

Memo

Date: 23 September 2024
From: Ike Kleynbos (Principal Advisor, Planning), Holly Gardiner (Policy Planner)
To: Mark Stevenson, Acting Head of Planning and Consents
Cc:
Reference: 24/1666630

Authorisation of Minor & Consequential Changes to PC14 decision on Chapter 15 (CCZ)

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to seek your approval for minor and consequential changes of a decisions version of Chapter 15, as decided by council on 18 September 2024.
- 1.2 The information in this memo is not confidential and can be made public.

2. Update He Pānui

- 2.1 Clauses 16(2) and 103(2) of the First Schedule of the Resource Management Act enable Council to make changes to a proposed plan of “minor effect” or correct “minor errors”.
- 2.2 On 18 September 2024 Council accepted the IHP recommendations regarding the City Centre Zone, resolving to decide on part of the zone and associated chapters and qualifying matters. Recommendation 6 of the [Council Report](#) delegated the Head of Planning and Consents to “make changes of minor effect or correct minor errors” when notifying its recommendation.
- 2.3 Officers are working to make the recommendations fully operative by 3 October, however, Clause 103 of the First Schedule directs that recommendations accepted by Council must be deemed to have been approved and operative under Clause 20, with s86F further validating that controls must be treated as operative. Officers are therefore seeking your approval of these minor corrections to enable consenting staff to properly apply the provisions prior to 3 October.
- 2.4 **Attachment A** to this memo provides a copy of Chapter 15 in full, as accepted by Council, with further recommended minor corrections shown in **bold blue text** – either underlined for new text or struck-through for text to be removed. Further, formatting changes have also been made to text with **grey fill colour** to denote parts of the chapter that have not been decided on.
- 2.5 Officers have worked with legal support from Buddle Finlay to ensure changes are compliant with the Act and reflect the substance of IHP recommendations. A summary of changes is as follows:
 - 2.5.1 Consequential update to Policy 15.2.6.4.a.viii to have this sub-clause removed as outlook space has been removed from P13 by the IHP on 11 September 2024;
 - 2.5.2 Consequential updates to Permitted Activity rule numbers with removal of P17, both 15.11.1.1.a and reference to such activities throughout 15.11;

- 2.5.3 Consequential numbering changes for C1 to apply C1A and C1B throughout 15.11, as per the IHP amendment;
 - 2.5.4 Amendment to 15.11.1.1.a P17 (formally P18) activity standard b. to correctly reference all restrictions captured in 15.11.2.11(a);
 - 2.5.5 Removal of 15.11.1.2.c as a consequence of the IHP's changes to modify C1 as C1A and C1B, and the outcome of the rule is achieved through sub-clause iii. to C1A.
 - 2.5.6 Amendment to 15.11.1.2.a C1A sub-clause a.iii.A to remove “/or” to improve clarity of sub-clause application and align with direction given in prelude text;
 - 2.5.7 Amendment to 15.11.1.2.a C1B.a.ii to state “one of more of the built form standards” rather than “all of” to improve clarity;
 - 2.5.8 Amendment to 15.11.1.2.a C1Ba.iii to improve clarity of permitted status of P17 (formally P18);
 - 2.5.9 Amendment to 15.11.1.3.b RD1.a.ii to add exemptions A. and B. to avoid capturing buildings permitted under P17 or controlled under new C1A or C1B as per the intent of the Panel;
 - 2.5.10 Amendment to 15.11.1.3.b RD2 to include c. to clarify the application of the controlled activities provided for under 15.11.1.2 C1A and C1B;
 - 2.5.11 Amendment to 15.11.1.3.b RD5 to include b. to clarify the application of the controlled activities provided for under 15.11.1.2 C1B;
 - 2.5.12 Consequential change to 15.11.1.3.b RD11 as a result of changes to 15.11.2.11(a) and amendment of matter of discretion c. to align with District Plan style;
 - 2.5.13 Consequential changes to the diagram included in Rule 15.11.2.3 as per the IHP Minute 51 ([see item 9](#), page 14);
 - 2.5.14 Amendment to Rule 15.11.2.11.b to improve clarity of rule application;
 - 2.5.15 Consequential changes in Matter of Discretion 15.14.2.6 to correct numbering and the rule reference in the Advice Note;
 - 2.5.16 Amendment to Matter of Discretion 15.14.3.1 to refer to ‘City Centre Zone’ to improve clarity; and
 - 2.5.17 Other minor text changes for clarity across Chapter 15.
- 2.6 It should be noted that the above does not include structural changes that may be required to apply 15.11 City centre zone provisions within the operative District Plan. For clarity, this will mean that the application of the decision on the zone will be displayed differently in the District Plan, but the content of provisions will remain unchanged to what is described above.

3. Conclusion Whakakapinga

- 3.1 The recommended further changes are required to give operative effect to rules under the First Schedule of the Act. Confirming the application of these minor changes now assists in early application of rules given their operative effect and improves the efficiency of making rules operative.
- 3.2 Once approval is provided, the amended document is intended to be internally circulated through the Resource Consents Unit.

Attachments Ngā Tāpirihanga

No.	Title	Reference
A	Minor & Consequential Changes to PC14 Chapter 15 (CCZ)	24/1685082

Signatories Ngā Kaiwaitohu

Authors	Ike Kleynbos - Principal Advisor Planning Holly Gardiner - Policy Planner
Approved By	Mark Stevenson - Acting Head of Planning & Consents

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

For the purposes of this plan change any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as **bold strikethrough**.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as **bold strikethrough in green**. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as **bold strikethrough in blue**.

2. Changes recommended by the Independent Hearings Panel

The changes recommended by the Independent Hearings Panel are based on Council's 'Reply Provisions' version, which include:

- Text recommended to be added/deleted by proposed PC14
- Text recommended to be added/deleted within s42A reports.
- Text recommended to be added/deleted from expert conferencing/joint witness statements.
- Text recommended to be added/deleted within s42A reports in response to matters raised during Hearings.

Where the Independent Hearings Panel recommends that the proposed PC14 provision be accepted the text is changed to **bold underlined** for the added text, and changes to **bold strikethrough** for text to be deleted.

Where the Independent Hearings Panel recommends that **green** definitions or the **blue** links to other provisions and/or external documents are accepted they *remain* unchanged.

Changes recommended by the Independent Hearings Panel (including to proposed PC14 provisions, definitions and links) are shown as **bold underlined** for text in the Council's 'Reply Provisions' that are recommended to be accepted or for additional new text, and **bold deleted** for text to be deleted (ie the

purple and orange colours in the Council's 'Reply Provisions' have been removed).

Recommended changes in response to matters of clarification raised by the Christchurch City Council (Memorandum of Counsel Regarding City Centre Zone Clarifications Raised by Submitter, 3 September 2024) and appended Carter Group Limited (letter from Chapman Tripp dated 30 August 2024) are shown as **bold underlined yellow shading** for additional new text and **bold deleted yellow shading** for text to be deleted.

Minor and consequential changes to improve clarity of provisions have been made under clauses 16(2) and 103(2) of the First Schedule of the Resource Management Act 1991. These changes are shown in **bold blue text underlined** for new text and **struck-through** for text to be removed.

3. Further Instructions and Explanations for Council

- a. Wherever the word "maturity" is shown as a defined word, change to being undefined as the definition is recommended to be deleted.
- b. There are no further instructions as all recommended changes have been shown in the chapter.

Chapter 15 Commercial

15.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to commercial and **community activities** throughout the City **and the form and function of commercial centres and mixed use zones**. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different **commercial zones** identified in this chapter.
- d. This chapter seeks to manage **commercial activity** in the City through a 'centres-based' approach. The hierarchy of centres comprises the **CBD, City Centre, Town Centres, Local Centres, District-Centres, Neighbourhood Centres, Local Centres** and **Large Format Centres**. The 'centres-based' approach gives primacy to the **CBD, City Centre** and recognises its role as a principal employment and business centre for the City and surrounding region. Existing **commercial activity** in existing office parks and mixed use zones is also recognised.

15.2 Objectives and Policies

15.2.1 Objective – Recovery of commercial centres

- a. The importance of commercial and community activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports **commercial centres**.

15.2.2 Objective - Centres-based framework for commercial activities

- a. Commercial activity is focussed within a network of centres (comprising the **CBD-City Centre**, **Town Centres**, **Local Centres**, **District Centres**, **Neighbourhood Centres**, **Local Centres** and **Large Format Centres**) to meet the wider community's and businesses' needs in a way and at a rate that:
 - i. supports intensification within centres;
 - ii. enables the efficient use and continued viability of the physical resources of **commercial centres** and promotes their success and vitality, reflecting their critical importance to the local economy;
 - iii. supports the function of **District Town Centres** as major focal points for **commercial activities**, **entertainment activities**, **guest accommodation**, **visitor accommodation**, employment, transport and **community activities**, and **Neighbourhood Local Centres** as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, **community activities** and guest accommodation;
 - iv. gives primacy to the **CBD**, **City Centre** followed by **Town Centres District Centres** and **Neighbourhood Local Centres** identified as **Key Activity Centres**;
 - v. is consistent with the role of each centre as defined in **15.2.2.1 Policy – Role of centres Table 15.1**;
 - vi. supports a compact and sustainable urban form that provides for the integration of **commercial activity** with **guest accommodation**, **community activity**, **residential activity** and **recreation activity** in locations **accessible** by a range of modes of transport;
 - vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the **CBD**, **City Centre**, Linwood, and **Neighbourhood Local Centres** subject to **15.2.4.3 Policy Suburban centre master plans**;
 - viii. enhances their vitality and amenity and provides for a range of activities and **community facilities**;
 - ix. manages adverse effects on the transport network and public and private infrastructure;
 - x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and
 - xi. recognises the values of, and manages adverse effects on, **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6** and natural waterways (including waipuna).

15.2.2.1 Policy – Role of centres

- a. Recognise and manage **commercial centres** as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:
 - i. gives primacy to, and supports, the recovery of the **CBD, City Centre**, followed by **Key Activity Centres**, by managing the size of all centres and the range and scale of activities that locate within them;
 - ii. supports and enhances the role of **District Centres Town Centres**; and
 - iii. maintains the role of **Neighbourhood Centres, Local Centres, Neighbourhood Centres** and **Large Format Centres**.
- as set out in **Policy 15.2.2.1, Table 15.1 – Centre’s role**.

