COMMERCIAL OFFICE ZONE – 15.9

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 |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |
|  |  | Coastal hazard – Refer City Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.9.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
| Other activity classifications | | | | |
|  |  |  | **15.9.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the built form standards. |  |
|  |  |  | **15.9.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity. |  |
|  |  |  | **15.9.1.5 Non-complying activities**  Heavy industrial activity.  Sensitive activities within the 50dBA air noise contour. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.9.2.1 Maximum height for buildings and fences or screening structures  15m for buildings in all areas |  |
|  |  |  | 15.9.2.2 Setback from road boundaries  3m setback |  |
|  |  |  | 15.9.2.3 Setback from residential zones  3m setback from internal boundary with a residential zone | *Boundary rule if not adjoining public land* |
|  |  |  | 15.9.2.4 Recession planes at boundary with recession plane  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. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.9.2.5 Outdoor storage of materials / car parking  ODS area must be screened by 1.8m high fencing or landscaping from any adjoining road or adjoining site.  ODS areas must not be located within the road boundary setback required by 15.9.2.2. |  |
|  |  |  | 15.9.2.6 Landscaped areas  20% minimum, excluding required areas for trees within or adjacent to parking areas. Doesn't apply to emergency services facilities.  Area adjoining road frontage must have a landscape strip:   * 1.5m minimum width * 1 tree/10m road frontage or part thereof, evenly spaced with shrubs between each tree. * Does not apply to emergency services facilities.   On sites adjoining residential zone, 1 tree/10m of boundary or part thereof, planted adjacent to the shared internal boundary and evenly spaced.  Where parking is located at the front of a site, 1 tree/5 parking spaces within the parking area (in addition to above rules).  Landscaping must be in accordance with Appendix 6.11.6. |  |
|  |  |  | 15.9.2.7 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 15.9.2.8 Access to Commercial Office Zone - Wrights Road  Road connections to the Wrights Road zone on corner Wrights Rd/Jack Hinton Dr are limited to:   * Max 2 points of road access from Wrights Rd, at least 50m apart and set back 25m minimum from intersection. * One road connection from Jack Hinton, set back 15m minimum from intersection.   No individual site access to Jack Hinton Dr or Wrights Rd. |  |
|  |  |  | 15.9.2.9 Setback from railway corridor  Buildings, balconies and decks on sites adjacent to or abutting railway line - 4m setback from rail corridor boundary |  |

| **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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