

## DISTRICT PLAN TEXT AMENDMENTS

### COUNCIL KEY:

**Bold underline light blue text/ ~~bold strikethrough light blue text~~** – Consequential minor corrections: either directed by the IHP Recommendation for the chapter or a minor amendment under Clause 20A of the First Schedule of the Resource Management Act 1991.

**Bold Underline blue highlight/ ~~bold struck through blue highlight~~** – Council alternative recommendations (including consequential amendments as a result)

**Bold underline black text** – Decision text added to District Plan

~~**Bold struck through black text**~~ – District Plan text removed via Decision

*Note that in the above, any green text represents a defined word or term, and any blue text represents a hyperlink.*

*Text to add for any alternative Council recommendation:*

*Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from the date of public notification of the Plan Change 14 decision of 2 December 2024.*

## **15.45**      **Rules – ~~Commercial Core~~ Local Centre Zone**

### **15.45.1**      **Activity status tables – ~~Commercial Core~~ Local Centre Zone**

#### **15.45.1.1**      **Permitted activities**

- a. The activities listed below are permitted activities in the ~~Commercial Core~~ Local Centre Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.45.2](#). Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [15.45.1.2](#), [15.45.1.3](#), [15.45.1.4](#), [15.45.1.5](#) and [15.45.1.6](#).

- c. The activities listed below include any associated **landscaping, access, parking areas, loading, waste management areas** and other hardstanding areas.

Activity		Activity specific standards	
<b>P1</b>	Any new <b>building</b> or addition to a <b>building</b> , for any permitted activity listed in <b>Rule 15.45.1.1</b> P2 to P24.	Nil	
<b>P2</b>	<b>Department store, supermarket</b> , unless specified below. (refer to <b>Rule 15.45.1.4</b> D2)		
<b>P3</b>	<b>Retail activity</b> excluding <b>supermarket</b> and <b>department store</b> , unless otherwise specified.	a. The maximum tenancy size shall be 500m <sup>2</sup> <b>GLFA</b> . <b>This</b> clause does not apply to the <b>Key Activity Centre</b> at Barrington and New Brighton.	
<b>P4</b>	<b>Trade supplier</b>		
<b>P5</b>	<b>Second-hand goods outlet</b>		
<b>P6</b>	<b>Commercial services</b>		
<b>P7</b>	<b>Entertainment activity</b> located in a <b>Key Activity Centre</b>		
<b>P8</b>	<b>Recreation activity</b> located in a <b>Key Activity Centre</b> , unless otherwise specified.		
<b>P9</b>	<b>Food and beverage outlet</b>		
<b>P10</b>	<b>Gymnasium</b>		
<b>P11</b>	<b>Office</b>		a. The maximum tenancy size shall be 500m <sup>2</sup> <b>GLFA</b> .
<b>P12</b>	<b>Visitor accommodation</b>		a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw} + C_{tr}$
<b>P13</b>	<b>Community facility</b> (unless specified in P7, P8, and P14 – P17)	NIL	
<b>P14</b>	<b>Health care facility:</b> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with		

Activity	Activity specific standards	
no accommodation for overnight care.		
<b>P15</b> Education activity: <ul style="list-style-type: none"> <li>a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and</li> <li>a. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities.</li> </ul>		
<b>P16</b> Preschool: <ul style="list-style-type: none"> <li>a. outside the 50 dB Ldn Air Noise Contour.</li> </ul>		
<b>P17</b> Care facility: <ul style="list-style-type: none"> <li>a. outside the 50 dB Ldn Air Noise Contour.</li> </ul>		
<b>P18</b> Spiritual activity		
<b>P19</b> Public artwork		
<b>P20</b> Public transport facility		
<b>P21</b> Residential activity		<ul style="list-style-type: none"> <li>a. The activity shall be: <ul style="list-style-type: none"> <li>i. located above ground level</li> </ul> </li> <li>b. This clause has been deleted.</li> <li>c. The activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of: <ul style="list-style-type: none"> <li>i. Studio 35m<sup>2</sup></li> <li>ii. 1 bedroom 45m<sup>2</sup></li> <li>iii. 2 bedrooms 60m<sup>2</sup></li> <li>iv. 3 or more bedrooms 90m<sup>2</sup>.</li> </ul> </li> <li>d. Each residential unit shall be provided with: <ul style="list-style-type: none"> <li>i. an outdoor service space of 3m<sup>2</sup> and a waste management area of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5</li> </ul> </li> </ul>

