COMMERCIAL CENTRAL CITY (SOUTH FRAME) MIXED USE ZONE

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 |  |
|  |  | Liquefaction Management Area |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Central City Noise precinct |  |
|  |  | Other Central City Precinct |  |
|  |  | Sensitive activity near airport/road/rail – ref Ch 6.1.7 |  |

| 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?  Refer rule for list. |  |
|  |  |  | 15.12.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.12.1.2 Controlled activities**  New building, external alteration to existing building or use of part of site not occupied by a building for activities P1-P15 which is:   * visible from publicly owned and accessible space * certified by Council-approved expert (see rule for details)   Does not apply to signage, demolition, repairs, maintenance and seismic, fire and access building code upgrades. |  |
|  |  |  | **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 building, external alteration to existing building or use of part of site not occupied by a building for activities P1-P15 which is visible from publicly owned and accessible space and is not a controlled activity under C1. Does not apply to signage, demolition, repairs, maintenance and seismic, fire and access building code upgrades.  Retirement village |  |
|  |  |  | **15.12.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.  Permanent car parking buildings or lots upon which car parking is the primary activity |  |
|  |  |  | **15.12.1.5 Non-complying activities**  Retail activity not meeting activity specific standards of P1  Commercial service or office not meeting activity specific standards a. or b. of P2 or P3  Motor-servicing facility  Industrial activity  Service stations  Trade suppliers  Wholesalers and wholesaling  Yard-based suppliers |  |

| 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 Maximum building height  As per Central City Maximum Building Heights planning map  All sites where max height is >21m: max road wall height 21m except Pt Lot 1 DP 11323 (245 Antigua St) the 21m road wall height shall only apply to the Tuam St road boundary  Recession plane 45 degrees applying from max road wall height and angling into the site. |  |
|  |  |  | 15.12.2.2 Flexibility in building design for future uses  Min distance between top of ground floor surface and bottom of first floor slab 3.6m  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 |  |
|  |  |  | 15.12.2.3 Sunlight and outlook  Sites adjoining northern boundary of SF Pedestrian Precinct or OSCP zone, 33 degree recession plane applying from 8m height angling into site on that boundary. Does not apply to the boundary of sites opposite Hagley Park. Measured from filled ground level except where adjoining site lower, then lower level adopted. |  |
|  |  |  | 15.12.2.4 Street scene, landscaping and open space  Sites with road frontage to Colombo or High St: buildings built up to these boundaries across entire width of boundary  Other sites: Maximum 4m setback except:   * garage with vehicle door facing Main/Local Distributor 4.5m setback or 5.5m if projecting door * garage with vehicle door facing shared access way 7m setback from furthest formed edge or 8m if projecting door   Buildings not built to road boundary: 2m landscape strip along that part of frontage not built up to, and d. one tree plus an additional tree for every 10m frontage, min height 1.5m at planting and 8m at maturity. Landscaping excludes any areas required for access, or outdoor courtyards for patrons of food and beverage outlets.  In addition Pt Lot 1 DP11323 (245 Antigua) minimum 5% total site area set aside as one or more landscaped area or open space area, up to 50% impermeable surfaces in open space area.  Sites adjoining new road boundary, OSCP zone, South Frame Pedestrian Precinct or any road formed within SFPP, where buildings not built to Zone boundary: 2m landscaping strip along these boundaries, planted in combination of shrubs, trees, groundcover, and f. one tree for 1st 5m plus one tree per additional 5m min height 1.5m at planting and 8m at maturity. Where open space area provided up to 70% may be paved with impermeable surfaces. Does not apply to Innovation Precinct.  In addition:  One tree for every 5 ground level uncovered car parking spaces, planted within or adjacent to car parking area.  Minimum 10% total site area landscaped or open space area, up to 50% impermeable surfaces in open space area. This rule does not apply to sites that have frontage to Colombo St, sites in Innovation Precinct, sites within Pt Lot 1 DP11323 (245 Antigua St) or sites built to full extent of boundaries of the site. |  |
|  |  |  | 15.12.2.5 Outdoor storage, fencing and screening structures  Fences/other screening structures within 4.5m of road boundary, SFPedestrian Precinct or OSCP zone, max 1.2m height unless whole of structure min 80% visually transparent on each boundary – max 2m  Outdoor storage/service area screened from any adjoining site in different ownership by landscaping, fences, walls, buildings or combination of these to min 1.2m high |  |
|  |  |  | 15.12.2.6 Active frontages on Colombo St and High St  Areas shown as Central City Active Frontage and Veranda on Central City Active Frontages and Verandas and Building Setback Planning Map, use of site/ground floor of building within 10m of road boundary (excluding access ways and service lanes) limited to:   * retail activity * commercial services * gymnasium * entertainment activity * reception areas for guest accommodation or * pedestrian entranceways for any other activity |  |
|  |  |  | 15.12.2.7 Verandas on Colombo Street and High Street  Areas shown as Central City Active Frontage and Veranda on Central City Active Frontages and Verandas and Building Setback Planning Map – every building with frontage to Colombo St or High Street shall provide a veranda/other means of weather protection with continuous cover for pedestrians |  |
|  |  |  | 15.12.2.8 Minimum number of floors on Colombo St and High St  Minimum no. of floors above gl for any building with frontage to Colombo or High St: 2 |  |
|  |  |  | 15.12.2.9 Water supply for fire fighting  All buildings via reticulated supply in accordance with the Code (excluding non-habitable accessory buildings) |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.4.2 Rules | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks provided (except residential activities), Appendix 7.5.1 Table 7.5.1.3 |  |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where car parks are provided Appendix 7.5.1 Table 7.5.1.2  Residential activities excluded. |  |
|  |  |  | 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.  Formed, sealed, drained and marked out - any urban activity except residential 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.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Access to street within Central City core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day Pedestrian warning system Appendix 7.5.9  Access to other streets outside core where access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day  Either pedestrian warning system or visibility splay Appendix 7.5.9 provided. If access within 20m of RCC zone any audio method should not operate 20:00-08:00 except where associated with emergency service vehicle |  |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.3 |  |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.5 |  |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. Note permitted activities exempt from rule – see rule for details on what constitutes a permitted activity |  |
|  |  |  | 7.4.2.1 P19 7.4.3.11 Vehicle access to sites fronting more than one street  New vehicle access Appendix 7.5.15 |  |
|  |  |  | 7.4.2.1 P20 7.4.3.12 Central City Lane formation  New Central City Lane – legal width between 6m-12m with 4.5m minimum height clearance |  |
|  |  |  | 7.4.2.1 P21 Construction/reconstruction of roadway  a. Footpaths on both sides of the road shall be provided, unless the legal width <10m or the road designed as a shared space street or is a Central City lane. |  |
| 7.4.2.3 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 |  |
|  |  |  | **RD6**  Any site used for temporary car parking areas until 30 April 2018 |  |
|  |  |  | **RD7**  Roadway construction that doesn’t meet activity specific standard of P21 |  |
|  |  |  | **RD8**  Permanent car parking buildings or parking lots where car parking is the primary activity on that site |  |

| GENERAL RULES | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 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. | |  |

|  |  |
| --- | --- |
| GENERAL COMMENTS: |  |
|  | |