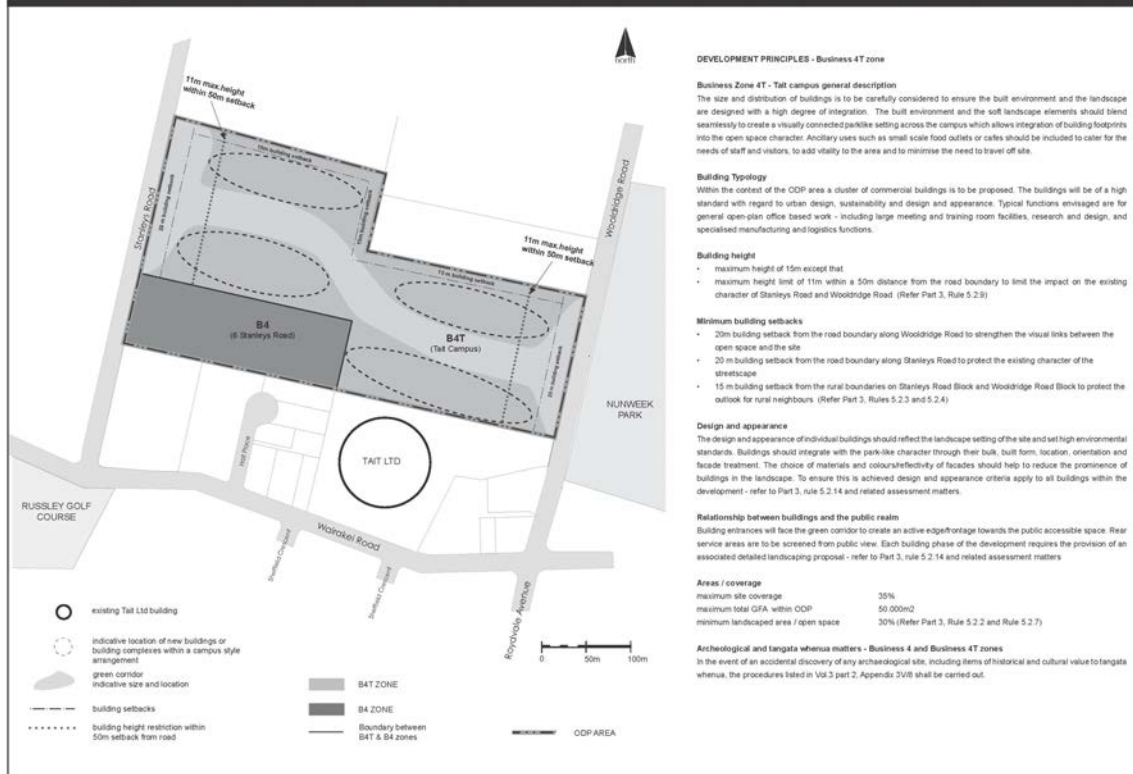
Appendix 21 - Outline Development Plan - Sir James Wattie Drive



Appendix 22 - Outline Development Plan (Tait Campus)

