CENTRAL CITY MIXED USE ZONE – 15.12

Job No:       Planner:

Address:       Date:

*Previously Commercial Central City Mixed Use zone - renamed and rules amended via PC14 decisions 2/12/2024*

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/setting on or adjacent to site |  |
|  |  | Site of Ngāi Tahu Cultural Significance |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Character Area |  |
|  |  | Radiocommunications Pathway Protection Corridor |  |
|  |  | Central City Active Frontage / Veranda |  |
|  |  | Central City Height overlay |  |
|  |  | Central City Noise precinct |  |
|  |  | CMUA Noise Insulation Area |  |
|  |  | Other Central City overlays or precincts |  |
|  |  | Designation |  |
|  |  | Airport noise contours |  |
|  |  | Christchurch International Airport Protection Surfaces |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Flood Management Area / High Flood Hazard Management Area |  |
|  |  | Liquefaction Management Area |  |
|  |  | Other overlays and map notations |  |
|  |  | Water body |  |
|  |  | HAIL site |  |
|  |  | Other |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.12.1.1 Permitted activities  Is the activity provided for as a Permitted activity and does it comply with all relevant activity specific standards? Refer rule.  P1 Retail activity: refer rule for limits.  P5/P6 Commercial services & offices:   * Must be ancillary to a permitted activity * Max 450m2 individual tenancy GLFA * Max total GLFA area for these activities of 450m2 per site, or per 500m2 of land area, whichever is greater. Provision to exceed for mixed use developments.   P16 Res activity standards:   * 3m road/public space setback for ground floor activity * Min net floor area * Outdoor service space & waste management area * Outdoor living space * Street-façade glazing 20% * Outlook space * Max 50% site coverage where > 50% of GFA used for res activity, or 55% where no carparking provided on site. |  |
| Other activity classifications | | | | |
|  |  |  | **15.12.1.2 Controlled activities**  Any building at 136 Barbadoes St. Built form standards do not apply. |  |
|  |  |  | **15.12.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.  New buildings/additions/alterations resulting in 4+ res units  New buildings for permitted activities and external alterations ≥ 17m in height. |  |
|  |  |  | **15.12.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Parking lot/parking building  Buildings exceeding 15.12.2.2 b. - 17m building base height. |  |
|  |  |  | **15.12.1.5 Non-complying activities**  Retail activity not meeting activity specific standards in P1  Commercial service or office not meeting activity specific standards in 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 |
|  |  |  | 15.12.2.1 Landscaping and trees   * 3m 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; minimum 1.5m x 1.5m x 1.5m root growth and 4m x 4m canopy growth areas. * 10% total site area for landscaping planted in shrubs, trees and grasses – can include the strip required above. * Trees at minimum density of 1/250m2 site area. * Building setback under 15.12.2.7 a. i. and ii (res zone and internal boundaries) must be landscaped for full width excl ped access, incl 1 tree/10m boundary length. |  |
|  |  |  | 15.12.2.2 Maximum building height  32m unless otherwise identified on Central City Maximum Building Heights planning map.  17m max building base height. |  |
|  |  |  | 15.12.2.3 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. |  |
|  |  |  | 15.12.2.4 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 HRZ and CCMU zoned properties.  Res activity at ground floor level requires:   * 1.5m max height within setbacks from collector or local road, for up to 50% boundary length (excl access) and remainder no higher than 1m except as per below * 2m max height for all side and rear (internal) boundaries * 1.8m max height within setback from arterial road, for up to 50% of road boundary length (excl access), and remainder no higher than 1m. |  |
|  |  |  | 15.12.2.5 Screening of outdoor storage, service areas/spaces and carparking  Must be located to the rear of principal building on site and screened from adjoining site by landscaping, fence, wall, or combination not less than 1.8m high. |  |
|  |  |  | 15.12.2.6 Sunlight and outlook at boundary with residential, OSCP, OSWM & ARP zones  Internal boundaries adjoining residential zone from points 4m above ground level.  Boundaries with OSCP, OSWM and ARP zones from points 3m above ground level.  Parts of buildings over 12m high are exempt if set back from boundary by: North 6m, south 8m, east & west 7m.  Measured from filled ground level except where adjoining site lower, then lower level adopted. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.12.2.7 Minimum residential zone boundary setback or internal boundary setback (residential activities)  Residential zone boundary - 3m, unless shared wall  Internal boundary – 4m setback for res buildings up to 17m height, except no setback required for buildings within the first 21m or 60% of site depth (lesser) measured from the road boundary. | *Internal boundary setback for res activities in ii. is a boundary rule if not adjoining public land* |
|  |  |  | 15.12.2.8 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. |  |
|  |  |  | 15.12.2.9 Minimum number of floors  Minimum of 2 floors for any building above GL. |  |
|  |  |  | 15.12.2.10 Building setbacks  3m min building setback from road boundary where res activity is located on ground floor facing the street.  45° recession plane measured from max building base height of 17m. |  |
|  |  |  | 15.12.2.11 Building tower coverage  Tower coverage must not exceed 50% of net site area, except res or visitor accommodation towers which shall have a 40m diagonal dimension. |  |
|  |  |  | 15.12.2.12 Glazing  20% minimum clear glazing on all building facades facing a street or public space. |  |

| 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 (excl residential developments 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. | |  | |
|  | |  |  | 7.4.2.1 P7 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.  Central City where access serves more than 15 car parks or 10 HVM/day:   * Access to street within the core - Pedestrian warning system as per Appendix 7.5.9. * Access to other streets: Visibility splay or pedestrian warning system as per Appendix 7.5.9. No audio 8pm – 8am for sites within 20m of HRZ except re emergency vehicle. | |  | |
|  | |  |  | 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. | |  | |
|  |  | |  | **7.4.3.11 Vehicle access to sites fronting more than one street (Central City)**  New vehicle access Appendix 7.5.15 |  | | |
|  |  | |  | **7.4.3.12 Central City Lane formation**  New Central City Lane – legal width between 6m-12m with 4.5m minimum height clearance |  | | |

| 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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