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region providing for the widest range and greatest scale of activities available in centres, including comparison shopping, dining and night life, entertainment activities, visitor accommodation, events, cultural activities and tourism activities. The CBD City Centre is ideally positioned to accommodate retail and other commercial activities of a type and scale intended to serve its city and region-wide catchment and visitors to it.</p> <p>Provides for high density residential activity, recreation activities and community activities and community facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.</p> <p>The extent of the centre is the Commercial-Central City Business City Centre Zone.</p>	<p>Centre: CBD City Centre.</p>

	Role	Centre and size (where relevant)
B.	<p>District Town Centre - Key Activity Centre</p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment activities, food and beverage and visitor accommodation.</p> <p>Medium High density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone.</p> <p>a. Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and the</p> <p>b. Commercial Core Zone in all other District centres.</p>	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging).</p> <p>{All Key Activity Centres}</p> <p>Size: Greater than 30,000m²</p>
C.	<p>Neighbourhood Local Centre</p> <p>A destination for weekly and daily retailing needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres Local Centres offer a broader range of activities comprising guest visitor accommodation, residential activities, along with small-scale comparison shopping, food and beverage outlets, entertainment and recreation activities and offices.</p> <p>A wider range of activities is anticipated in Neighbourhood Centres Local Centres that are Key Activity Centres or located in Banks Peninsula, reflecting their distinctive roles and/or remote catchments.</p> <p>Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Primarily serves the immediately surrounding suburbs.</p> <p>Medium High density housing is contemplated in and around the larger Local Centres centre and medium</p>	<p>Centres: Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons, Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue);</p> <p>Local Centres (large):</p> <p>Bush Inn/Church Corner, Merivale, Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue) and Ferrymead.</p> <p>Local Centres (medium)</p>

	Role	Centre and size (where relevant)
	<p>density housing is contemplated within (above ground floor level) and around, smaller Local Centres.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre is the Local Centre Zone Commercial Core Zone in the identified centres, Commercial Local Zone at Beckenham and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.</p>	<p>Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), and Bishopdale.</p> <p>Local Centres (small):</p> <p>Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greens Road, Wigram, Woolston, Yaldhurst Hillmorton, North West Belfast, Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bishopdale Wainoni (174 Wainoni Road), Spreydon (108 Lincoln Road), Upper Riccarton (57 Peer Street).</p> <p>Size: 3,000 to 30,000m² GFA.</p>
<p>D.</p>	<p>Large format centre</p> <p>Standalone retail centre, comprising stores with large footprints, including yard-based suppliers, trade suppliers and vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting offices to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <p>At the Homebase Centre, retail activities are limited in type until 4 October 2031.</p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Northlink (Papanui), Supa Centa (Belfast), and Hornby (Chappie Place).</p>

	Role	Centre and size (where relevant)
	<p>Serves large geographical areas of the city.</p> <p>Not necessarily connected to a residential catchment.</p> <p>Primarily accessed by car with limited public transport services.</p> <p>The extent of the centre is the Large Format Retail Zone Commercial Retail Park Zone.</p>	
E.	<p>Local-Neighbourhood centre</p> <p>A small group of primarily convenience shops and, in some instances, community facilities.</p> <p>Accessible by walking, cycling from the area served and on a bus route in some instances.</p> <p>Also includes standalone supermarkets serving the surrounding residential community.</p> <p>The extent of the centre is the Neighbourhood Centre Zone, Commercial Local Zone, except Wainoni, Spreydon (108 Lincoln Road) and Upper Riccarton where the Commercial Core Zone applies.</p>	<p>Centres: Wainoni (174 Wainoni Road), Spreydon (108 Lincoln Road), Upper Riccarton (57 Peer Street), are zoned Commercial Core; and</p> <p>All other commercial centres zoned Commercial Local Neighbourhood Centre Zone.</p> <p>Size: Up to 3,000m² (excluding standalone supermarket based centres)</p>

15.2.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a. Require development within the Belfast/Northwood and North Halswell Key Activity Centre to:
 - i. be planned and co-ordinated in accordance with an **outline development plan**;
 - ii. provide for a high quality, safe **commercial centre** which is easily **accessible** by a range of transport modes and is well connected to the surrounding area; and
 - iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network in order to avoid adverse effects on the safe, efficient and effective functioning of the **road** network.
- b. Require development within the North Halswell Key Activity Centre to:
 - i. be developed to a scale that:
 - A. protects the **CBD's City Centre's** role as the region's primary commercial area; and
 - B. ensures the role of **District Town Centres** and **Neighbourhood Local Centres** within the city and commercial centres in Selwyn District is maintained.

- ii. provide high quality public open spaces, a strong main street with a concentration of finer grain retailing, and strong linkages between key anchor stores;
 - iii. achieve a supply of both large and finer grain retail activity that provides for the long term needs of the population in the south west.
- c. Require development within the Belfast/ Northwood Key Activity Centre to:
- i. provide for Ngāi Tahu/ mana whenua values through high quality landscaping;
 - ii. avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
 - iii. for office and retail activity, be developed to a scale that:
 - A. protects the CBD's City Centre's role as the region's primary commercial centre; and
 - B. ensures the role of District Town Centres and Neighbourhood Local Centres within the City and commercial centres in the Waimakariri District are maintained.

15.2.2.3 Policy – New centres in residential greenfield areas

- a. In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial activities and community activities, including health care facilities, to serve the needs of existing and future residents.
- b. The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ mana whenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

15.2.2.4 Policy – Accommodating growth

- a. Growth in commercial activity is focussed within existing commercial centres.
- b. Any outward expansion of a commercial centre beyond commercial zone boundaries and/or establishment of large format retail activities within 400 metres of a commercial centre, or any upward expansion of commercial activity above height limits must:
 - i. ensure the expanded centre remains commensurate with the centre's role and within a strategic network of centres, while not having significant adverse effects on the function of other centres;
 - ii. be integrated with the provision of infrastructure, including the transport network;
 - iii. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone;
 - iv. be:
 - A. responsive to the anticipated increase in population in the surrounding catchment while continuing to support intensification targets in and around centres; and

- B. consistent with revitalising the **CBD City Centre** as the primary community focal point; and
- v. ensure the centre is coherent in form; and
- vi. ensure the large format retail activity proposed within 400 metres does not have a significant adverse effect on the function and viability of the centre.

15.2.2.5 Policy – Banks Peninsula commercial centres

- a. Recognise and protect the special character and role of the **commercial centres in Banks Peninsula**, including Lyttelton and Akaroa, which provide a range of activities and services meeting the needs of their respective communities as well as visitors to the townships and the wider area of **Banks Peninsula**.

15.2.2.6 Policy – Homebase Centre

- a. Require development within the Northern Homebase Centre to:
 - i. be of a scale and type of built development and activity that:
 - A. avoids adverse effects from vehicle access on the western boundary of the **Northern Homebase Centre** on the safe, efficient and effective functioning of the road network and amenity of the surrounding residential area;
 - B. manages the risk of inundation on people and property on surrounding land, including roads such that any risk of inundation is reduced to acceptable levels;
 - ii. provide safe and convenient pedestrian and cycling connectivity between the adjoining residential areas to the west and Marshland Road.
- b. Require development within the **Homebase Centre** to be of a scale, type and timing of retail activity that supports the function and recover of the Shirley/Palms District Centre

15.2.2.7 Residential activity in **district Town, and Local and Neighbourhood centres**

- a. **Residential activity in district Town centres, and neighbourhood Local centres and Neighbourhood centres centres** is encouraged above ground floor level, and is provided for at ground floor level where:
 - i. it can be demonstrated that there is sufficient capacity in the catchment of the centre to meet demand in the short, medium and long-term for **commercial activities**; and/or
 - ii. the building for the **residential activity** is designed and constructed to facilitate conversion to commercial use so as to not foreclose future options and for sites in **Banks Peninsula**, the **residential activity** contributes positively to the area's special historical character; and/or

- iii. it can be demonstrated that the ground floor **residential activity** will not have a significant adverse effect on the commercial viability and function of a centre; and/or
 - iv. It can be demonstrated that the site is unsuitable for commercial activities in the short, medium and long term, having regard to size, location, layout, market or other factors.
- b. In addition, **residential activity** is to be integrated with surrounding activities in the centre, including maintaining continuity of active uses fronting the street.

15.2.3 Objective - Office parks and mixed use areas **outside the central city**

- a. Recognise the existing nature, scale and extent of **commercial activity** within the Commercial Office and **Commercial** Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks **and/or mixed use areas**.
- b. ~~Mixed use zones located close within a walking catchment to the City Centre Zone and Town Centre Zone transition into high density walkable residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.~~

15.2.3.1 Policy – Office parks

- a. Recognise and enable **office** activities in the existing office parks that are within the Commercial Office Zone.

15.2.3.2 Policy – Mixed use areas **outside the central city**

- a. Recognise the existing nature, scale and extent of **retail activities** and **offices in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road**, while limiting their future growth and development to ensure **commercial activity** in the City is focussed within the network of **commercial centres**.
- b. ~~Support mixed use zones located in Sydenham, Phillipstown and Mandeville Street within a 15 minute walking distance of the City Centre Zone, to transition into high quality walkable residential neighbourhoods by:~~
 - ~~i. enabling comprehensively designed high quality, high density residential activity;~~
 - ~~ii. ensuring that the location, form and layout of residential development supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models;~~
 - ~~iii. requiring developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses;~~

- ~~iv. encouraging small-scale building conversions to residential use where they support sustainable re-use, provide high-quality living space and contribute to the visual interest of the area;~~
- ~~v. promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods;~~
- ~~c. Avoid Restrict Enable Comprehensive Residential Development of sites within the Comprehensive Housing Precinct that are identified in Appendix 15.15.12 and 15.15.13 unless if the relevant shared pedestrian/cycleway, greenway or road connection is provided;~~
- ~~d. For sites identified within Appendix 15.15.12 and 15.15.13 encourage the connection to facilitate convenient and accessible through block connectivity;~~

15.2.4 Objective - Urban form, scale and design outcomes

- a. A scale, form and design of development that is consistent with the role of a centre and its contribution to city form, and the intended built form outcomes for mixed-use zones, and which:
 - i. recognises the **Central City** and **District Town Centres** as strategically important focal points for community and commercial investment;
 - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently **accessible**, and responds positively to **anticipated** local character and context recognising that urban environments develop and change over time;
 - iii. recognises the functional and operational requirements of activities and the **anticipated existing** built form;
 - iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment including effects that contribute to climate change; and
 - v. recognises Ngāi Tahu/ mana whenua values through **landscaping** and the use of **low impact urban design**, where appropriate; and
 - vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions and adverse climate change effects;

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a **significant** scale and **form massing that reinforces the City's distinctive sense of place and a legible urban form by:** in the core of **District Town Centres** and **Neighbourhood Local Centres**, and of a lesser scale and form on the fringe of these centres.
 - i. setting a height limit and clustering central-city high rise buildings, to avoid dominating the skyline and to retain the prominence of Te Poho o Tamatea/the Port Hills, as the city backdrop within the wider city context;
 - ii. limiting building height around Cathedral Square to manage potential impacts including shading and dominance on the adjoining heritage-scheduled public space; and