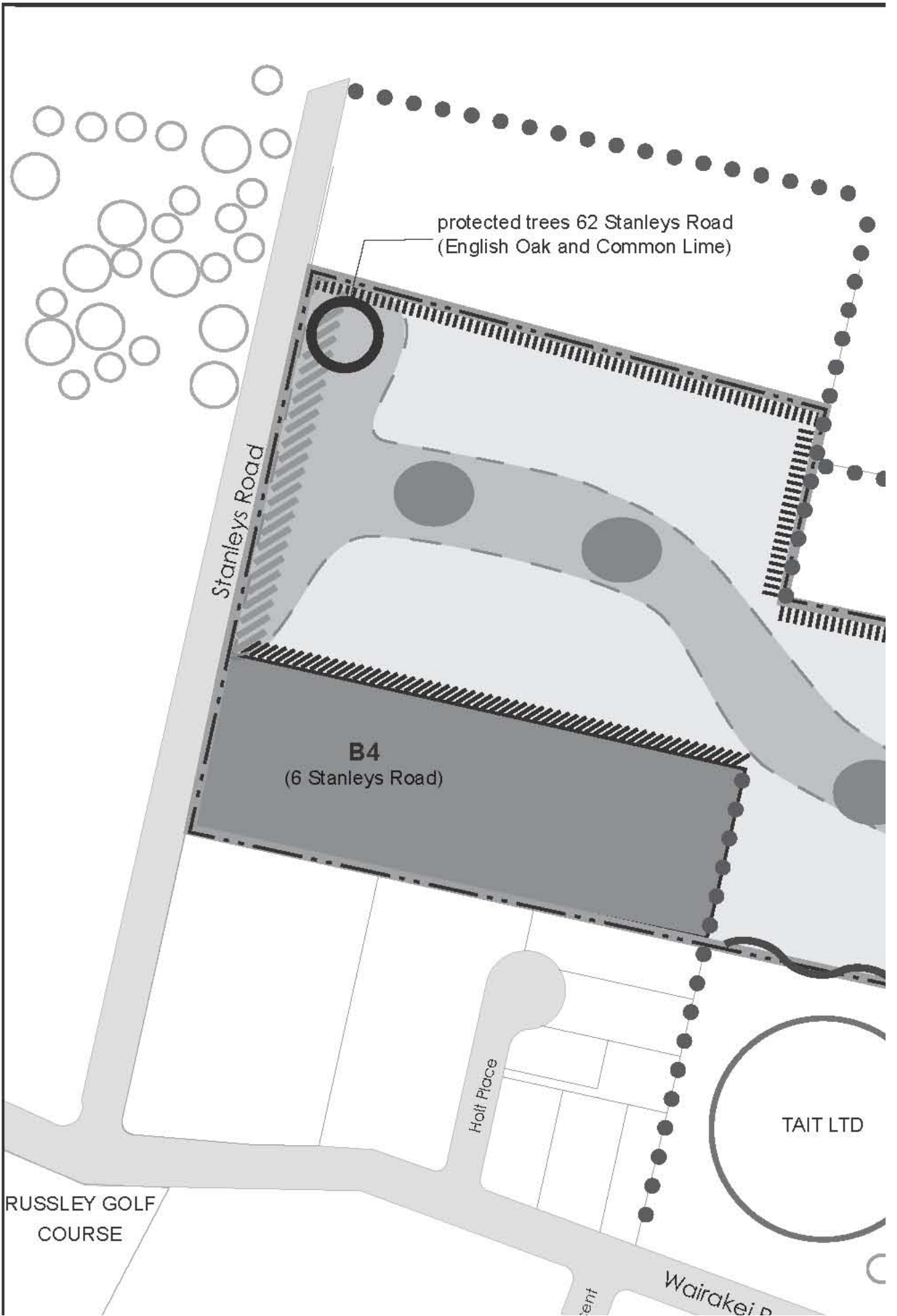
Updated 21 October 2013

Appendix 22 (i) - Outline Development Plan Business 4T (Tait Campus) and Business 4 (6 Stanleys Road) - Landuse and Development



Appendix 22 - Outline Development Plan (Tait Campus)

Appendix 22 (ii) - Outline Development Plan



protected trees 62 Stanley's Road
(English Oak and Common Lime)

Stanley's Road

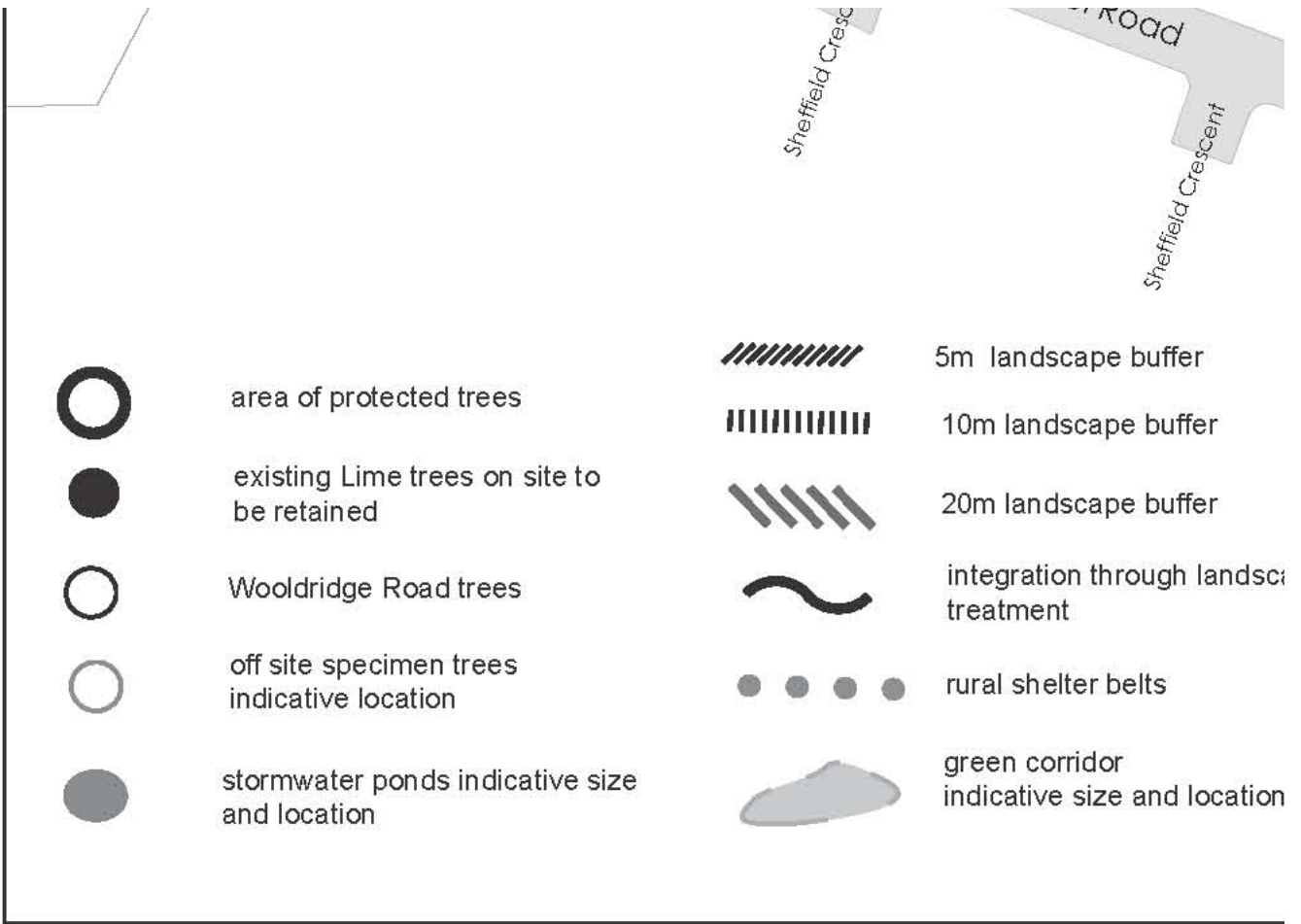
B4
(6 Stanley's Road)