Activity		Activity specific standards																
		<p>metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre; <b>and</b></p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the <b>road boundary</b> and any <b>building</b> and shall be screened from <b>adjoining sites, roads, and adjoining outdoor living spaces</b> by screening from the floor level of the <b>waste management area</b> to a height of 1.5 metres-;</p> <p>e. Each <b>residential unit</b> shall be provided with an <b>outdoor living space</b> with a minimum area and dimension as set out in the following table, located immediately outside and directly <b>accessible</b> from an internal <b>living area</b> of the <b>residential unit</b>.</p> <table border="1"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m<sup>2</sup></td> <td>1.5 metres</td> </tr> </tbody> </table> <p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw}+C_{tr}</math>.</p> <p>g. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres															
ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres															
iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres															
<b>P22</b>	<b>Emergency service facilities</b>	Nil																
<b>P23</b>	<b>Parking lot</b>																	
<b>P24</b>	<b>High technology industrial activity</b>																	

### 15.45.1.2 Controlled activities

- a. The activities listed below are controlled activities.

- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in [Rule 15.45.2.1 b](#).

	Activity
<b>C1</b>	<p>a. Any activity listed in <a href="#">Rule 15.45.1.1</a> P1-P24 requiring consent under <a href="#">Rule 15.54.2.1.(b)</a>.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>

### 15.45.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules [15.143.1](#), [15.143.2](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	<p>a. Any activity listed in <a href="#">Rule 15.45.1.1</a> P21 that does not meet one or more of the activity specific standards a – e</p> <p>b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (i) and (j), which must not be publicly notified.</p>	<p>a. Residential activity - <a href="#">Rule 15.143.2.3</a></p> <p>b. Activity at ground floor level – <a href="#">Rule 15.143.2.2</a></p>
<b>RD2</b>	<p>Any activity listed in <a href="#">Rule 15.45.1.1</a> P1-P24 and <a href="#">Rule 15.45.1.3</a> RD3 to RD7, that do not meet one or more of the built form standards in <a href="#">Rule 15.45.2.1 c</a>. and <a href="#">Rules 15.45.2.2 – 15.45.2.9</a>, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Urban design – <a href="#">Rule 15.143.1</a></p> <p>ii. Maximum building height – <a href="#">Rule 15.143.3.1</a></p> <p>iii. Minimum building setback from road boundaries/ street scene – <a href="#">Rule 15.143.3.2</a></p> <p>iv. Minimum separation from the internal boundary with a residential or open space zone – <a href="#">Rule 15.143.3.3</a></p> <p>v. Sunlight and outlook at boundary with a residential zone – <a href="#">Rule 15.143.3.4</a></p>

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
		vi. Outdoor storage areas, – <a href="#">Rule 15.143.3.5</a> vii. Landscaping and trees – <a href="#">Rule 15.143.3.6</a> viii. Water supply for fire fighting – <a href="#">Rule 15.143.3.8</a> ix. Minimum building setback from the railway corridor - <a href="#">Rule 15.143.3.10</a> x. Refer to <a href="#">Rule 15.143.4</a> for the matters of discretion for area specific standards.
<b>RD3</b>	a. <a href="#">Yard-based supplier</a> b. Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – <a href="#">Rule 15.143.2.4</a>
<b>RD4</b>	a. <a href="#">Service station</a> b. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD5</b>	a. <a href="#">Drive-through services</a> b. Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – <a href="#">Rule 15.143.3.12</a>
<b>RD6</b>	a. Any activity listed in <a href="#">Rule 15.45.1.1</a> P3 – P11 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – <a href="#">Rule 15.143.2.1</a> b. Centre vitality and amenity - <a href="#">Rule 15.143.2.4</a>
<b>RD7</b>	a. <a href="#">Parking building</a> b. Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – <a href="#">Rule 15.143.1</a>

#### **15.45.1.4 Discretionary activities**

- a. The activities listed below are discretionary activities.

	<b>Activity</b>
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
<b>D2</b>	A <a href="#">department store</a> or <a href="#">supermarket</a> on the <a href="#">sites</a> at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066).