- iii. ~~limiting building height along Victoria Street where taller buildings are inappropriate due to the potential impact on legibility of the city centre form and dominance impacts on adjoining residential neighbourhoods;~~
- iv. ~~Limiting building height on sites identified within the New Regent Street Height Qualifying Matter and Precinct, and Central City Heritage Qualifying Matter and Precinct, to manage potential impacts of shading and dominance on the use of space and heritage values of the street;~~
- v. ~~Limiting building height within the Arts Centre Height Qualifying Matter and Precinct, and east of Montreal Street within the Central City Heritage Qualifying Matter and Precinct, to manage potential impact of visual dominance on the Arts Centre.~~

b. **The scale and form of development in centres shall:**

- i. ~~Reflect the context, character and the anticipated scale of the zone and centre's function;~~
~~by:~~
 - i. ~~providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;~~
 - ii. ~~providing for building heights and densities within town, local and neighbourhood centres commensurate with their role and level of commercial and community activities;~~
 - ii. ~~increase the prominence of buildings on street corners;~~
 - iii. ~~Local Neighbourhood Centres, maintain a low rise moderate scale of built form to respect and integrate with their suburban residential context;~~
 - iv. ~~for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and~~
 - iv. ~~for comprehensive residential development in the Mixed Use Zone, achieve a high density scale of development that contributes to a perimeter block urban form; and~~
 - v. ~~manage adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways.~~

15.2.4.2 Policy – Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the ~~road street or space, and in Mixed Use Zones, to recognise and support the transition to pedestrian friendly street environments;~~
 - ii. providing a principal street facing façade, ~~or facades (where located on a corner site),~~ of visual interest that contributes to the character and coherence of a centre;

- iii. facilitating movement within a **site** and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
- iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
- v. promoting a safe environment for people and reflecting principles of **Crime Prevention through Environmental Design (CPTED)**;
- vi. enabling the re-use of **buildings** and **sites** while recognising the use for which the **building** is designed;
- vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
- viii. achieving a visually attractive setting when viewed from the street and other public spaces, **that embodies a human scale and fine grain**, while managing effects on adjoining environments; **and**
- ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the **site's** visual **amenity values**;
- x. increasing the prominence of buildings on street corners;**
- xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind-related effects;**
- xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and**
- xiii. recognising the importance of significant public open space by maintaining sunlight access to, and managing visual dominance effects on, these spaces;**
- xiv. recognising that mixed-use zones are in transition and require a high quality of residential development to be achieved to mitigate and offset the industrial nature and potential conflicts between uses within the zone; and**
- xv. for larger scale developments in Mixed-Use Zones, provide for future access lanes, greenways and mid-block pedestrian connections, that will contribute to a finer grain block structure that supports walking.**
- b. Recognise the scale, form and design of the **existing anticipated** built form within a **site** and the immediately surrounding area and the functional and operational requirements of activities.
- c. Require residential development to be well-designed and laid out **by ensuring to ensure** a high quality healthy living environment including through:
 - i. the provision of sufficient and conveniently located internal and **outdoor living spaces**;
 - ii. good **accessibility** within a development and with adjoining areas; and

- iii. minimising disturbance from noise and activity in a centre ~~or mixed-use zone~~ (and the potential for **reverse sensitivity** issues to arise).

- d. **Enable high quality small buildings on mid-block sites in the City Centre and Central City Mixed Use (South Frame) Zones, because they have minimal adverse effects on people and the environment.**

15.2.4.3 Policy – Suburban centre master plans

- a. Support the recovery and long term growth of, and ensure a high level of amenity in, the following suburban centres:
 - i. Lyttelton;
 - ii. Sydenham;
 - iii. Linwood Village;
 - iv. Selwyn Street shops;
 - v. Sumner;
 - vi. Edgeware;
 - vii. Ferry Road
 - viii. Main Road; and
 - ix. New Brighton

by having regard to the relevant suburban centre Master Plan developed by the Council under the Suburban Centres Programme when considering resource consent applications for development within those centres.

15.2.4.4 Policy – Recognition of Ngāi Tahu/ mana whenua values

- a. To encourage the use of indigenous species, appropriate to the local environment, in **landscaping** and tree planting to recognise **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6** and the cultural values of Ngāi Tahu/ mana whenua.

15.2.4.5 Policy – Greenfield development

- a. Support a comprehensive approach to the planning, design and implementation of development and infrastructure in **greenfield** areas, including stormwater management, through measures such as low impact design.

15.2.4.6 Policy – Strategic infrastructure

- a. Provide for the effective development, operation, maintenance and upgrade of **strategic infrastructure** and avoid adverse effects of development on **strategic infrastructure** through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding **sensitive activities** within **commercial zones** located within the 50 dB Ldn Air Noise Contour and within the Lyttelton Port Influences Overlay Area.

15.2.5 Objective - Diversity and distribution of activities in the Central City

- a. A range of **commercial activities**, **community activities**, **cultural activities**, **residential activities** and **visitor accommodation** are supported in the **Central City** to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
 - i. Defining the **Commercial Central City Business City Centre** Zone as the focus of **retail activities** and **offices** and limiting the **height** of **buildings** to support an intensity of **commercial activity** across the zone;
 - ii. Limiting the extent to which **retail activity** and **offices** occur outside the **Commercial Central City Business City Centre** Zone;
 - iii. Providing for key anchor projects within and around the **Commercial Central City Business City Centre** Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities (except for **visitor accommodation**) occur outside the precincts.

15.2.5.1 Policy - Cathedrals in the Central City

- a. Provide for the individual design, form and function of new spiritual facilities and associated **buildings** at 100 Cathedral Square and 136 Barbadoes Street that:
 - i. supports their function as a focal point for **cultural activities**, **spiritual activities**, and social activities serving the immediate and wider communities;
 - ii. recognises their contribution to the recovery of the **Central City** and the City as a whole; and
 - iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Advice note:

1. Any **demolition** or **deconstruction** of the cathedrals is to be assessed against objectives and **policies in Chapter 9** and not **Policy 15.2.5.1**.

15.2.6 Objective - Role of the ~~Commercial-Central-City-Business~~ City Centre Zone

- a. A ~~Commercial-Central-City-Business~~ City Centre Zone that re-develops as the principal **commercial centre** for **Christchurch District** and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the ~~Commercial-Central-City-Business~~ City Centre Zone provides for the widest range of **commercial activities, community activities, cultural activities, residential activities** and **visitor accommodation** and the greatest concentration and overall scale of built development in Christchurch.

15.2.6.2 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of **buildings** are enhanced by:
 - i. enabling taller **buildings** than in other areas of the **Central City**;
 - ii. setting minimum ground floor heights;
 - iii. setting a minimum number of floors; and
 - iv. prescribing minimum **residential unit** sizes.

UPDATED IHP RECOMMENDATIONS

15.2.6.3 Policy - Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the evolving amenity values of the Central City by:
- i. requiring an urban design assessment for development within the Core of the Commercial Central City Business City Centre Zone;
 - ~~ii. setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone.~~
 - ii. setting design standards to manage access to sunlight, reduce adverse effects from wind, ensure a high quality street interface and avoid the impact of overly dominant buildings on the street and other public spaces;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining residential activity and zones;
 - v. setting fencing and screening requirements;
 - vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging entertainment and hospitality activities to locate in these precincts;
 - vii. protecting the efficiency and safety of the adjacent transport networks; and
 - viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative. and;
 - ix. recognising that amenity values develop and change over time to meet the changing needs of people and communities, including increased and varied housing densities and types, which may detract from the amenity of some, but enhance the amenity of others. Those changes are not of themselves an adverse effect.

15.2.6.4 Policy - Residential intensification

- a. Encourage the intensification of residential activity within the ~~Commercial-Central-City-Business City Centre~~ Zone by enabling high quality residential development that supports a range of ~~types of~~ residential ~~development typologies, tenures and prices~~, with an appropriate level of amenity including:
- i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage areas and outdoor service space;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; ~~and~~
 - v. internal noise protection standards;
 - vi. sufficient access to daylight and sunlight;
 - vii. where required, communal space including interior and exterior space; and
 - viii. ~~outlook for every residential unit.~~

15.2.6.5 Policy - Pedestrian focus

- a. Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:
- i. identifying a primary area within which pedestrian orientated activity must front the street;
 - ii. requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, height, wind generation, sunlight admission, and the location of parking areas;
 - iii. establishing a slow street traffic environment; and
 - iv. ensuring high quality public space design and amenity.

15.2.6.6 Policy - Comprehensive development

- a. Ensure comprehensive block development in the Central City Retail Precinct to catalyse early recovery and encourage integrated development, reduced development costs, improved amenity, pedestrian connection and economies of scale.

15.2.6.7 Policy - Entertainment and Hospitality Precinct

- a. Provide for an entertainment and hospitality precinct, including late night trading, in the Central City, by:
- i. encouraging entertainment and hospitality activities to locate within the identified area;

- ii. protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the **Central City** since the Canterbury earthquakes;
- iii. providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off-site effects.

15.2.7 Objective - Role of the **Commercial-Central City Mixed Use Zone**

- a. The development of vibrant, **high quality** urban areas where a diverse and compatible mix of activities can coexist in support of the **Commercial-Central-City-Business City Centre** Zone and other areas within the Central City.

15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the **Commercial-Central City Mixed Use Zone** by enabling:
 - i. a wide range of activities and a continuation of many of the existing business activities;
 - ii. a range of types of **residential activities** to transition into this area in support of inner city residential intensification;
 - iii. forms of **retailing** that support business and other activity within the zone, are consistent with consolidating **retail activity** in the **Commercial-Central-City-Business-City Centre** Zone, or are less suited to the **Commercial-Central-City-Business-City Centre** Zone environment;
 - iv. **large format retail activity** to continue in parts of the zone where that form of **retailing** has previously existed and/or to an extent that does not threaten the consolidation of **retail activity** in the **Commercial-Central-City-Business-City Centre** Zone;
 - v. opportunities for **offices** and **commercial services** in association with other business and **residential activity**, or where it is of a small scale so as to not compromise the role of the **Commercial-Central-City-Business-City Centre** Zone or the aim of consolidating that area of the **Central City**;
 - vi. light **service industry** compatible with other activities envisaged for the zone; **and**
 - vii. **entertainment activities** and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future **residential activity**, nor undermine the identified hospitality and entertainment precincts. **and**

opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of

the City Centre Zone, where co-located with the large-scale community facilities, Te Kaha and Parakiore.

15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a. Ensure a form of built development that contributes positively to the evolving amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

15.2.8.1 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:
- i. enabling moderately tall buildings;
 - ii. setting minimum ground floor height and depth; and
 - iii. prescribing minimum residential unit sizes and noise attenuation requirements;
 - iv. providing dedicated pedestrian access for each residential activity within a development, directly accessed from the street or other publicly accessible space;
 - v. providing sufficient setbacks and glazing at the street frontage; and
 - vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.