RUSSLEY GOLF COURSE

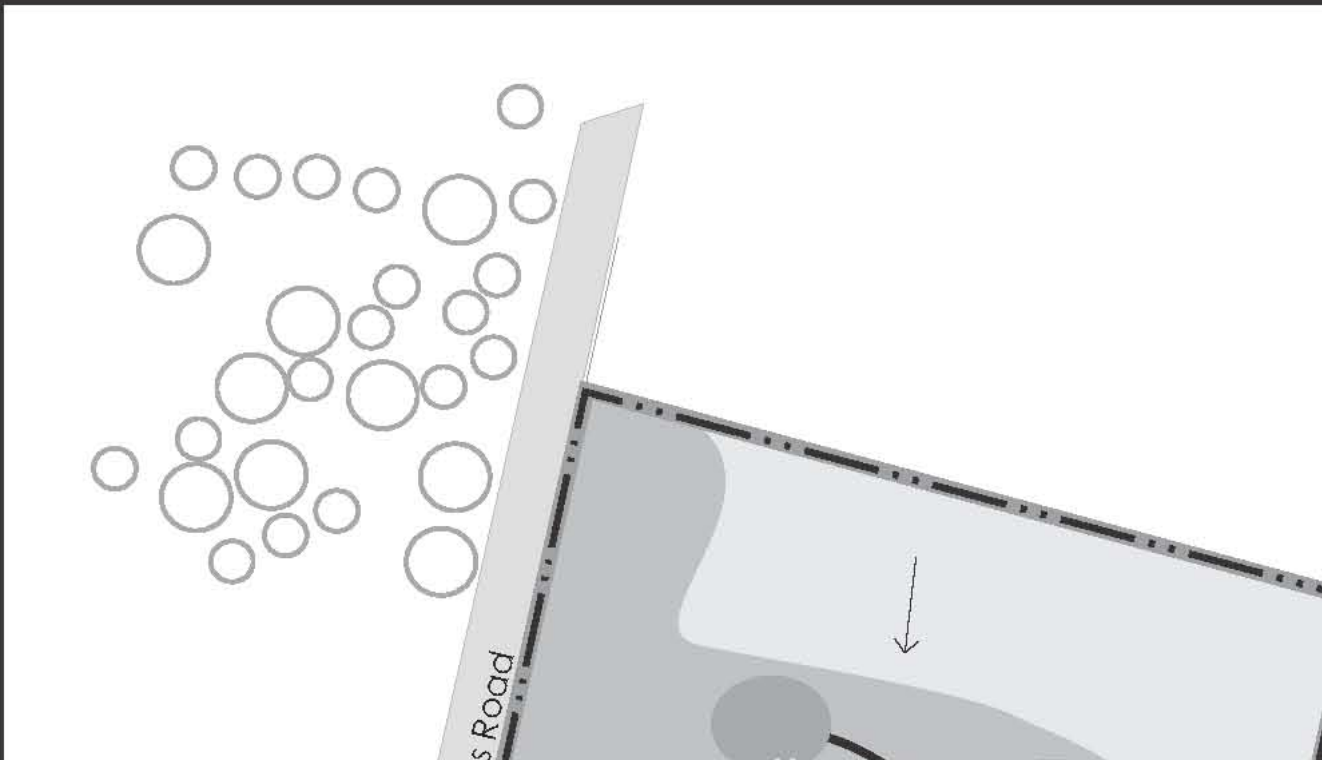
Holt Place

TAIT LTD

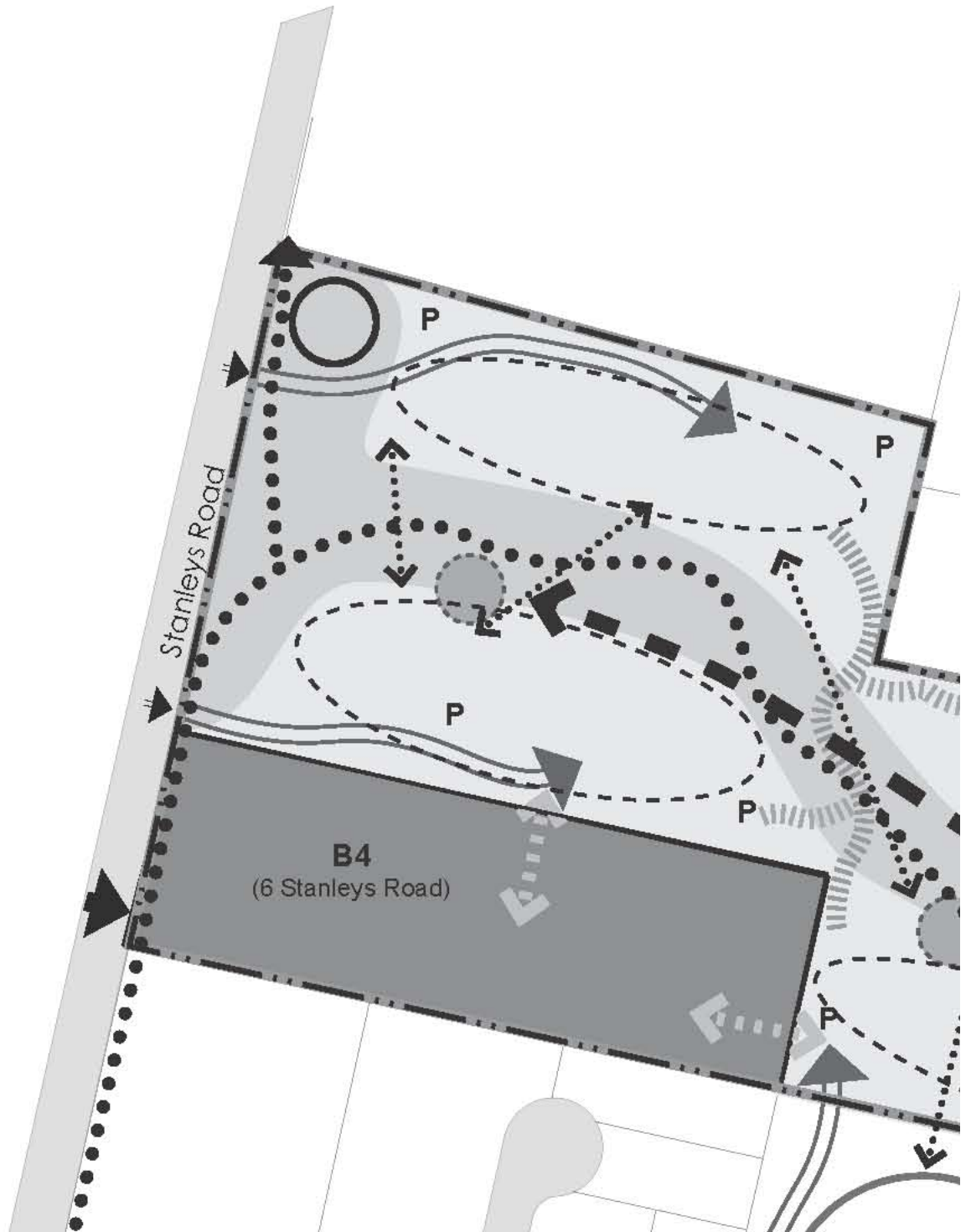
Wairakei

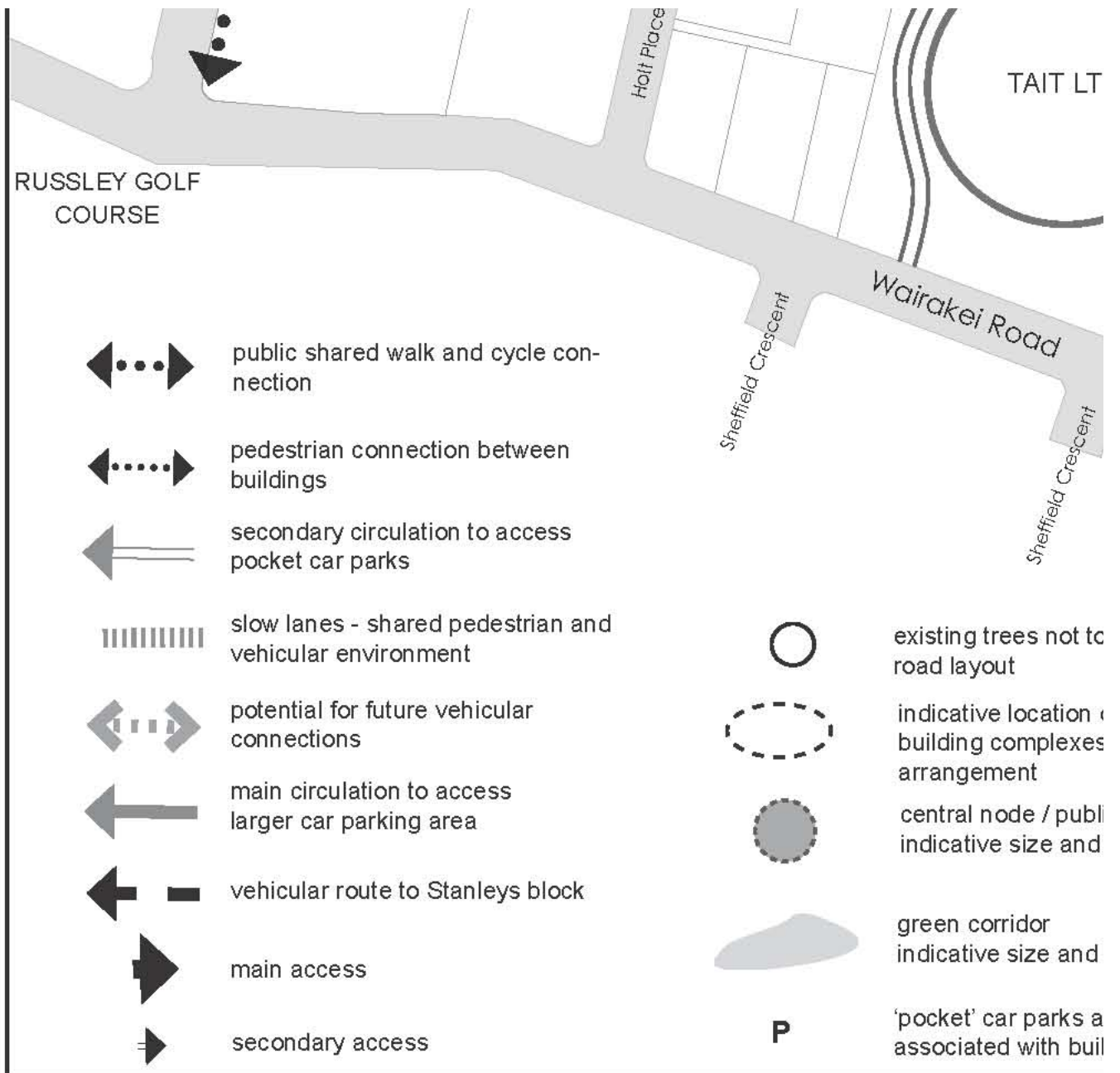


