COMMERCIAL CENTRAL CITY MIXED USE ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area |  |
|  |  | Liquefaction Management Area |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Other Central City Precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.11.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 15.11.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.11.1.2 Controlled activities**  Any building at 136 Barbadoes St. Note built form standards shall not apply. |  |
|  |  |  | **15.11.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **15.11.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Parking lot/parking building |  |
|  |  |  | **15.11.1.5 Non-complying activities**  Retail activity not meeting activity specific standards of P1  Commercial service or office not meeting activity specific standards of P5 or P6 |  |

| BUILT FORM STANDARDS – To be met by all permitted and RD activities unless otherwise stated | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.11.2.1 Landscaping and trees  2m landscaping strip along full frontage of site where buildings do not extend to road boundary, planted in shrubs, trees and grasses. Excludes any areas used for access or outdoor courtyards for food and beverage outlet patrons.  Shall include 1 tree/10m of boundary, capable of reaching 8m and min 1.5m at time of planting  5% total site area for landscaping planted in shrubs, trees and grasses – can include the strip required above. Requirement does not apply to sites built to full extent of boundaries. |  |
|  |  |  | 15.11.2.2 Maximum building height  As per Central City Maximum Building Heights planning map |  |
|  |  |  | 15.11.2.3 Flexibility in building design for future uses  Min distance between top of ground floor surface and bottom of first floor slab 3m  Does not apply to buildings for residential activity or retirement village where they are >10m from road boundary  Min depth of 10m for ground floor that fronts the street |  |
|  |  |  | 15.11.2.4 Fencing and screening structures  Max height within 4.5m of road boundary, OSCP, OSWM, Avon River Precinct/Te Papa Otakaro zones: 2m where 50% visually transparent, 1.2m where <50% visually transparent.  Rule does not apply to fences/screening structures on internal boundary between RCC and CCMU zoned properties |  |
|  |  |  | 15.11.2.5 Screening of outdoor storage and service areas/spaces  OSA or OSS – located to the rear of principal building on site  and screened from adjoining site by landscaping, fence, wall, or combination of not less than 1.8m high |  |
|  |  |  | 15.11.2.6 Sunlight and outlook at boundary with residential zone  Recession planes as per Appendix 15.15.9 – boundaries with residential, OSCP, OSWM, Avon River Precinct/Te Papa Otakaro zone.  Measured from filled ground level except where adjoining site lower, then lower level adopted.  Note no exemptions in 15.15.9 | *Boundary rule if not adjoining public land* |
|  |  |  | 15.11.2.7 Minimum residential zone boundary setback or internal boundary setback (residential activities)  i. Buildings 3m from residential zone boundary (unless shared wall)  This setback shall contain landscaping for full width and length, planted in combination of shrubs, trees and grasses including 1 tree/10m of boundary length capable of reaching 8m in height and 1.5m at time of planting.  ii. Residential activities – no setback from internal boundaries other than from residential zone boundary except where a balcony or habitable space window faces internal boundary and no other direct daylight available to that space then 3m setback required. | *Internal boundary setback for res activities in ii. is a boundary rule if not adjoining public land* |
|  |  |  | 15.11.2.8 Water supply for fire fighting  All buildings (excluding accessory buildings not habitable) via reticulated system in accordance with the Code. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
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| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks provided (except residential activities), Appendix 7.5.1 Table 7.5.1.3 |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where car parks are provided Appendix 7.5.1 Table 7.5.1.2  Residential activities excluded. |  |
|  |  |  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. |  |
|  |  |  | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. |  |
|  |  |  | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site – all activities with access to   * arterial road; * collector road where 3 or more parking spaces provided; * 6 or more parking spaces; * heavy vehicle bay; * local street or local distributor street within Central City core; * main distributor street within the Central City where access serves 3 or more parking spaces; * local street outside the Central City core where the vehicle access serves 6+ parking spaces. |  |
|  |  |  | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  |
|  |  |  | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Access to street within Central City core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day Pedestrian warning system Appendix 7.5.9  Access to other streets outside core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day  Either pedestrian warning system or visibility splay Appendix 7.5.9 provided. If access within 20m of RCC zone any audio method should not operate 20:00-08:00 except where associated with emergency service vehicle |  |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.3 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.5 |  |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. Note permitted activities exempt from rule – see rule for details on what constitutes a permitted activity |  |
|  |  |  | 7.4.2.1 P19 7.4.3.11 Vehicle access to sites fronting more than one street  New vehicle access Appendix 7.5.15 |  |
|  |  |  | 7.4.2.1 P20 7.4.3.12 Central City Lane formation  New Central City Lane – legal width between 6m-12m with 4.5m minimum height clearance |  |
|  |  |  | 7.4.2.1 P21 Construction/reconstruction of roadway  a. Footpaths on both sides of the road shall be provided, unless the legal width <10m or the road designed as a shared space street or is a Central City lane. |  |
| 7.4.2.3 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 |  |
|  |  |  | **RD6**  Any site used for temporary car parking areas until 30 April 2018 |  |
|  |  |  | **RD7**  Roadway construction that doesn’t meet activity specific standard of P21 |  |
|  |  |  | **RD8**  Permanent car parking buildings or parking lots where car parking is the primary activity on that site |  |

| GENERAL RULES | | | | | | | |
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| Compliance | | | | | Rule | | Comments |
| Y | | N | | N/A |
| Natural hazard rules - Chapter 5 DP | | | | | | | |
|  |  | |  | | Flood hazard rules – Chapter 5.4 | |  |
|  |  | |  | | Liquefaction management rules – Chapter 5.5 | |  |
|  |  | |  | | Slope Instability rules – Chapter 5.6 | |  |
| Other provisions | | | | | | | |
|  | |  | |  | Hazardous substances – Chapter 4 | |  |
|  | |  | |  | Noise – Chapter 6.1 |  | |
|  | |  | |  | Outdoor lighting – Chapter 6.3 |  | |
|  | |  | |  | Aircraft Protection – Chapter 6.7 | |  |
|  | |  | |  | Water Body setbacks Chapter 6.6 | |  |
|  | |  | |  | Sign rules – Chapter 6.8 | |  |
|  | |  | |  | Licensed premises/sale of alcohol - Chapter 6.9 | |  |
|  | |  | |  | Earthworks – Chapter 8.9 | |  |
|  | |  | |  | Indigenous biodiversity – Chapter 9.1 | |  |
|  | |  | |  | Landscapes and natural character – Chapter 9.2 | |  |
|  | |  | |  | Historic Heritage – Chapter 9.3 | |  |
|  | |  | |  | Trees – Chapter 9.4 | |  |
|  | |  | |  | Ngai Tahu values – Chapter 9.5 | |  |
|  | |  | |  | Coastal environment – Chapter 9.6 | |  |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | | |
|  | |  | |  | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | |  |

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| GENERAL COMMENTS: |  |
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