15.2.8.2 Policy - Amenity and effects

- a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the evolving amenity values of the Central City, by:
- i. requiring minimum areas of landscaping and of site frontages not occupied by buildings ensuring buildings and / or landscaping are located adjacent to the street frontage;
 - ii. setting fencing and screening requirements;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone or from any residential activity;
 - iv. ensuring protection access to adequate levels of sunlight and outlook for adjoining sensitive zones and/or for residential activity;
 - v. locating outdoor service space and car parking directly away from street frontages and entrances to buildings;
 - ~~v.~~ vi. protecting the efficiency and safety of the adjacent transport networks; and
 - ~~vi.~~ vii. controlling industrial activity; and

ix. requiring an urban design assessment for developments comprising 4 or more residential units or large-scale developments.

x. recognising that amenity values develop and change over time to meet the changing needs of people and communities, including increased and varied housing densities and types, which may detract from the amenity of some, but enhance the amenity of others. Those changes are not of themselves an adverse effect.

15.2.8.3 Policy - Residential development

- a. Provide for residential development within the Commercial Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City.
- b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment, through:
- i. provision of communal and/or private outdoor living space and service area;
 - ii. screening of outdoor storage areas and outdoor service space;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards; and
 - vi. minimum landscaping and outlook requirements.

15.2.9 Objective - Role of the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

- a. The development of a Commercial Central City (South Frame) Mixed Use Zone (South Frame) that provides a clear delineation between the Commercial Central City Business City Centre Zone and the Commercial Central City Mixed Use Zone and that:
- i. enables a compatible mix of activities within a connected, safe and attractive open space landscape;
 - ii. enables a range of activities that do not compromise consolidation of the Commercial Central City Business City Centre Zone; and
 - iii. provides for precincts that will accommodate technology based businesses and research and health related activities.

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the Commercial Central City (South Frame) Mixed Use Zone (South Frame) by:

- i. enabling residential activity to transition into this area in support of inner city residential intensification;
- ii. enabling education activities and tertiary education and research facilities to establish throughout the zone;
- iii. enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;
- iv. enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the Commercial Central City Business City Centre Zone environment, and remain consistent with the objective of consolidating retail activity in the Commercial-Central City Business City Centre Zone;
- v. enabling opportunities for offices and commercial services in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the Commercial-Central City Business City Centre Zone or the aim of consolidating that area of the Central City; and
- vi. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard-based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

15.2.10 Objective - Built form and amenity in the South Frame

- a. A form of built development within the Commercial Central City (South Frame) Mixed Use Zone (South Frame) that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Commercial-Central City (South Frame) Mixed Use Zone (South Frame), the South Frame Pedestrian Precinct and the Central City.

15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the Commercial-Central City (South Frame) Mixed Use Zone (South Frame) by:
 - i. encouraging buildings to form a clear edge to road boundaries and open space areas such as the South Frame Pedestrian Precinct;
 - ii. requiring minimum areas of landscaping;
 - iii. requiring landscaping in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where buildings are not constructed to the boundary of these areas;
 - iv. setting fencing and screening requirements;
 - v. ensuring protection of sunlight in open space areas; and

- vi. creating new north to south road linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct; and
- vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.10.2 Policy - Residential development

- a. Provide for a range of types of residential development within the Commercial Central City (South Frame)-Mixed Use Zone (South Frame) to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents that recognises the mixed use context of the development and is proportionate to the amount of residential development proposed, by including:
 - i. provision for outdoor living space and outdoor service space;
 - ii. screening of outdoor storage areas and outdoor service space; and
 - iii. prescribed minimum residential unit sizes;
 - iv. separation of balconies or habitable spaces from internal site boundaries;
 - v. minimum standards for landscaping, and outlook requirements; and
 - vi. internal noise protection standards.

15.2.10.3 Policy - Health Precinct

- a. Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:
 - i. enabling health related offices, commercial services and other activities to locate in this area;
 - ii. creating a high quality urban environment for the establishment of health related activities;
 - iii. creating publicly accessible open spaces to create vital community focal points and connectivity on each block; and
 - iv. enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

15.2.10.4 Policy - Innovation Precinct

- a. Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:
 - i. enabling the development of offices, commercial services and ancillary activities;
 - ii. providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies; and

- iii. enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

15.2.11 Objective - Role of the Commercial Local Neighbourhood Centre Zone within the Central City

- a. A mix of small scale activities serving the local community which does not compromise the Commercial Central City Business City Centre Zone.

15.2.11.1 Policy - Range of activities

- a. Enable small scale, mixed use, commercial activities in the Commercial Local Neighbourhood Centre Zone in the Central City that provide for the day-to-day convenience shopping, service and employment needs of the local community and limit the size of any single tenancy to ensure that larger scale tenancies, that would be better located in the Commercial Central City Business City Centre Zone, do not establish.

15.2.11.2 Policy - Community facilities

- a. Enable the establishment of small scale community facilities, co-located with potential neighbourhood reserves, within the Commercial Local Neighbourhood Centre Zone in the Central City.

15.2.11.3 Policy - Residential activity

- a. Enable residential activity to establish in the Commercial Local Neighbourhood Centre Zone in the Central City outside of a ground floor road frontage area.

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various **commercial zones-commercial zones** are contained in the activity status tables (including activity specific standards) and built form standards in:
- i. **Rule 15.4 – Commercial-Core Town Centre Zone;**
 - ii. **Rule 15.5 – Local Centre Zone;**
 - iii. **Rule 15.56– Commercial-Local Neighbourhood Centre Zone;**
 - iv. **Rule 15.67** - Commercial Banks Peninsula Zone;
 - v. **Rule 15.78 – Commercial-Retail-Park Large Format Retail Zone;**
 - vi. **Rule 15.89** – Commercial Office Zone;
 - vii. **Rule 15.910 – Commercial-Mixed Use Zone;**
 - viii. **Rule 15.1011 – Commercial-Central-City-Business City Centre Zone;**
 - ix. **Rule 15.1112 – Commercial** Central City Mixed Use Zone;
 - x. **Rule 15.1213 – Commercial**-Central City Mixed Use **(South-Frame) Zone (South Frame);**
 - xi. **Rule 15.1314** - Matters of control and discretion.
- b. Area specific rules also apply to activities within the **Commercial-Core Town Centre, Local Centre, and Neighbourhood Centre Zones and Commercial-Local Zone** in the following areas:
- i. Belfast/ Northwood (as identified in **Appendix 15.15.1**) - **Rule 15.4.3**
 - ii. Ferrymead (as identified in **Appendix 15.15.2**) - **Rule 15.4.4 15.5.3**
 - iii. North Halswell (as identified in **Appendix 15.15.3**) - **Rule 15.4.5 15.4.4**
 - iv. Prestons - **Rule 15.4.6 15.5.4**
 - v. Yaldhurst - **Rule 15.4.7 15.5.5**
 - vi. **Commercial-Core Local Centre Zone** (Other areas) - **Rule 15.4.6 15.5.6** these being:
 - Commercial-Core Local Centre Zone** (Land between Huxley Street and King Street)
 - Commercial-Core Local Centre Zone** (Fendalton)
 - Commercial-Core Local Centre Zone** (Wigram – The Runway)
 - vii. St Albans **Neighbourhood Centre Zone** (as identified in **Appendix 15.15.5**) – **Rule 15.5.3 15.6.3**
- c. The activity status tables and standards in the following chapters also apply to activities in all **commercial zones** (other than **port activities** south of Norwich Quay in the Commercial Banks Peninsula Zone where Chapters 4, 6, 7, and 11 do not apply):
- 4** **Hazardous Substances and Contaminated Land;**
 - 5** **Natural Hazards;**
 - 6** **General Rules and Procedures;**

- 7** Transport;
 - 8** Subdivision, Development and Earthworks;
 - 9** Natural and Cultural Heritage; and
 - 11** Utilities and Energy.
- d. The activity status tables and standards specified in clause c. above do not apply to **port activities** south of Norwich Quay in the Commercial Banks Peninsula Zone. The activity status tables and standards in the following chapters shall be the only chapters that apply to **port activities** south of Norwich Quay (in addition to the rules for the Commercial Banks Peninsula zone) where relevant:
- 5** Natural Hazards;
 - 8** Subdivision, Development and Earthworks; and
 - 9** Natural and Cultural Heritage.
- e. In the **commercial zones-commercial zones**, either all or specific activities that are listed as restricted discretionary activities shall comply with the built form standards. At the beginning of the built form standards for each zone, it is specified which activities are subject to compliance with these standards.

UPDATED IHP RECOMMENDATIONS

15.4 Rules - Commercial-Core Town Centre Zone

15.4.1 Activity status tables - Commercial-Core Town Centre Zone

15.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial-Core Town Centre Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.4.2. Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.4.1.2, 15.4.1.3, 15.4.1.4, 15.4.1.5 and 15.4.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity	Activity specific standards
P1 Any new building or addition to a building, for any permitted activity listed in Rule 15.4.1.1 P2 to P24.	Nil
P2 Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 D2) This rule has been deleted.	
P3 Retail activity excluding supermarket and department store, unless otherwise specified	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at /Barrington and New Brighton.
P4 Trade supplier	NIL
P5 Second-hand goods outlet	
P6 Commercial services	
P7 Entertainment activity located in a Key Activity Centre.	
P8 Recreation activity located in a Key Activity Centre, unless otherwise specified	
P9 Food and beverage outlet	
P10 Gymnasium	

Activity	Activity specific standards
P11 Office	a. The maximum tenancy size shall be 500m ² GLFA in a-District-Centre-or-Neighbourhood-Centre.
P12 Visitor accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTwr,Ctr}$.
P13 Community facility (unless otherwise specified in P7, P8 and P14-P17)	Nil
P14 Health care facility: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care. 	Nil
P15 Education activity: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities. 	
P16 Preschool: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
P17 Care facility: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
P18 Spiritual activity	
P19 Public artwork	
P20 Public transport facility	
P21 Residential activity	a. The activity shall be: <ul style="list-style-type: none"> i. located above ground level b. This clause has been deleted.

Activity	Activity specific standards												
	<p>c. The activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m² <p>d. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres; and iv. Any outdoor service space shall not be used for car parking or access. <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and directly accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="740 1442 1254 1733"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i. Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii. 2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii. More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p>f. Any outdoor living space shall not be used for car parking or access.</p>	Type	Area	Dimension	i. Studio, 1 bedroom	68m ²	1.58 metres	ii. 2 or 3 bedroom	10m ²	1.58 metres	iii. More than 3 bedrooms	15m ²	1.58 metres
Type	Area	Dimension											
i. Studio, 1 bedroom	68m ²	1.58 metres											
ii. 2 or 3 bedroom	10m ²	1.58 metres											
iii. More than 3 bedrooms	15m ²	1.58 metres											

Activity	Activity specific standards	
	<p>g. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTwi}+C_{tr}$.</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p> <p>i. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</p> <p>j. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <ul style="list-style-type: none"> i. a minimum dimension 4 metres in depth and 4 metres in width, for the principal living area, measured from the centre point of the largest window; and ii. a minimum dimension of 3 metre in depth and 3 metres in width, for a bedroom, measured from the centre point of the largest window. <p>k. The outlook space shall not overlap or extend over any other outlook space or outdoor living space required by another residential unit.</p>	
P22	Emergency service facilities	Nil
P23	Parking lot	
P24	High technology industrial activity	

15.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in [Rule 15.4.2.1 b](#).