Appendix 22 (iii) - Outline Development Plan



Appendix 22 (iv) - Outline Development Plan



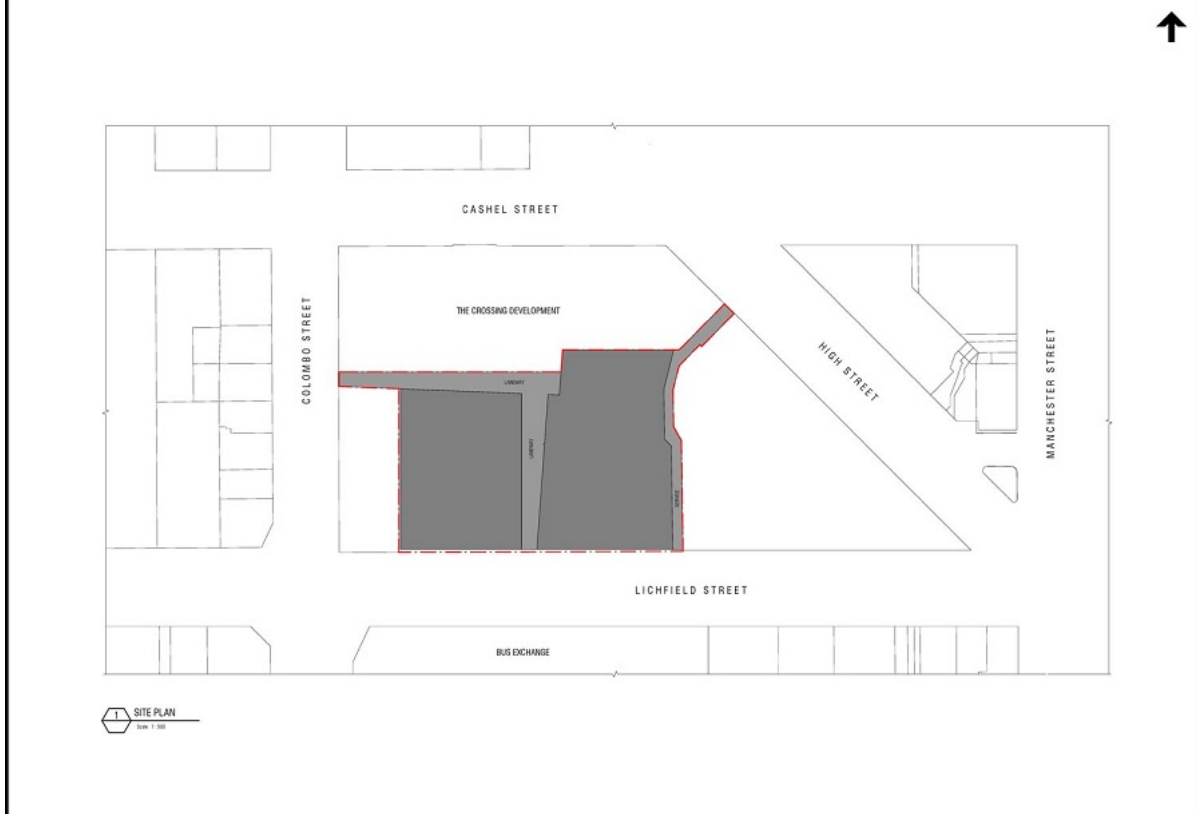