### 15.45.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	<b>Activity</b>
<b>NC1</b>	Any <a href="#">residential activity</a> or <a href="#">visitor accommodation</a> that does not meet <a href="#">Rules 15.45.1.1 P12 activity specific standard a.</a> or <a href="#">P21 activity specific standard f.</a>
<b>NC2</b>	<a href="#">Sensitive activities</a> within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
<b>NC3</b>	<p>a. <a href="#">Sensitive activities</a></p> <ul style="list-style-type: none"> <li>i. within 12 metres of the centre line of a 220kV <a href="#">National Grid transmission line</a> or within 12 metres of a foundation of an associated <a href="#">support structure</a>.</li> <li>ii. within 10 metres of the centre line of a 66kV <a href="#">electricity distribution line</a> or within 10 metres of a foundation of an associated <a href="#">support structure</a>.</li> </ul> <p>b. <a href="#">Buildings</a> on <a href="#">greenfield</a> sites within 10 metres of the centre line of a 66kV <a href="#">electricity distribution line</a> or within 10 metres of a foundation of an associated <a href="#">support structure</a>.</p> <p>c. <a href="#">Buildings</a>, other than those in (b) above,</p> <ul style="list-style-type: none"> <li>i. within 12 metres of the foundation of a 220kV <a href="#">National Grid transmission support structure</a>.</li> <li>ii. within 10 metres of the foundation of an associated <a href="#">support structure</a>.</li> </ul> <p>d. Fences within 5 metres of a <a href="#">National Grid transmission line support structure</a> foundation or a 66kV <a href="#">electricity distribution line support structure</a> foundation.</p> <p>e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV <a href="#">electricity distribution line</a> above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other <a href="#">electricity distribution network operator</a> (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> <li>1. The <a href="#">National Grid transmission lines</a> and 66kV <a href="#">electricity distribution lines</a> are shown on the planning maps.</li> <li>2. Vegetation to be planted around the <a href="#">electricity distribution lines</a> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <a href="#">Electricity (Hazards from Trees) Regulations 2003</a>.</li> </ol>

	<b>Activity</b>
	<p>3. <a href="#">The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</a> contains restrictions on the location of structures and activities in relation to <a href="#">National Grid transmission lines</a> and <a href="#">electricity distribution line</a>. <a href="#">Buildings</a> and activities in the vicinity of <a href="#">National Grid transmission lines</a> or <a href="#">electricity distribution lines</a> must comply with the <a href="#">NZECP 34:2001</a>.</p> <p>4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to <a href="#">National Grid transmission lines</a> shall be served on Transpower New Zealand in accordance with Clause 10(2) of the <a href="#">Resource Management (Forms, Fees, and Procedure) Regulations 2003</a>.</p>

### 15.45.1.6 Prohibited activities

There are no prohibited activities.

## 15.45.2 Built form standards - Commercial Gore Local Centre Zone

**Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at [WastewaterCapacity@ccc.govt.nz](mailto:WastewaterCapacity@ccc.govt.nz), [WaterCapacity@ccc.govt.nz](mailto:WaterCapacity@ccc.govt.nz) and [Stormwater.Approvals@ccc.govt.nz](mailto:Stormwater.Approvals@ccc.govt.nz).**

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1, RD3- RD7, unless otherwise stated.

### 15.45.2.1 Urban design

	<b>Activity status</b>	<b>Applicable to</b>	<b>Matters of control or discretion</b>
a.	Permitted activity	Any new <a href="#">building</a> or addition to a <a href="#">building</a> for activities listed in <a href="#">Rule 15.45.1.1</a> P1 to P24 that does not exceed 1,000m <sup>2</sup> <a href="#">GLFA</a> where located in a <a href="#">Local Centre</a> identified in <a href="#">Policy 15.2.2.1</a> , <a href="#">Table 15.1</a> .	Nil
b.	Controlled activity	Any new <a href="#">building</a> or addition to a <a href="#">building</a> for activities listed in	a. That the new <a href="#">building</a> or addition to a <a href="#">building</a> is built in



Activity status	Applicable to	Matters of control or discretion
	<p>Rule 15.45.1.1 P1 to P24 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.143.1 Urban design (a)(i)-(ix).</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.143.1 have been met.</p>	accordance with the urban design certification.
c. Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.45.2.1 a or b.	a. Urban design – Rule 15.143.1
d.	Any application arising from this rule shall not be limited or publicly notified.	