	Activity
C1	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.4.1.1 P1-P24 requiring consent under Rule 15.4.2.1(b). b. Any application arising from this rule shall not be limited or publicly notified.

15.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules [15.143.1](#), [15.143.2](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.4.1.1 P21 that does not meet one or more of the activity specific standards a. – e., f and i. - k. b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (j) and (k), which must not be publicly notified. 	<ul style="list-style-type: none"> a. Residential activity - Rule 15.143.2.3 b. Activity at ground floor level – Rule 15.143.2.2 c. Glazing – Rule 15.14.3.37 d. Outlook spaces – Rule 15.14.38
RD2	<p>Any activity listed in Rule 15.4.1.1 P1-P24 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified.</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification. 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Urban design – Rule 15.143.1. ii. Maximum building height – Rule 15.143.3.1 iii. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2 iv. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3 v. Sunlight and outlook at boundary with a residential zone – Rule 15.143.3.4 vi. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.143.3.5 vii. Landscaping and trees – Rule 15.143.3.6 viii. Water supply for fire fighting – Rule 15.143.3.8 ix. Minimum building setback from the railway corridor - Rule 15.143.3.10 x. Refer to Rule 15.143.4 for the matters of discretion for area specific standards. xi. Minimum Tower Setback and Road Wall Height Rule 15.4.2.11

	Activity	The Council's discretion shall be limited to the following matters:
		xii. Minimum Tower dimension and separation Rule 15.4.2.12
RD3	a. Yard-based supplier b. Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.143.2.4
RD4	a. Service station b. Any application arising from this rule shall not be limited or publicly notified.	
RD5	a. Drive-through services b. Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.143.3.12
RD6	a. Any activity listed in Rule 15.4.1.1 P3 –P11 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.143.2.1 b. Centre vitality and amenity - Rule 15.143.2.4
RD7	a. Parking building b. Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.143.1 .
RD8	Any activity listed in Rule 15.4.1.1 P1–P24 that does not meet Rule 15.4.2.10	a. City Spine Transport Corridor – Rule 15.14.5.3

15.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066)

15.4.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any residential activity or visitor accommodation that does not meet Rules 15.4.1.1 P12 activity specific standard a. or P21 activity specific standard fg.
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure. ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above,</p> <ul style="list-style-type: none"> i. within 12 metres of the foundation of a 220kV National Grid transmission support structure. ii. within 10 metres of the foundation of an associated support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV electricity distribution line above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p>
	Advice notes:
	1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps.
	2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
	3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.
	4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to National Grid transmission lines shall be served on Transpower New Zealand in

Activity	accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 .
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15.4.1.6 Prohibited activities

There are no prohibited activities.

15.4.2 Built form standards - ~~Commercial Core Town Centre~~ Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1, RD3- RD7, unless otherwise stated.

15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P24 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District Town Centre as identified in Policy 15.2.2.1, Table 15.1; or ii. 1,000m² GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1. 	Nil

Activity status	Applicable to	Matters of control or discretion
b. Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P24 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.143.1 Urban design (a)(i)-(ix). Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.143.1 have been met.	a. That the new building or addition to a building is built in accordance with the urban design certification.
c. Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.4.2.1 a or b.	a. Urban design – Rule 15.143.1
d. Any application arising from this rule shall not be limited or publicly notified.		

Advice note:

1. Any **building** or an addition to a **building** requiring resource consent under **Rule 15.4.2.1** is exempt from meeting **Rule 15.4.2.3**.
2. The following forms of development are exempt from compliance with this rule:
 - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - b. Refurbishment, reinstatement works.
3. The following activities in **Rule 15.4.1.1** are exempt from compliance with this rule:
 - a. P13 **Community facility**; P14 **Health care facility**; P15 **Education activity**; P16 **Preschool**; P17 **Care facility**; P18 **Spiritual activity**; P22 **Emergency service facility**.

15.4.2.2 Maximum building height

- a. The maximum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	All sites in a District Town Centre (other than specified below)	20 22 metres
ii.	All sites in a Town Centre at Riccarton, Hornby or Papanui	22 32 metres

	Applicable to	Standard
iii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iv.	All sites in a Neighbourhood Centre	12 metres
v.	Other locations	17 metres

b. Any application arising from this rule shall not be publicly notified.

15.4.2.3 Building setback from road boundaries/ street scene

a. The minimum building setback from road boundaries (excluding road boundaries that adjoin the City Spine Transport Corridor as shown on planning maps) shall be as follows:

	Standard
i.	<p>On the road frontage of a site identified as a Key pedestrian frontage (identified on the planning maps), all buildings shall:</p> <ul style="list-style-type: none"> A. be built up to the road boundary except for: <ul style="list-style-type: none"> I. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. II. any pedestrian or vehicle access. B. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street. C. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. D. This rule shall not apply to emergency service facilities (P22). E. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used as a parking area.
ii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps, all buildings shall:</p> <ul style="list-style-type: none"> A. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and B. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial road or collector road.
iii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <ul style="list-style-type: none"> A. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that

Standard	part of the frontage not built up to the road boundary (excluding pedestrian and vehicle accesses).
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- b. Any application arising from this rule shall not be limited or publicly notified.

15.4.2.4 Minimum building setback from the internal boundary with a residential zone

- a. The minimum **building setback** from the internal **boundary** with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.4.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0 m above ground level along all boundaries, contained by a 60° recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.**
- b. **For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:**
 - i. **northern boundary: 6 metres;**
 - ii. **southern boundary: 8 metres; and**
 - iii. **eastern and western boundaries: 7 metres**

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- ~~b. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- c. Any application arising from this rule shall not be publicly notified.

15.4.2.6 Outdoor storage areas

- a. Any **outdoor storage areas** shall:
 - i. be screened by 1.8 metre high fencing or **landscaping** from any **adjoining site**; and
 - ii. not be located within the **setback** specified in **Rule 15.4.2.4.**

b. Any application arising from this rule shall not be limited or publicly notified.

15.4.2.7 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

	Standard
i.	On sites with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.
ii.	On all sites: A. one tree shall be planted for every 5 car parking spaces (or part thereof) provided between buildings and the street. B. trees shall be planted within or adjacent to the car parking area at the front of the site.
iii.	All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

b. Any application arising from clause (a)(ii) shall not be limited or publicly notified.

15.4.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council’s urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.4.2.9 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.4.2.10 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. **For all properties fronting the City Spine Transport Corridor:**
- i. **Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and**
 - ii. **Any fencing provided along the road boundary shall not exceed 1m in height maximum**
 - iii. **Any outdoor living space must not be located within 1.5m of the road boundary.**

15.4.2.10 Minimum Tower setback and Road Wall Height.

- a. **Any building above a 20-metre road wall height, shall be setback on a 45-degree angle from each edge of the building base.**

15.4.2.11 Minimum Tower dimension and separation

- a. **Any tower above the 20 metre road wall height in 15.4.2.11 shall be a maximum of a 40-metre diagonal dimension.**
- b. **Separation between multiple towers on a contiguous site shall be a minimum of 18 metres.**

15.4.3 Area specific rules – Commercial-Core Town Centre Zone (Belfast/Northwood) Outline Development Plan area

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.3.

15.4.3.1 Area-specific activities - Commercial-Core Town Centre Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1 Area-specific permitted activities

There are no permitted activities.

15.4.3.1.2 Area-specific controlled activities

There are no controlled activities.

15.4.3.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.143.4.1, 15.143.1 and 15.143.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building in the Commercial-Core Town Centre Zone (Belfast/ Northwood) that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.2.	<ul style="list-style-type: none"> a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.143.4.1 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.143.1
RD2	<p>a. Any activity or building that does not meet one or more of the built form standards in 15.4.3.2, unless otherwise specified in Rule 15.4.3.1.4 D1 or Rule 15.4.3.1.5 NC1.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.143.3.1 b. Landscaping – Rule 15.143.4.1.3 c. Roading, access and parking – Rule 15.143.4.1.4 d. Maximum total number of vehicles exiting the site – Rule 15.143.4.1.6 <p>and</p> <ul style="list-style-type: none"> e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.143.4.1 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 g. Urban design – Rule 15.143.1 h. Maximum retail – Rule 15.143.4.1.5

15.4.3.1.4 Area-specific discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity or building that does not meet Rule 15.4.3.2.6 (Maximum threshold for offices).

15.4.3.1.5 Area-specific non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet Rule 15.4.3.2.2 (Building setback and size).
NC2	Any activity or building that does not meet Rule 15.4.3.2.8 (Maximum threshold for non-residential activities).

15.4.3.1.6 Area-specific prohibited activities

There are no area-specific prohibited activities.

15.4.3.2 Area-specific built form standards - ~~Commercial Core Town Centre~~ Zone (Belfast/ Northwood) Outline Development Plan area

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.4.3.2.1 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	Land within area identified as ‘Special Area A’ on the outline development plan in Appendix 15.15.1 .	12 metres
ii.	Land within area identified as ‘Special Area B’ on the outline development plan in Appendix 15.15.1 .	5 metres

b. Any application arising from this rule shall not be publicly notified.

15.4.3.2.2 Building setback and size

a. The minimum building setback and building size shall be as follows:

	Standard
i.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
ii.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the zone.
iii.	Any buildings between 150 metres and 200 metres from the southern boundary of the zone shall not exceed a gross floor area of 500m ² .

b. Any application arising from this rule shall not be publicly notified.

15.4.3.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4.3.2.4 Roading, access and parking

- a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 15.15.1 with a road running between the southernmost access point and access to Radcliffe Road (defined on the outline development plan as 'Vehicle Access Point').
- b. The point marked on the outline development plan in Appendix 15.15.1 for a 'future left in / left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.
- c. Any application arising from this rule shall not be publicly notified.

15.4.3.2.5 Maximum total number of vehicles exiting the site

- a. The maximum total number of vehicles exiting the site until the Northern Arterial has been constructed and is open to traffic shall be as follows:
 - i. Thursday Evening Peak Hour – 625 vehicles
 - ii. Saturday Peak Hour – 700 vehicles.
- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Advice note:

1. The traffic volumes emerging from the site shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.
2. For the purpose for estimating trips exiting the site, any traffic going from the Commercial Core Town Centre Zone (Belfast/ Northwood) to the Commercial-Retail-Park-Large Format Retail Zone on the north side of Radcliffe Road shall be excluded from calculations.

15.4.3.2.6 Maximum thresholds for offices

- a. The total amount of floorspace for offices within the Belfast/Northwood centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m² GLFA.