Appendix 23 - The Crossing Car Park

Updated 26 August 2014

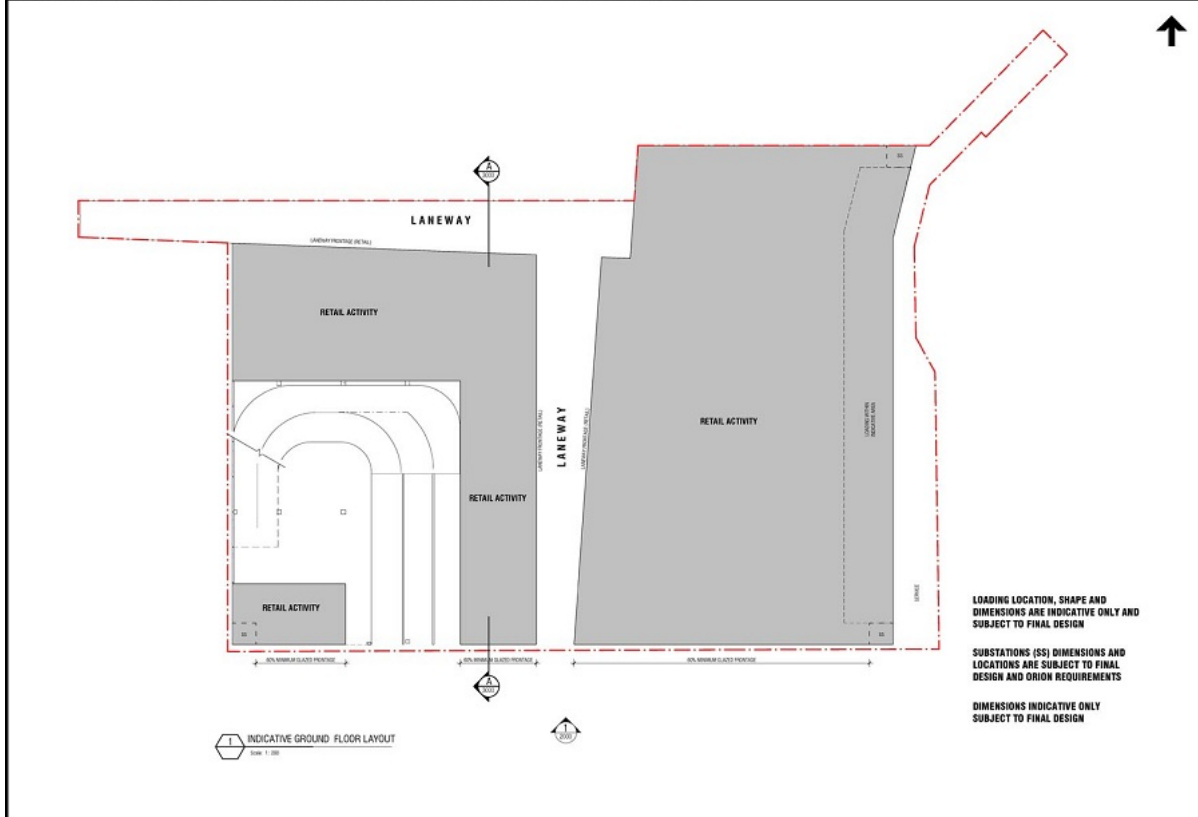
Appendix 23 (i) The Crossing Car Park - Site Plan

