CENTRAL CITY MIXED USE ZONE (SOUTH FRAME) – 15.13

Job No:       Planner:

Address:       Date:

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

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| --- | --- | --- | --- |
| 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.  P2/P3 Commercial services & offices:  Outside Health/Innovation Precincts:   * Max 450m2 individual tenancy GLFA * Max total GLFA area for these activities of 500m2 per site, or per 500m2 of land area, whichever is greater. Provision to exceed for mixed use developments.   Within Innovation Precinct:   * Max 450m2 GLFA for any single tenancy in Tuam/Manchester/St Asaph/High St block. Exclusions for specified parts of buildings.   P13 Res activity standards:   * 3m road/public space setback for ground floor activity * Min net floor area * Outdoor service space * Outdoor living space * Internal boundary setback based on height * Street-façade glazing 20% * Outlook space * Max 50% site coverage where > 50% of GFA used for res activity.   P16 Small buildings for P1-P15 activities:   * Built up to road boundary for full width of site * Max 21m height * No vehicle access to the site or onsite vehicle parking * Res activities must have separate res access from street or public laneway * Glazing of street fronting façade: * Ground floor between 0.5m – 3m high – 75% min * 1st floor and above – 30% min per floor. |  |
| Other activity classifications | | | | |
|  |  |  | **15.13.1.2 Controlled activities**  Urban design certification for new building, external alteration, or use of part of site not occupied by a building which is: visible from publicly owned & accessible space, and ≤ 17m height.  Doesn’t apply to signage, demolition, repairs, maintenance, seismic/fire/access building code upgrades. |  |
|  |  |  | **15.13.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.  New building, external alteration, or use of part of site not occupied by a building which is: visible from publicly owned & accessible space, and ≤ 17m height, other than C1/UD certified.  Retirement village. |  |
|  |  |  | **15.13.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Permanent car parking lot or building where parking is the primary activity. |  |
|  |  |  | **15.13.1.5 Non-complying activities**  Retail activity not meeting activity specific standards in P1  Commercial service or office not meeting activity specific standards in P2 or P3.  Motor-servicing facility; service stations  Industrial activity  Wholesalers & wholesaling  Trade suppliers; yard based suppliers. |  |

| BUILT FORM STANDARDS – To be met by all permitted and RD activities unless otherwise stated | | | | |
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| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.13.2.1 Building height  21m unless otherwise identified on Central City Maximum Building Heights planning map, and 17m max building base height. |  |
|  |  |  | 15.13.2.2 Flexibility in building design for future uses  3m min distance between top of ground floor surface and bottom of first floor slab.  Min depth of 10m for ground floor that fronts the street.  Does not apply to buildings for residential activity or retirement village where they are >10m from road boundary |  |
|  |  |  | 15.13.2.3 Sunlight and outlook  Where site adjoins northern boundary of SF Pedestrian Precinct or northern boundary of an OSCP zone, recession plane of 33° from 8m above the boundary.  No recession plane for boundary of sites opposite Hagley Park.  Doesn’t apply to new buildings and alterations permitted by P16 small buildings.  Measured from filled ground level except where adjoining site lower, then lower level adopted. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.13.2.4 Street scene, landscaping and open space  Buildings to be built up to road frontage on Colombo St and High St, across entire width of boundary.  Other sites require 4m max building setback from road boundary, except:   * 4.5m min where garage door faces a Main/Local Distributor road, or 5.5m if door projects outwards * 7m where garage door faces a shared access, or 8m if door projects outwards.   3m landscaping strip along full frontage of site -  3m landscaping strip along new road boundary, OSCP, SF Ped Precinct, or road formed within SF Ped Precinct where buildings don’t extend to these boundaries (excl Innovation Precinct).  One tree/5 ground level uncovered carparks provided, in or adjacent to car parking area.  Min 10% total site area to be set aside as one or more landscaped or open space areas, may incl up to 50% impermeable surfaces.  Refer rule for full details. |  |
|  |  |  | 15.13.2.5 Outdoor storage, fencing and screening structures  1.2m max height for fences/screening structures within 4.5m of road boundary, SF Ped Precinct or an OSCP zone, or 2m if whole structure is at least 80% visibly transparent on each boundary.  1.2m min screening from adjoining site in different ownership, for outdoor storage or services areas.  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. |  |
|  |  |  | 15.13.2.6 Active frontages on Colombo / High St  In Central City Active Frontage and Verandah areas on the planning map:  Use of ground floor / part of site within 10m of road boundary is limited to retail, commercial service, gym, entertainment activity, reception for guest accommodation, pedestrian entranceways for other activities. |  |
|  |  |  | 15.13.2.7 Verandahs on Colombo / High St  In Central City Active Frontage and Verandah areas on the planning map:  Every building with frontage to Colombo or High St must provide veranda or other means of weather protection with continuous cover for pedestrians. | *Internal boundary setback for res activities in ii. is a boundary rule if not adjoining public land* |
|  |  |  | 15.13.2.8 Minimum number of floors  Minimum of 2 floors for any building above ground level. |  |
|  |  |  | 15.13.2.9 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. |  |
|  |  |  | 15.13.2.10 Building tower setbacks  4m min setback from internal boundary for any part of a building tower. |  |
|  |  |  | 15.13.2.11 Building tower site coverage  Max tower coverage above 17m height is 50% of net site area. Doesn’t apply to buildings permitted by 15.13.1.1 P16 Small buildings. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | | | |
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| Compliance | | | | Rule | | Comments |
| Y | | N | N/A |
| 7.4.2 Rules | | | | | | |
|  | |  |  | 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  RD8 Permanent carparking buildings or lots in Central City where parking is the primary activity on site. | |  |
|  | |  |  | 7.4.2.1 P1 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). | |  |
|  | |  |  | 7.4.2.1 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; * 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. | |  |
|  | |  |  | 7.4.2.1 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 (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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