15.4.3.2.7 Maximum thresholds for retailing activity

- a. The total amount of floorspace for retailing within the 'Belfast/Northwood centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 20,000m² GLFA.

15.4.3.2.8 Maximum threshold for non- residential activities

- a. The total amount of floorspace for non-residential activities within the 'Belfast/Northwood centre boundary' as defined on the outline development plan ([Appendix 15.15.1](#)) shall not exceed 45,000m² GLFA.

15.4.4 — Area-specific rules – Commercial Core Zone (Ferrymead) Development Plan area

[This section has been moved to 15.5.3]

15.4.54 Area-specific rules - Commercial Core Town Centre Zone (North Halswell) Outline Development Plan area

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in [15.4.1](#) and [15.4.2](#) unless specified otherwise in [15.4.54](#).

15.4.54.1 Area-specific activities - Commercial Core Town Centre Zone (North Halswell) Outline Development Plan area

15.4.54.1.1 Area-specific permitted activities

There are no permitted activities.

15.4.54.1.2 Area specific controlled activities

There are no controlled activities.

15.4.54.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rules 15.143.4.3](#) and [15.143.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity in the Commercial Core Town Centre Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.54.2 .	<ul style="list-style-type: none"> a. All matters in Rule 15.143.4.3. b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.3.
RD2	Any activity that does not meet built form standard Rule 15.4.5.2.1. Advice note:	<ul style="list-style-type: none"> a. Maximum building height—Rule 15.13.3.1

	1. Refer to relevant built form standard for provisions regarding notification.	
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15.4.54.1.4 Area-specific discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity that does not meet Rule 15.4.54.2.3 (Maximum retail activity threshold) and/or Rule 15.4.54.2.4 (Maximum office threshold).

15.4.54.1.5 Area-specific non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet Rule 15.4.54.2.2 (Intersection upgrades).

15.4.54.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.4.54.2 Area-specific built form standards — [Commercial Core Town Centre Zone \(North Halswell\) Outline Development Plan area](#)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.4.54.2.1 — Maximum building height

- ~~a. The maximum height of any building shall be 14 metres.~~
- ~~b. Any application arising from this rule shall not be publicly notified.~~

~~This rule has been deleted.~~

~~15.4.54.2.2 Landscaping—Minimum width of landscaping strip-Intersection upgrades~~

- a. No **retail activity** within the **Commercial Core Town Centre** Zone (North Halswell) shall be open to the public until the construction of the upgrade of the **intersection** of Augustine Drive and Halswell Road to traffic lights has been completed.
- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

~~15.4.54.2.3 Maximum retail activity threshold~~

- a. The total amount of floorspace for **retail activity** within the **Commercial Core Town Centre** Zone (North Halswell) shall not exceed 25,000m² (GFA).

~~15.4.54.2.4 Maximum office threshold~~

- a. The total amount of floorspace for **offices** within the **Commercial Core Town Centre** Zone (North Halswell) shall not exceed 5,000m² (GFA).

~~15.4.5 — Area-specific rules – Commercial Core Zone (North Halswell) Outline Development Plan area~~

~~[This section has been moved to 15.4.4]~~

~~15.4.6 — Area-specific Rules – Commercial Core Zone (Prestons)~~

~~[This section has been moved to 15.5.4]~~

~~15.4.7 — Area-specific rules – Commercial Core Zone (Yaldhurst)~~

~~[This section has been moved to 15.5.5]~~

~~15.4.8 — Area-specific rules – Commercial Core Zone (Other areas)~~

~~[This section has been moved to 15.5.6]~~

15.45 Rules – Commercial Core Local Centre Zone

15.45.1 Activity status tables – Commercial Core Local Centre Zone

15.45.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial Core Local Centre Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.45.2. Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.45.1.2, 15.45.1.3, 15.45.1.4, 15.45.1.5 and 15.45.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity	Activity specific standards
P1 Any new building or addition to a building, for any permitted activity listed in Rule 15.45.1.1 P2 to P24.	Nil
P2 Department store, supermarket, unless specified below. (refer to Rule 15.45.1.4 D2)	
P3 Retail activity excluding supermarket and department store, unless otherwise specified.	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Barrington and New Brighton.
P4 Trade supplier	
P5 Second-hand goods outlet	
P6 Commercial services	
P7 Entertainment activity located in a Key Activity Centre	
P8 Recreation activity located in a Key Activity Centre, unless otherwise specified.	
P9 Food and beverage outlet	
P10 Gymnasium	

Activity	Activity specific standards
P11	Office
	a. The maximum tenancy size shall be 500m ² GLFA in a District Centre or Neighbourhood Centre.
P12	Visitor accommodation
	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nT_w+C_{tr}}$
P13	Community facility (unless specified in P7, P8, and P14 – P17)
	NIL
P14	Health care facility:
	<ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.
P15	Education activity:
	<ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities.
P16	Preschool:
	a. outside the 50 dB Ldn Air Noise Contour.
P17	Care facility:
	a. outside the 50 dB Ldn Air Noise Contour.
P18	Spiritual activity
P19	Public artwork
P20	Public transport facility

Activity	Activity specific standards																
<p>P21 Residential activity</p>	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> i. located above ground level <p>b. This clause has been deleted.</p> <p>c. The activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m². <p>d. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres; and iv. Any outdoor living space or outdoor service space shall not be used for car parking or access. <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and directly accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="740 1624 1270 1848"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table>		Type	Area	Dimension	i.	Studio, 1 bedroom	68m ²	1.58 metres	ii.	2 or 3 bedroom	10m ²	1.58 metres	iii.	More than 3 bedrooms	15m ²	1.58 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	68m ²	1.58 metres														
ii.	2 or 3 bedroom	10m ²	1.58 metres														
iii.	More than 3 bedrooms	15m ²	1.58 metres														

Activity	Activity specific standards	
	<p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw+C_{tr}}$.</p> <p>g. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p> <p>h. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</p> <p>i. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <p>i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</p> <p>ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</p> <p>j. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</p>	
P22	Emergency service facilities	Nil
P23	Parking lot	
P24	High technology industrial activity	

15.45.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in [Rule 15.45.2.1 b.](#)

	Activity
C1	<p>a. Any activity listed in Rule 15.45.1.1 P1-P24 requiring consent under Rule 15.54.2.1.(b).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>

15.45.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.143.1, 15.143.2 and 15.143.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.45.1.1 P21 that does not meet one or more of the activity specific standards a – e and h-j. b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (i) and (j), which must not be publicly notified. 	<ul style="list-style-type: none"> a. Residential activity - Rule 15.143.2.3 b. Activity at ground floor level – Rule 15.143.2.2 c. Glazing – Rule 15.14.3.37 d. Outlook spaces – Rule 15.14.3.38
RD2	<p>Any activity listed in Rule 15.45.1.1 P1-P24 and Rule 15.45.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.45.2.1 c. and Rules 15.45.2.2 – 15.45.2.9, unless otherwise specified.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Urban design – Rule 15.143.1 ii. Maximum building height – Rule 15.143.3.1 iii. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2 iv. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3 v. Sunlight and outlook at boundary with a residential zone – Rule 15.143.3.4 vi. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.143.3.5 vii. Landscaping and trees – Rule 15.143.3.6 viii. Water supply for fire fighting – Rule 15.143.3.8 ix. Minimum building setback from the railway corridor - Rule 15.143.3.10 x. Refer to Rule 15.143.4 for the matters of discretion for area specific standards.
RD3	<ul style="list-style-type: none"> a. Yard-based supplier 	

	Activity	The Council's discretion shall be limited to the following matters:
	b. Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.143.2.4
RD4	a. Service station b. Any application arising from this rule shall not be limited or publicly notified.	
RD5	a. Drive-through services b. Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.143.3.12
RD6	a. Any activity listed in Rule 15.45.1.1 P3 – P11 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.143.2.1 b. Centre vitality and amenity - Rule 15.143.2.4
RD7	a. Parking building b. Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.143.1
RD8	<u>Any activity listed in Rule 14.5.1.1 P1-P24 that does not meeting Rule 14.5.2.10</u>	a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u>

15.45.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066).

15.45.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any residential activity or visitor accommodation that does not meet Rules 15.45.1.1 P12 activity specific standard a. or P21 activity specific standard f.
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure. ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above,</p> <ul style="list-style-type: none"> i. within 12 metres of the foundation of a 220kV National Grid transmission support structure. ii. within 10 metres of the foundation of an associated support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV electricity distribution line above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001. 4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to National Grid transmission lines shall be served on Transpower New Zealand in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

15.45.1.6 Prohibited activities

There are no prohibited activities.

15.45.2 Built form standards - ~~Commercial Core~~ Local Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1, RD3- RD7, unless otherwise stated.

15.45.2.1 Urban design

Activity status	Applicable to	Matters of control or discretion
a. Permitted activity	Any new building or addition to a building for activities listed in Rule 15.45.1.1 P1 to P24 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District Town Centre as identified in Policy 15.2.2.1, Table 15.1; or ii. 1,000m² GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1. 	Nil
b. Controlled activity	Any new building or addition to a building for activities listed in Rule 15.45.1.1 P1 to P24 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions /	a. That the new building or addition to a building is built in accordance with the urban design certification.

Activity status	Applicable to	Matters of control or discretion
	<p>outcomes in Rule 15.143.1 Urban design (a)(i)-(ix).</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.143.1 have been met.</p>	
c. Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.45.2.1 a or b.	a. Urban design – Rule 15.143.1
d.	Any application arising from this rule shall not be limited or publicly notified.	

Advice note:

1. Any [building](#) or an addition to a [building](#) requiring resource consent under [Rule 15.54.2.1](#) is exempt from meeting [Rule 15.54.2.3](#).
2. The following forms of development are exempt from compliance with this rule:
 - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - b. Refurbishment, reinstatement works.
3. The following activities in [Rule 15.54.1.1](#) are exempt from compliance with this rule:
 - a. P13 [Community facility](#); P14 [Health care facility](#); P15 [Education activity](#); P16 [Preschool](#); P17 [Care facility](#); P18 [Spiritual activity](#); P22 [Emergency service facility](#).

15.45.2.2 Maximum building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to	Standard
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.	12 14 metres
iv.	Other locations	17 metres
iii.	All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.	14 metres

	Applicable to	Standard
ii.	All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.	20 22 metres

b. Any application arising from this rule shall not be publicly notified.