Appendix 23(i) The Crossing Car Park - Site Plan



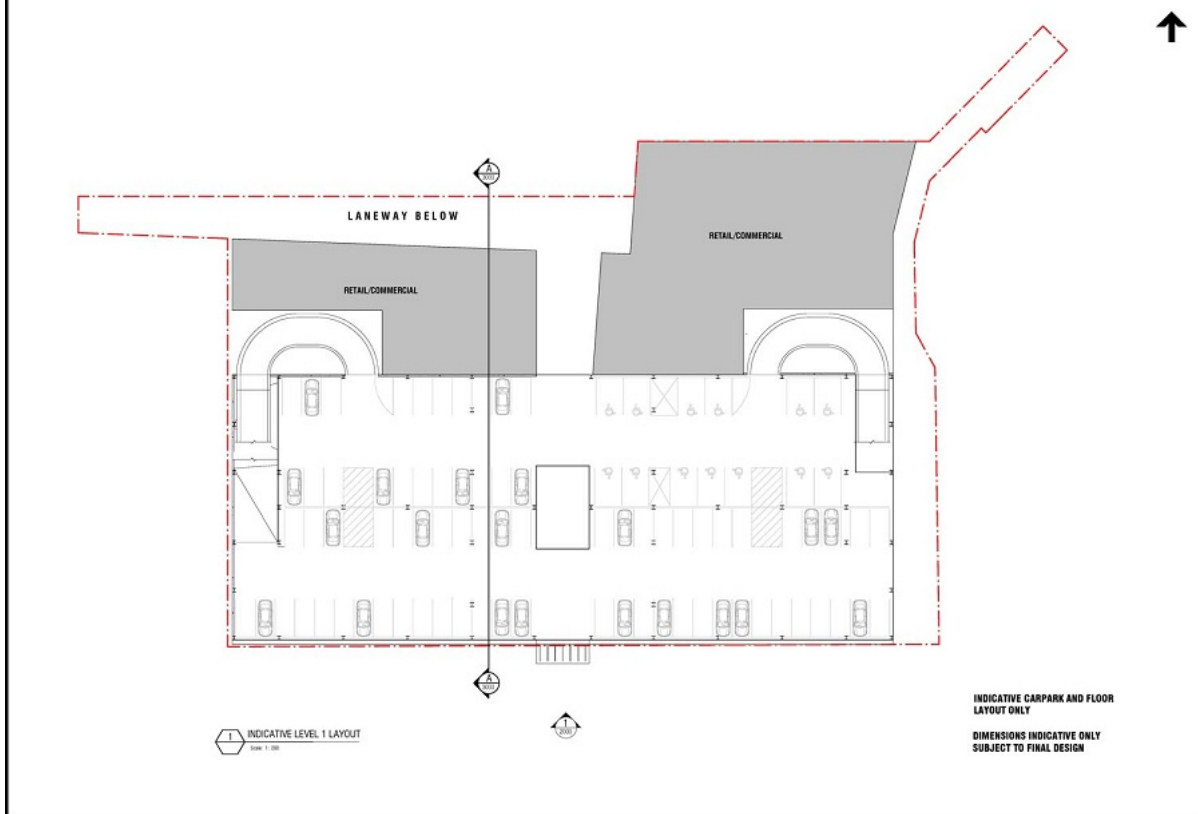
Appendix 23 (ii) The Crossing Car Park - Indicative Ground Floor Plan