Advice note:

1. Any building or an addition to a building requiring resource consent under Rule 15.54.2.1 is exempt from meeting Rule 15.54.2.3.
2. The following forms of development are exempt from compliance with this rule:
  - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
  - b. Refurbishment, reinstatement works.
3. The following activities in Rule 15.54.1.1 are exempt from compliance with this rule:
  - a. P13 Community facility; P14 Health care facility; P15 Education activity; P16 Preschool; P17 Care facility; P18 Spiritual activity; P22 Emergency service facility.

### 15.45.2.2 Maximum building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in a Local Centre as identified in Table 15.1 of Policy 15.2.2.1.	12 14 metres
ii.	All sites in a Local Centre (Large) as identified in Table 15.1 of Policy 15.2.2.1.	22 metres

b. Any application arising from this rule shall not be publicly notified.

### 15.45.2.3 Building setback from road boundaries/ street scene

a. The minimum building setback from road boundaries shall be as follows:

	Standard
i.	<p>On the road frontage of a site identified as a Key pedestrian frontage (identified on the planning maps), all buildings shall:</p> <p>A. be built up to the road boundary except for:</p> <ul style="list-style-type: none"> <li>I. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres.</li> <li>II. any pedestrian or vehicle access.</li> </ul> <p>B. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street.</p> <p>C. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p> <p>D. This rule shall not apply to emergency service facilities (P22).</p> <p>E. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used as a parking area.</p>
ii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps, all buildings shall:</p> <p>A. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and</p> <p>B. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial road or collector road.</p>
iii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <p>A. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary (excluding pedestrian and vehicle accesses).</p>

b. Any application arising from this rule shall not be limited or publicly notified.

#### **15.45.2.4 Minimum building setback from the internal boundary with a residential zone**

- a. The minimum **building setback** from the internal **boundary** with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

#### **15.45.2.5 Sunlight and outlook at boundary with a residential zone**

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope **constructed by recession planes shown in Appendix 14A.12-16.2 diagram D from points 4.0 metres above ground level along all boundaries.** **Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. contained by a recession plane measured from any point 2.3-4 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.**
- b. **For any part of a building above 12 metres in height, the recession plane under a. shall apply, unless that part of the building above 12 metres in height is set back from the relevant boundary as set out below:**
  - i. **northern boundary: 6 metres;**
  - ii. **southern boundary: 8 metres; and**
  - iii. **eastern and western boundaries: 7 metres**

**where the boundary orientation is as identified in Appendix 14A.12-15.2 Diagram DG, in which case there shall be no recession plane requirement for that part of the building above 12 metres in height.**
- c. Any application arising from this rule shall not be publicly notified.

#### **15.45.2.6 Outdoor storage areas**

- a. Any **outdoor storage areas** shall:
  - i. be screened by 1.8 metre high fencing or **landscaping** from any **adjoining site**; and
  - ii. not be located within the **setback** specified in **Rule 15.45.2.4.**
- b. Any application arising from this rule shall not be limited or publicly notified.

#### **15.45.2.7 Landscaping and trees**

- a. **Landscaping** and trees shall be provided as follows:

	<b>Standard</b>
i.	On <b>sites</b> with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal <b>boundary</b> at a ratio of at least 1 tree for every 10 metres of the <b>boundary</b> or part thereof, and evenly spaced extending to the <b>road boundary</b> within the <b>setback</b> .
ii.	On all <b>sites</b> , A. one tree shall be planted for every 5 car <b>parking spaces</b> (or part thereof) provided between <b>buildings</b> and the street. B. trees shall be planted within or adjacent to the car <b>parking area</b> at the front of the <b>site</b> .
iii.	All <b>landscaping</b> / trees required under these rules shall be in accordance with the provisions in <b>Appendix 6.11.6</b> of Chapter 6.

b. Any application arising from clause (a)(ii) shall not be limited or publicly notified.

#### **15.45.2.8 Water supply for fire fighting**

a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **buildings** via **Council's** urban reticulated system (~~where available~~) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).

**b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.**

**c.** Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

#### **15.45.2.9 Minimum building setback from railway corridor**

a. For **sites** adjacent to or abutting the railway line, the minimum **building setback** for **buildings, balconies** and decks from the rail corridor boundary shall be 4 metres.

b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## **15.45.64 Area-specific Rules – ~~Commercial Core~~ Local Centre Zone (Prestons)**

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.45.1](#) and [15.45.2](#) unless specified otherwise in [15.45.64](#).