15.45.2.3 Building setback from road boundaries/ street scene

a. The minimum building setback from road boundaries (excluding road boundaries that adjoin the City Spine Transport Corridor as shown on planning maps) shall be as follows:

	Standard
i.	<p>On the road frontage of a site identified as a Key pedestrian frontage (identified on the planning maps), all buildings shall:</p> <p>A. be built up to the road boundary except for:</p> <ul style="list-style-type: none"> I. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. II. any pedestrian or vehicle access. <p>B. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street.</p> <p>C. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p> <p>D. This rule shall not apply to emergency service facilities (P22).</p> <p>E. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used as a parking area.</p>
ii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps, all buildings shall:</p> <p>A. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and</p> <p>B. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial road or collector road.</p>
iii.	<p>On the road frontage of a site that is not identified as a Key pedestrian frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <p>A. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary (excluding pedestrian and vehicle accesses).</p>

- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.2.4 Minimum building setback from the internal boundary with a residential zone

- a. The minimum building setback from the internal boundary with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.45.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. contained by a recession plane measured from any point 2.3 4 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.
- b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metres

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- ~~b. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- c. Any application arising from this rule shall not be publicly notified.

15.45.2.6 Outdoor storage areas

- a. Any outdoor storage areas shall:
 - i. be screened by 1.8 metre high fencing or landscaping from any adjoining site; and
 - ii. not be located within the setback specified in Rule 15.45.2.4.

b. Any application arising from this rule shall not be limited or publicly notified.

15.45.2.7 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

	Standard
i.	On sites with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.
ii.	On all sites, A. one tree shall be planted for every 5 car parking spaces (or part thereof) provided between buildings and the street. B. trees shall be planted within or adjacent to the car parking area at the front of the site.
iii.	All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

b. Any application arising from clause (a)(ii) shall not be limited or publicly notified.

15.45.2.8 Water supply for fire fighting

a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council’s urban reticulated system-(where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

b.c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.45.2.9 Minimum building setback from railway corridor

a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.5.2.10 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
 - i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

15.45.43 Area-specific rules - Commercial Core Local Centre Zone (Ferrymead) Development Plan area

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.45.1 and 15.45.2 unless specified otherwise in 15.45.43.

15.45.43.1 Area-specific activities - Commercial Core Local Centre Zone (Ferrymead) Development Plan area

15.45.43.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities in the Commercial Core Local Centre Zone (Ferrymead) Development Plan area if they meet the activity specific standards set out in this table and the built form standards in Rule 15.45.43.2.

	Activity	Activity specific standards
P1	Any activity or building.	Compliance with: <ul style="list-style-type: none"> a. All the following key structuring elements shown on the Ferrymead Development Plan (see Appendix 15.15.2): <ul style="list-style-type: none"> i. Pedestrian Link ii. Pedestrian Accessway iii. Key Mixed Modal Link iv. Future and Secondary Vehicular and Pedestrian Accessways v. Boundary with Sensitive Environment vi. Pedestrian Interface vii. Key Public Vehicle Access viii. Landscape Setback b. Built form standards in Rule 15.4.4.2 15.5.3.2, and Rule 15.4.2 15.5.2 unless specified otherwise in Rule 15.4.4.2 15.5.3.2.

	Activity	Activity specific standards
P2	Key structuring elements identified on the development plan in Appendix 15.15.2.	a. Development is to be in accordance with the key structuring elements on the development plan.

15.45.43.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

15.45.43.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.134.4.2 and 15.134.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any retail activity resulting in the total GLFA in the Commercial Core Local Centre Zone (Ferrymead), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m². b. Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m². 	<ul style="list-style-type: none"> a. Maximum retail/offices thresholds – Rule 15.134.4.2.3
RD2	<p>Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. For RD2, the vehicle trips per day shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version. 	<ul style="list-style-type: none"> a. Roading and access – Rule 15.134.4.2.2
RD3	<p>Any activity or building that does not comply with one or more of the key structuring elements on the development plan in Appendix 15.15.2.</p>	<ul style="list-style-type: none"> a. Matters of discretion in Rule 15.134.4.2
RD4	<p>Any activity or building that does not meet one or more of the built form standards in Rule 15.45.3.2 unless otherwise specified.</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification. 	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.134.3.1 b. a. Landscaping and trees – Rule 15.134.3.6

15.45.43.1.4 Activity-specific discretionary activities

There are no activity-specific discretionary activities.

15.45.43.1.5 Activity-specific non-complying activities

There are no activity-specific non-complying activities.

15.45.43.1.6 Activity-specific prohibited activities.

There are no activity-specific prohibited activities.

15.45.43.2 Activity-specific built form standards - ~~Commercial Core Local Centre Zone~~ (Ferrymead) Development Plan area

~~Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.~~

~~15.45.43.2.1 Maximum building height~~

~~a. The maximum height of any building shall be as follows:~~

	Standard
i.	20 metres, unless specified below
ii.	12 metres at 2 Waterman Place (Lot 1-DP305947)

~~b. Any application arising from this rule shall not be publicly notified.~~

~~This rule has been deleted.~~

15.45.43.2.2 Landscaping - Minimum width of landscaping strip

a. A landscaped strip with a minimum width of 5 metres shall be provided adjacent to the boundary with Charlesworth Reserve, using native species.

b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64 Area-specific Rules – Commercial Core Local Centre Zone (Prestons)

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.45.1 and 15.45.2 unless specified otherwise in 15.45.64.

15.45.64.1 Area-specific activities – Commercial Core Local Centre Zone (Prestons)

15.45.64.1.1 Area-specific permitted activities

There are no permitted activities.

15.45.64.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

15.45.64.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.134.4.4 and 15.134.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity or building that does not meet one or more of the built form standards in Rule 15.45.64.2 unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Minimum building setback from road boundaries/ street scene – Rule 15.143.3.2 b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.143.3.3 c. Landscaping and trees – Rule 15.143.3.6 d. Staging of development to align with intersection upgrades – Rule 15.143.4.4.1.

15.45.64.1.4 Area-specific discretionary activities

There are no discretionary activities.

15.45.64.1.5 Area-specific non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rule 15.4.6.2.6-15.5.4.2.6 (Maximum retail activity thresholds).

15.45.64.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.45.64.2 Area-specific built form standards - Commercial Core Local Centre Zone (Prestons)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.45.64.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64.2.2 Minimum building setback from the zone boundary

- a. The minimum building setback from the southern boundary of the zone, adjoining the Rural Urban Fringe Zone, shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.45.64.2.3 Landscaping

- a. A landscaping strip with a minimum width of 10 metres shall be provided along and adjacent to the boundary with Marshland Road.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.45.64.2.4 Staging of development to align with intersection upgrades

- a. The staging of development shall align with intersection upgrades as follows:

	Standard
i.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.

Standard	
ii.	<p>No more than 7200m² of non-residential activities (comprising 4000m² for a supermarket (where an individual tenancy is greater than 1,000m² GLFA) and 3200m² for other non-residential activities) shall occur until such time as:</p> <p>A. Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and</p> <p>B. The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.</p>

- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Advice note:

1. The 7,200m² of non-residential development referred to in this rule is inclusive of existing commercial activities contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

15.45.64.2.5 Staged development

This rule has been deleted.

15.45.64.2.6 Maximum retail activity threshold

- a. The maximum GLFA for retail activity shall be as follows:

Standard	
i.	<p>The maximum GLFA for retail activities within the Commercial-Core Local Centre Zone (Prestons) shall be 12,000m².</p> <p>Advice note:</p> <p>1. This includes all existing lawfully established retail activity as at 27 March 2010.</p>
ii.	<p>The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial-Core Local Centre Zone (Prestons) shall be 150m².</p>

15.45.75 Area-specific rules - Commercial Core Local Centre Zone (Yaldhurst)

a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.45.1 and 15.45.2 unless specified otherwise in 15.4.75.5.

15.45.75.1 Area-specific activities – Commercial Core Local Centre Zone (Yaldhurst)

15.45.75.1.1 Area-specific permitted activities.

There are no permitted activities.

15.45.75.1.2 Area-specific controlled activities.

There are no controlled activities.

15.45.75.1.3 Area-specific restricted discretionary activities.

There are no restricted discretionary activities.

15.45.75.1.4 Area-specific discretionary activities.

There are no discretionary activities.

15.45.75.1.5 Area specific non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet the built form standards specified in Rule 15.4.7.2-15.5.5.2. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.

15.45.75.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.45.75.2 Built form standards - ~~Commercial Core Local Centre~~ Zone (Yaldhurst)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.45.75.2.1 Minimum building setback for residential activities on sites adjoining Yaldhurst Road

a. The minimum building setback for residential activities on sites adjoining Yaldhurst Road shall be as follows:

	Activity	Standard
i.	Residential activities where no acoustic mitigation is provided (as specified in (ii) and (iii) below).	80 metres
ii.	Residential activities where the following measures are proposed: A. Mounding, or other physical barrier to noise transmission, capable of reducing traffic noise intrusion to all parts of any site by at least 10dB is to be provided within 20 metres of the road boundary across the entire width of the site, provided that such mounding or barrier shall be screened from the adjoining road by landscaping; and B. The landscaping required under a.ii.A. shall have a minimum depth of 1.5 metres, a minimum height of 1.8 metres (at the time of planting) and should be located between the mounding or fencing and the adjoining road.	40 metres
iii.	Residential activities where the following measures are proposed: A. In addition to (a)(ii) above, all external windows and doors of residential units including those installed in the roof should be acoustically treated to achieve an external to internal noise reduction of at least 25dB with windows and doors closed.	20 metres

b. Any application arising from this rule shall not be publicly notified.

15.45.75.2.2 Roading and access

- a. Sites having frontage to Yaldhurst Road shall not have any direct vehicular access to Yaldhurst Road, other than in the location marked as “Road access point Fixed location” on the outline development plan in Appendix 8.10.282 - Yaldhurst Outline Development Plan.
- b. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.45.86 Area specific rules - Commercial-Core Local Centre Zone (Other areas)

- a. The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.45.1 and 15.45.2 unless specified otherwise in 15.4.8 15.5.6.

15.45.86.1 Area-specific activities - Commercial-Core Local Centre Zone (Other areas)

15.45.86.1.1 Area specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activity		Activity specific standards
P1	Any activity or building in the Commercial-Core Local Centre Zone between Huxley Street and King Street (Refer to Appendix 15.15.4)	<ul style="list-style-type: none"> a. Development is to comply with the development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.4).
P2	<ul style="list-style-type: none"> a. Any activity or building in the North-West Belfast Commercial Core Zone (Refer to Appendix 15.15.11). 	<ul style="list-style-type: none"> a. Development is to comply with the outline development plan for the North-West Belfast Commercial Core Zone (Refer to Appendix 15.15.11). b. Development is to comply with the North West Belfast Outline Development Plan (Refer to Appendix 8.10.23)

15.45.86.1.2 Area-specific controlled activities

There are no controlled activities.