Appendix 23(ii) The Crossing Car Park - Indicative Ground Floor Plan

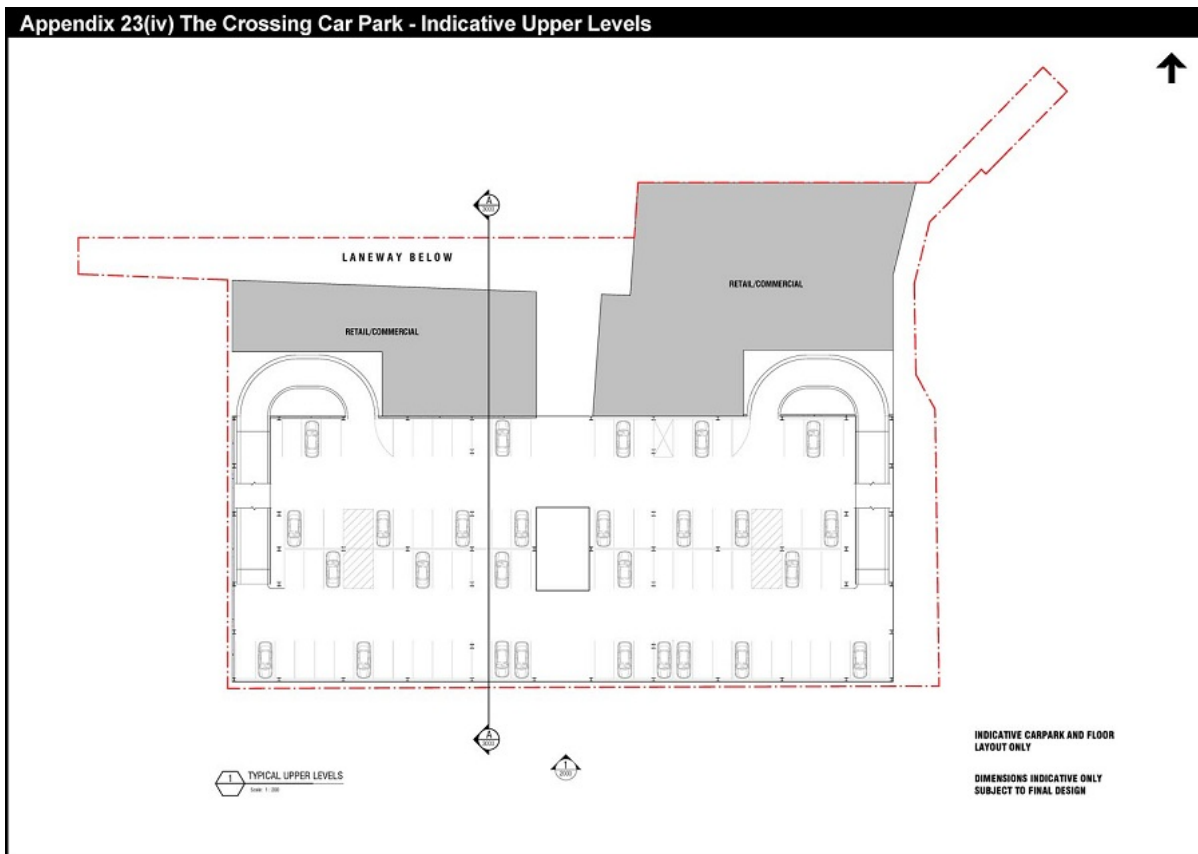


Appendix 23 (iii) The Crossing Car Park - Indicative Level 1

Appendix 23(iii) The Crossing Car Park - Indicative Level 1

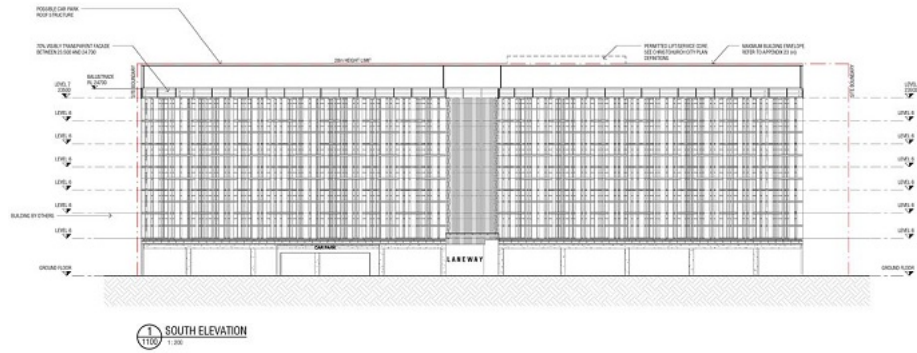


Appendix 23 (iv) The Crossing Car Park - Indicative Upper Levels



Appendix 23 (v) The Crossing Car Park - Indicative Elevation

Appendix 23 (v) - The Crossing Car Park - Indicative Elevation

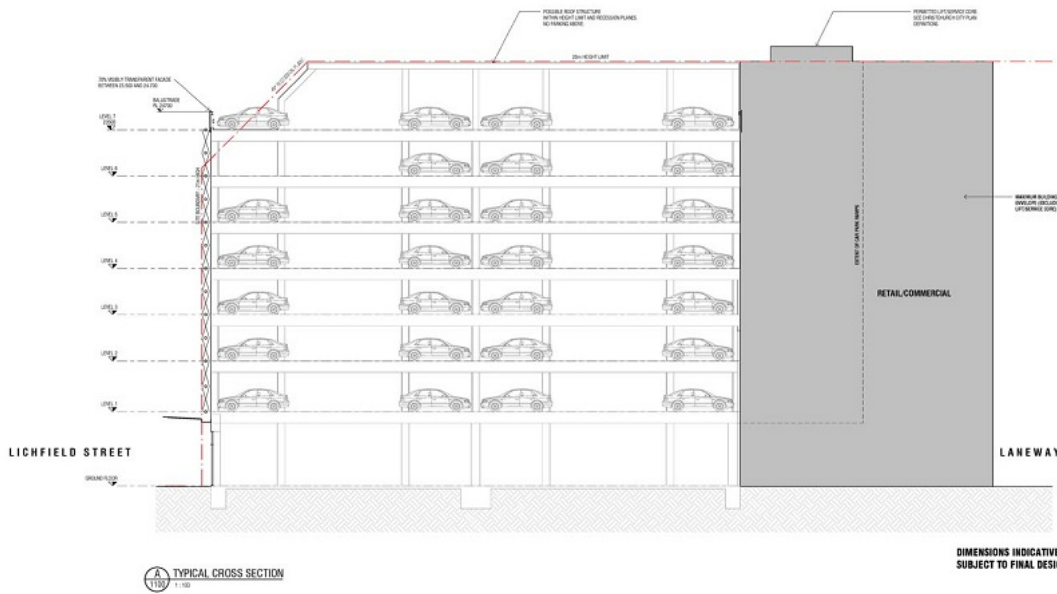


LIFT/SERVICE CORE POSITION IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.

DIMENSIONS INDICATIVE ONLY SUBJECT TO FINAL DESIGN

Appendix 23 (vi) The Crossing Car Park - Indicative Cross Section

Appendix 23(vi) The Crossing Car Park - Indicative Cross Section



DIMENSIONS INDICATIVE ONLY SUBJECT TO FINAL DESIGN

Appendix 23 (vii) The Crossing Car Park - 3D Image showing indicative facade treatment

Appendix 23(vii) The Crossing Car Park - 3D Image Showing Indicative Facade Treatment



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- 1.1 General description and purpose
- 1.2 Business 1 (Local Centre/District Centre Fringe) Zone
- 1.3 Business 2 (District Centre Core) Zone
- 1.4 Business 2P (District Centre - Parking) Zone
- 1.5 Business RP (Retail Park) Zone
- 1.6 Business 3 (Inner City Industrial) Zone
- 1.7 Business 3B (Inner City Industrial Buffer) Zone
- 1.8 Business 4 (Suburban Industrial) Zone
- 1.9 Business 4P (Suburban Industrial - Produce Park) Zone
- 1.10 Business 4T (Suburban Industrial - Technology Park) Zone
- 1.11 Business 5 (General Industrial) Zone
- 1.12 Business 6 (Rural Industrial) Zone
- 1.13 Business 7 (Wilmers Road) Zone
- 1.14 Business 8 (Islington Park) Zone
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- 2.1 Activity Status: Central City Business Zone
- 2.2 Development Standards Central City Business Zone
- 2.3 Community Standards for Central City Business Zone
- 2.4 Critical Standards for Central City Business Zone
- 2a Activity Status Central City Mixed Use Zone
- 2a.2 Development Standards Central City Mixed Use Zone
