RURAL BANKS PENINSULA ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | Character Area Overlay |  |
|  |  | Overlay areas - other |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Sensitive activity near road/rail – see rules in Ch 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 17.14.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 17.4.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **17.4.1.2 Controlled activities**  Quarrying activity at 468 Governors Bay-Teddington Road, Teddington (Lot 1 DP 54319 (CB32B/437) |  |
|  |  |  | **17.4.1.3 Restricted discretionary activities**  Boarding of domestic animals  Equestrian facility  Intensive farming  Plantation forestry  Residential unit within identified building area on allotment created by approved subdivision consent except where provided for by P6  New community facility  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **17.4.1.4 Discretionary activities**  Guest accommodation, other than farm stays provided for by P12  Quarrying activity except where provided for by C1  A residential unit on a site in existence as at 2 May 2015 with a net site area:  i. >4ha but <40ha where located below 160m contour; or  ii. >4ha but <100ha where located above 160m contour; and  iii. the site does not have an identified building area. |  |
|  |  |  | **17.4.1.5 Non-complying activities**  Buildings not permitted by P2 and sensitive activities, within 5m of centre line of a 33kV electricity distribution line or foundation of associated support structure.  Fences that do not meet P1  Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 17.4.2.1 Identified building area – the following shall only be located in an identified building area  i. Any new residential unit (incl minor residential unit) located on site created by subdivision occurring after 30.1.97  ii. Any new building with area >100m2 located on site <4ha created by subdivision occurring after 30.1.97 |  |
|  |  |  | 17.4.2.2 Building reflectivity  No building shall have a reflectivity of greater than 40% |  |
|  |  |  | 17.4.2.3 Identified important ridgelines  All buildings – located at an elevation of at least 20 vertical metres immediately below the height of any adjoining Important Ridgeline identified on the Planning Maps |  |
|  |  |  | 17.4.2.4 Building height  Max height 7.5m |  |
|  |  |  | 17.4.2.5 Building setbacks from road boundaries  Buildings on sites fronting major or minor arterial road or State Highway – 30m from road/highway boundary  Additions to buildings existing as at 2 May 2015 that are located within 15m of road boundary unless specified below – 7.5m  Additions to buildings existing as at 2 May 2015 on sites fronting a State highway where the building is located within 30m of the road boundary – 20m from State highway boundary  All other buildings – 15m |  |
|  |  |  | 17.4.2.6 Shading of State highway  Vegetation including trees, shelter-belts or plantation forestry shall not be planted in any position which will result in shading of the State highway carriageway between 10:00-14:00 on the shortest day of any calendar year. |  |
|  |  |  | 17.4.2.7 Building setback from internal boundaries  All buildings unless specified below – 10m  Additions to buildings existing as at 2 May 2015 – 7.5m  New residential unit or minor residential unit – 25m | *Boundary rule if not adjoining public land* |
|  |  |  | 17.4.2.8 Separation distances  Minimum distances  Plantation forestry – trees shall be located 30m or more from existing residential unit, approved building area or boundary with a residential zone; and 10m from internal boundary of adjoining site under different ownership  New sensitive activity – 200m from any building, compound or part of a site used for intensive farming on an adjoining site.  Intensive farming – 200m from a sensitive activity on an adjoining site under different ownership  New residential unit – 30m from existing forestry on adjoining site under different ownership; 250m from legally established quarrying activity; and 1,000m from Radio New Zealand’s facilities on Gebbies Pass Road. |  |
|  |  |  | 17.4.2.9 Site coverage  Max percentage of net site area, and max total area, covered by buildings shall be 10% of net site area or 2,000m2, whichever is the lesser |  |
|  |  |  | 17.4.2.10 Building footprint  Max building footprint for any individual building, except for covered yards and covered races, shall be 300m2 |  |
|  |  |  | 17.4.2.11 Vehicle trips  Max per site for all activities other than farming and plantation forestry – 100 per day |  |
|  |  |  | 17.4.2.12 Water supply for firefighting  For all buildings other than accessory buildings that are not habitable – via reticulated system in accordance with the Code  Where reticulated supply not available – supply in accordance with alternative firefighting water source provisions of Code |  |
|  |  |  | 17.4.2.13 Minimum building setback from Mean High Water Springs  Buildings – 40m  Note:Chch and BP coast identified as a Ngai Wai SONTCS in 9.5.6.4  Note: City Plan coastal hazard provisions still apply |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.1 Table 7.5.1.3 |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 |  |
|  |  |  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking 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; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |  |
|  |  |  | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  |
|  |  |  | 7.4.2.1 P6 7.4.3.6 Design of parking and loading 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.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. |  |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |  |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. |  |
| 7.4.2.2 Controlled activities | | | | |
|  |  |  | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and |  |
| 7.4.2.3 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity |  |
| 7.4.2.5 Non complying activities | | | | |
|  |  |  | **NC2**  Any building/structure that exceeds 2.5m in height within  i. 12m of centre line of 110kV or 220kV National Grid transmission line  ii. 10m of centre line of 66kV National Grid transmission line |  |

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

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| GENERAL COMMENTS: |  |
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