### **15.45.64.1 Area-specific activities – ~~Commercial Core~~ Local Centre Zone (Prestons)**

#### **15.45.64.1.1 Area-specific permitted activities**

There are no permitted activities.

#### **15.45.64.1.2 Area-specific controlled activities**

There are no area-specific controlled activities.

#### **15.45.64.1.3 Area-specific restricted discretionary activities**

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules [15.134.4.4](#) and [15.134.3](#), as set out in the following table.

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD1</b>	<p>a. Any activity or <b>building</b> that does not meet one or more of the built form standards in <a href="#">Rule 15.45.64.2</a> unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Minimum building setback from road boundaries/ street scene – <a href="#">Rule 15.143.3.2</a></p> <p>b. Minimum separation from the internal boundary with a residential or open space zone – <a href="#">Rule 15.143.3.3</a></p> <p>c. Landscaping and trees – <a href="#">Rule 15.143.3.6</a></p> <p>d. Staging of development to align with intersection upgrades – <a href="#">Rule 15.143.4.4.1</a>.</p>

#### **15.45.64.1.4 Area-specific discretionary activities**

There are no discretionary activities.

#### **15.45.64.1.5 Area-specific non-complying activities**

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rule 15.4.6.2.6 <a href="#">15.5.4.2.6</a> (Maximum retail activity thresholds).

#### **15.45.64.1.6 Area-specific prohibited activities**

There are no prohibited activities.

#### **15.45.64.2 Area-specific built form standards – Commercial Core Local Centre Zone (Prestons)**

**Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at [WastewaterCapacity@ccc.govt.nz](mailto:WastewaterCapacity@ccc.govt.nz), [WaterCapacity@ccc.govt.nz](mailto:WaterCapacity@ccc.govt.nz) and [Stormwater.Approvals@ccc.govt.nz](mailto:Stormwater.Approvals@ccc.govt.nz).**

##### **15.45.64.2.1 Minimum building setback from road boundaries**

- a. The minimum **building setback** from the Marshland Road **boundary** shall be 10 metres.
- b. Any application arising from this rule shall not be limited or publicly notified.

##### **15.45.64.2.2 Minimum building setback from the zone boundary**

- a. The minimum **building setback** from the southern **boundary** of the zone, **adjoining** the Rural Urban Fringe Zone, shall be 3 metres.
- a. Any application arising from this rule shall not be publicly notified.

##### **15.45.64.2.3 Landscaping**

- a. A **landscaping strip** with a minimum width of 10 metres shall be provided along and adjacent to the **boundary** with Marshland Road.
- b. Any application arising from this rule shall not be limited or publicly notified.

#### 15.45.64.2.4 Staging of development to align with intersection upgrades

a. The staging of development shall align with **intersection** upgrades as follows:

	<b>Standard</b>
i.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) <b>intersection</b> has commenced.
ii.	No more than 7200m <sup>2</sup> of non-residential activities (comprising 4000m <sup>2</sup> for a <b>supermarket</b> (where an individual tenancy is greater than 1,000m <sup>2</sup> <b>GLFA</b> ) and 3200m <sup>2</sup> for other non-residential activities) shall occur until such time as: <ul style="list-style-type: none"> <li>A. Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and</li> <li>B. The portion of the main primary <b>road</b> linking Prestons Road to Mairehau Road is open to traffic.</li> </ul>

b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Advice note:

1. The 7,200m<sup>2</sup> of non-residential development referred to in this rule is inclusive of existing **commercial activities** contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new **road** extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

#### 15.45.64.2.5 Staged development

This rule has been deleted.

#### 15.45.64.2.6 Maximum retail activity threshold

a. The maximum **GLFA** for **retail activity** shall be as follows:

	<b>Standard</b>
i.	The maximum <b>GLFA</b> for <b>retail activities</b> within the <b>Commercial Core Local Centre Zone</b> (Prestons) shall be 12,000m <sup>2</sup> .  Advice note:

	<b>Standard</b>
	1. This includes all existing lawfully established <b>retail activity</b> as at 27 March 2010.
ii.	The maximum <b>GLFA</b> of any single tenancy for a <b>retail activity</b> (excluding a <b>supermarket</b> ) within the <b>Commercial Core Local Centre</b> Zone (Prestons) shall be 150m <sup>2</sup> .