- 2a.3 Critical Standards Central City Mixed Use Zone
- 2b.1: Activity Status Central City (South Frame) Mixed Use Zone
- 2b.2: Development Standards Central City (South Frame) Mixed Use Zone
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- 3.2 Residential activities
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- 4.1 Categories of activities - Retail Park Zone
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- 4.4 Critical standards - Retail Park Zone
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- 5.1 Categories of activities
- 5.2 Development standards - Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones
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- 6.2 Business 2P zones - Fendalton, Linwood, Shirley, and St Martins
- 6.3 Business 1 and 2 Zones

6.4 Business Retail Park Zone
6.5 Business 3, 3B, 4, 4P, 4T, 5, including the Business 5 Zone at Sir James Wattie Drive), 6, 7 and 8 Zones
7.0 Reasons for rules
7.1 Business 1, 2 and 2P Zones
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Appendix 1 - New Brighton Mall sunlight admission to important areas
Appendix 2 - Application of cumulative effects rule 5.3.1(c)
Appendix 3 - Rules for required tree planting
Appendix 4 - Areas subject to trade waste and stormwater disposal limitations
Appendix 5 - Development plan - Living 3 and Business RP and 4 Zones (Addington)
Appendix 6 - Special provision - Papanui
Appendix 7 - deleted
Appendix 8 - Deleted
Appendix 9 - Outline Development Plan Kennaway Park
Appendix 10 - The Musgroves site to which specific provisions, contained in Part 3, Section 5 and Part 14 Sec 5 and 9 apply
Appendix 11 - Special Provision (Linwood) Eastgate
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Appendix 18 - Outline Development Plan - Business 8 Zone (Islington)
Appendix 19 - Outline Development Plan - St Martins Business 2P Zone
Appendix 20 - Outline Development Plan - Business 4 Zone, Wrights Road
Appendix 21 - Outline Development Plan (Sir James Wattie Drive)
Appendix 22 - Outline Development Plan (Tait Campus)
Appendix 23 - The Crossing Car Park