LARGE FORMAT RETAIL ZONE – 15.8

Job No:       Planner:

Address:       Date:

*Previously Commercial Retail Park zone - renamed and rules amended via PC14 decisions 2/12/2024*

|  |  |  |  |
| --- | --- | --- | --- |
| 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 |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Coastal hazard – Refer City Plan |  |
|  |  | Sensitive activity near road or railway or in Central City? – refer rules in Ch. 6.1.6 and 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.8.1.1 Permitted activities  Is the activity provided for as a Permitted activity and does it comply with all relevant activity specific standards?  Refer rule for list.  Retail activity – single tenancy max 450m2  Restrictions for Northern Homebase Centre  Ancillary offices on same site as a PA - max 500m2 or 30% of GFA of all buildings, whichever is lesser  Offices north of Langdons Rd – max total 10,000m2 GFA, with max tenancy size of 500m2 GLFA  Commercial services at Tower Junction – max tenancy size 250m2 GLFA, max GLFA 10% of total GLFA.  121 Briggs Rd – use of site limited to access & its landscaping |  |
| Other activity classifications | | | | |
|  |  |  | **15.8.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified built form or activity standards. |  |
|  |  |  | **15.8.1.4 Discretionary activities**  Any activity not provided for as a permitted, restricted discretionary or non-complying activity.  Any office or commercial service activity not complying with P19 or P20. |  |
|  |  |  | **15.7.1.5 Non-complying activities**  Retail activity in P2 not meeting activity specific standard  Activity or building at 121 Briggs Rd not complying with activity specific standard in P21  Supermarket in P3 not meeting the standard  Activity or building in Northern Homebase Centre not complying with built form standards. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.8.2.1 Maximum building height  15m on all sites except Homebase which is 12m |  |
|  |  |  | 15.8.2.2 Setback from road boundaries  Sites with frontage to two intersecting roads in the zone - 1.5m on one road boundary and 3m on the other (excl Homebase)  Ancillary offices - 1.5m setback  Sites in Homebase Centre with frontage to QEII Drive – 12m  All other activities - 3m setback. |  |
|  |  |  | 15.8.2.3 Setback from residential or open space zones  3m setback for all buildings on sites which share a boundary with a residential or open space zone.  Homebase Centre – 11m setback from res zone boundary. | *Boundary rule where site adjoins residential zone* |
|  |  |  | 15.8.2.4 Recession planes  Applicable to internal boundaries adjoining a residential zone, from points 4m above ground level.  Parts of buildings over 12m high are exempt if set back from boundary by: North 6m, south 8m, east & west 7m.  Homebase Centre – 32.4° from 2.3m above internal boundary with specified residential sites. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.8.2.5 Outdoor storage areas  ODS area must be screened by 1.8m high fencing or landscaping from any adjoining road or adjoining site. |  |
|  |  |  | 15.8.2.6 Landscaping and trees  Area adjoining the road frontage of all sites must be landscaped:   * 1.5m minimum width * 1 tree/10m of road frontage or part thereof   On sites adjoining residential zone, 1 tree/10m boundary or part thereof, adjacent to shared internal boundary, and evenly spaced.  1 tree/5 parking spaces within any parking area and along pedestrian routes.  Landscaping in accordance with Appendix 6.11.6.  Landscaping may be located in common areas on unit titled sites. |  |
|  |  |  | 15.8.2.7 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice.  Where compliant reticulated supply is not available, alternative supply and access must be provided as per SNZ. |  |
|  |  |  | 15.8.2.8 Setback from railway corridor  Buildings, balconies and decks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary. |  |
|  |  |  | 15.8.2.9 Scale of development - Homebase  Total floorspace for all activities – 20,000m2 GLFA |  |
|  |  |  | 15.8.2.10 Vehicle access - Homebase  No vehicle access over western boundary to Havana Gardens or Sanctuary Gardens |  |
|  |  |  | 15.8.2.11 Pedestrian and cycle access - Homebase  Pedestrian and cycle path to be provided through site from either Sanctuary or Havana Gardens prior to occupation. |  |
|  |  |  | 15.8.2.12 Maximum trip generation – Langdons Road  Max 950 trips/hour during Thurs peak period 16.00 – 18.00 for all activities. Traffic counts required to determine compliance. |  |

| **CHAPTER 7 - TRANSPORT RULES** | | | | |
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| **Compliance** | | | **Rule** | **Comments** |
| **Y** | **N** | **N/A** |
| 7.4.2 Activity status tables | | | | |
|  |  |  | C1 High traffic generation outside Central City, where:   * Land use otherwise permitted in zone * Doesn’t exceed thresholds in table 7.4.4.18.1 * No direct vehicle access from SH, major arterial, or across railway   RD1 Activity not meeting standards |  |
| 7.4.3 Rules | | | | |
|  |  |  | **7.4.3.1 Min/max number and dimension of car parks**   * Min **dimension** of car parks available to the general public - Appendix 7.5.14 Table 7.5.1.3 * **Mobility parks** - Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments < 3 units and VA ≤ 10 guests), Appendix 7.5.1 Table 7.5.1.2 * Parking and manoeuvring area must be no more than 50% GLFA of buildings on site (excl HRZ). |  |
|  |  |  | **7.4.3.2 Minimum number of cycle parking facilities**  All activities, Appendix 7.5.2. |  |
|  |  |  | **7.4.3.3 Minimum number of loading spaces**  All activities where standard car parks are provided, Appendix 7.5.3. |  |
|  |  |  | **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. |  |
|  |  |  | **7.4.3.5 Gradient of parking and loading areas**  Non-residential activities with vehicle access. |  |
|  |  |  | **7.4.3.6 Design of parking and loading areas**  Lighting - non-residential activities with parking/loading areas used during darkness (excl VA)  Formed, sealed, drained and marked out - any urban activity except residential/VA with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | **7.4.3.7 Access design**  Access standards - all activities with vehicle access, Appendix 7.5.7.  Pedestrian access – where shared pedestrian access is to 3 or more res units, App 7.5.7 c, d NEW  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. |  |
|  |  |  | **7.4.3.8(a) Provision of vehicle crossings**  All activities with vehicle access to road or service lane. |  |
|  |  |  | **7.2.3.8 (b) & (c) Design of vehicle crossings**  Arterial road or collector road with speed limit 70km/hr or more, buildings in rural zone, and rural selling places, Appendix 7.5.10 |  |
|  |  |  | **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 |  |
|  |  |  | **7.2.3.8(e) Maximum number of vehicle crossings**  All activities Appendix 7.5.11 |  |
|  |  |  | **7.2.3.8(f) Distance between vehicle crossings and intersections**  All activities Appendix 7.5.11 |  |
|  |  |  | **7.4.3.9 Location of buildings and access in relation to road/rail level crossings**  No new vehicle crossings within 30m of a rail level crossing limit line unless site boundaries don’t enable compliance.  Buildings close to level crossings without automated warning devices – location as per App 7.5.13. |  |
|  |  |  | **7.4.3.10 High trip generators** -refer rule. |  |

| **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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