15.45.86.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 15.134.3](#) and [15.134.4.8](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building not complying with the development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.4).	a. Development Plan for land between Huxley Street and King Street – Rule 15.134.3.11
RD2	<ul style="list-style-type: none"> a. Vehicle access from Otara Street to the Commercial Core Local Centre Zone (Fendalton) b. Any application arising from Rule 15.5.6.1.3 RD2 shall not be limited or publicly notified. 	a. Access off Otara Street at Commercial Core Local Centre Zone (Fendalton) – Rule 15.134.3.14
RD3	Any activity that does not comply with Rule 15.4.8.2.1 15.5.6.2.1 .	a. Maximum retail activity threshold – Rule 15.134.4.7.1
RD4	<ul style="list-style-type: none"> a. Any activity or building that does not comply with the outline development plan in Appendix 15.15.11. 	a. Matter of discretion in Rule 15.134.4.8

15.4586.1.4 Area-specific discretionary activities

There are no discretionary activities.

15.45.86.1.5 Area-specific non-complying activities

There are no non-complying activities.

15.45.86.1.6 Area-specific prohibited activities

There are no prohibited activities.

15.4.8.215.5.6.2 Area-specific built form standards – ~~Commercial Core~~ Local Centre Zone (Other Areas)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.4.8.2.1 15.5.6.2.1 Maximum retail activity threshold – Wigram (The Runway)

- a. The maximum total amount of GLFA for retail activity (P2 and P3 in Rule 15.45.1.1) in the ~~Commercial Core~~ Local Centre Zone at Wigram (The Runway) shall be 6,000m².

~~15.6 Commercial Banks Peninsula Zone~~

[This section has been moved to 15.7]

15.56 Rules - ~~Commercial Local~~ Neighbourhood Centre Zone

15.56.1 Activity status tables – ~~Commercial Local~~ Neighbourhood Centre Zone

15.56.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Commercial Local~~ Neighbourhood Centre Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.56.2. Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.56.1.2, 15.56.1.3, 15.56.1.4, 15.56.1.5 and 15.56.1.6.

- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity	Activity specific standards
<p>P1 Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.56.1.3 RD3 below.</p>	<p>Nil</p>
<p>P2 Supermarket outside the Central City</p>	<p>a. The maximum tenancy size at ground floor level shall be 1,000m² GLFA.</p>
<p>P3 Retail activity excluding supermarket unless otherwise specified.</p>	<p>a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m² GLFA unless specified below.</p> <p>b. The maximum size for an individual tenancy in the Commercial-Local Neighbourhood Centre Zone at Halswell West (Caulfield Avenue) shall be 1,000m² GLFA.</p> <p>c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.</p>
<p>P4 Yard-based supplier outside the Central City</p>	<p>a. The maximum tenancy size at ground floor level shall be 250m² GLFA.</p>
<p>P5 Trade supplier outside the Central City</p>	
<p>P6 Second-hand goods outlet</p>	
<p>P7 Commercial services</p>	
<p>P8 Service station outside the Central City</p>	<p>Nil</p>
<p>P9 Food and beverage outlets</p>	<p>a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.</p>
<p>P10 Office</p>	<p>a. Outside the Central City, the maximum tenancy shall be 350m² GLFA, except for offices at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit.</p> <p>b. In the Central City, the maximum individual tenancy size shall be 250m² GLFA.</p>
<p>P11 Visitor accommodation</p>	<p>a. Outside the Central City, any bedroom must be designed and constructed to achieve an</p>

Activity	Activity specific standards
	external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.
P12 Community facility (unless specified in P13-P16 below).	a. In the Central City, the maximum individual tenancy size shall be 250m ² GLFA unless specified below.
P13 Health care facility: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care. 	b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m ² GLFA.
P14 Education activity: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities. 	
P15 Care facility: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
P16 Preschool: <ul style="list-style-type: none"> a. outside the 50 dB Ldn Air Noise Contour. 	
P17 Spiritual activity	
P18 Public artwork	
P19 Residential activity	a. Outside the Central City, <ul style="list-style-type: none"> i. Any residential activity shall be located: <ul style="list-style-type: none"> A. above ground level; or B. to the rear of any activity listed in Rule 15.56.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity.

Activity	Activity specific standards
	<p>ii. Any residential activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.</p> <p>iii. Any residential activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of:</p> <ul style="list-style-type: none"> A. Studio 35m² B. 1 bedroom 45m² C. 2 bedrooms 60m² D. 3 or more bedrooms 90m² <p>iv. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p> <p>v. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area; B. a waste management area of 2m² per unit with a minimum dimension of 1.5 metres in either a private or communal area; and C. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres. <p>vi. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>vii. Each residential unit shall be provided with a minimum of 20m² of outdoor living space on site and this can be</p>

Activity	Activity specific standards																
	<p data-bbox="845 376 1252 470"><u>provided through a mix of private and communal areas, at ground level or in balconies, provided that:</u></p> <p data-bbox="845 492 1252 660"><u>A. where located at the ground floor each unit shall have private outdoor living space of at least 16m² in total, and a minimum dimension of 4 metres;</u></p> <p data-bbox="845 683 1252 907"><u>B. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;</u></p> <p data-bbox="845 929 1252 1064"><u>C. Outdoor living space provided as a communal space shall be accessible for use by all units have a minimum dimension of 6 metres; and</u></p> <p data-bbox="790 1086 1252 1344"><u>vii-viii. Each residential unit above ground floor shall be provided with an private outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and directly accessible from an internal living area of the residential unit.</u></p> <table border="1" data-bbox="766 1366 1252 1736"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p data-bbox="790 1758 1268 1859"><u>ix. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the</u></p>		Type	Area	Dimension	i.	Studio, 1 bedroom	68m ²	1.58 metres	ii.	2 or 3 bedroom	10m ²	1.58 metres	iii.	More than 3 bedrooms	15m ²	1.58 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	68m ²	1.58 metres														
ii.	2 or 3 bedroom	10m ²	1.58 metres														
iii.	More than 3 bedrooms	15m ²	1.58 metres														

Activity	Activity specific standards
	<p data-bbox="831 376 1225 434"><u>development site or a street or public space, with:</u></p> <ul style="list-style-type: none"> <li data-bbox="831 461 1225 555">i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u> <li data-bbox="831 582 1225 676">ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u> <p data-bbox="783 703 1276 797">x. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p data-bbox="759 824 991 853">b. In the Central City,</p> <ul style="list-style-type: none"> <li data-bbox="799 880 1225 974">i. Any residential activity is to be located more than 10 metres from the road frontage at ground floor level. <li data-bbox="799 1001 1249 1095">ii. Any residential activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of: <ul style="list-style-type: none"> <li data-bbox="831 1122 991 1151">A. Studio 35m² <li data-bbox="831 1178 1038 1207">B. 1 Bedroom 45m² <li data-bbox="831 1234 1046 1263">C. 2 Bedrooms 60m² <li data-bbox="831 1290 1142 1319">D. 3 or more bedrooms 90m². <li data-bbox="791 1346 1276 1375">iii. Each residential unit shall be provided with: <ul style="list-style-type: none"> <li data-bbox="831 1402 1265 1496">A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area; <li data-bbox="831 1523 1265 1644">B. a waste management area of 2m² per unit, with a minimum dimension of 1.5 metres in either a private or communal area; and <li data-bbox="831 1671 1265 1729">C. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres. <li data-bbox="791 1756 1265 1877">iv. If a communal outdoor service space, and waste management area with a minimum area of 10m² is provided within the site, the outdoor service space, and waste

Activity	Activity specific standards
	<p>management area may reduce to 3m² for each residential unit.</p> <p>v. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>vi. Each residential unit shall be provided with a minimum of 320m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:</p> <p>A. each unit shall have private outdoor living space of at least 16m² in total;</p> <p>B. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.58 metres when provided by a balcony with a maximum balustrade height of 1.2 metres;</p> <p>C. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;</p> <p>D. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall have be a minimum dimension of 4.6 metres, and capable of containing a circle with a diameter of 8 metres; and</p>

Activity	Activity specific standards	
	<p>E. 50% of the outdoor living space required across the entire site shall be provided at ground level.</p> <p>vii. Any outdoor service space or outdoor living space shall not be used as a parking area or access.</p> <p>viii. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</p> <p>ix. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <ul style="list-style-type: none"> i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area. ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom. <p>x. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</p>	
P20	Public transport facility	Nil
P21	Activities listed in Rule 15.56.1.1 P1 to P20 in the Commercial Local Neighbourhood Centre Zones at East Belfast (Blakes Road), Upper Styx/ Highsted (Claridges Road), Redmund Spur.	<p>a. The maximum amount of GLFA for retail activity in the following local neighbourhood centres shall be as follows:</p> <ul style="list-style-type: none"> i. East Belfast (Blakes Road) 2,000m² ii. This clause has been deleted. iii. Upper Styx/Highsted (Claridges Road) 2,000m² iv. Redmund Spur 2500 m².
P22	Emergency service facilities outside the Central City	Nil
P23	Parking lot	

Activity	Activity specific standards
P24 Drive-through services outside the Central City	
P25 Gymnasium	a. The maximum tenancy size at ground floor level shall be 250m ² gross leaseable floor area.

15.56.1.2 Controlled activities

There are no controlled activities.

15.56.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.134.1 and 15.134.4.6, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 Activities listed in Rule 15.56.1.1 P1 to P24 and Rule 15.56.1.3 RD2, that do not meet one or more of the built form standards in Rule 15.56.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>Outside the Central City, as relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.134.3.1 b. This clause has been deleted. c. Minimum building setback from road boundaries/ street scene – Rule 15.134.3.2 d. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 f. Screening of Outdoor storage areas, service areas/ spaces and car parking – Rule 15.134.3.5 g. Landscaping and trees – Rule 15.134.3.6 h. Water supply for fire fighting – Rule 15.134.3.8 i. Minimum building setback from the railway corridor - Rule 15.134.3.10 j. For 1027 Colombo Street (Lot 1 DP 17924) – Rule 7.4.4.9 <p>In the Central City;</p> <ul style="list-style-type: none"> a. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 (a)(iv), (c)

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3 (b) c. Visual amenity and external appearance – Rule 15.134.3.33 d. Minimum building setback from the road boundaries/ street scene - Rule 15.134.3.2 (d) e. Fences and screening structures – Rule 15.134.3.34 f. Water supply for fire fighting – Rule 15.134.3.8
RD2	<ul style="list-style-type: none"> a. Outside the Central City, activities listed in: <ul style="list-style-type: none"> i. Rule 15.56.1.1 P2 - P7, P10 and P21 that do not meet one or more of the activity specific standards; and ii. Rule 15.56.1.1 P19 that do not meet one or more of activity specific standards a(i), a(iii), a(v)-(viii). b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards P19 (ix) and (x), which must not be publicly notified. 	<ul style="list-style-type: none"> a. For Rule 15.56.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.134.2.1. b. For Rule 15.56.1.1 P19 – Activity at ground floor level – Rule 15.134.2.2 c. For Rule 15.56.1.1 P19 – Residential activity – Rule 15.134.2.3 d. For Rule 15.56.1.1 P19 in the Commercial Local Zone Neighbourhood Centre Zone at Highfield - Residential activities in the Commercial Local Zone Neighbourhood Centre Zone at Highfield – Rule 15.134.4.6.2. e. For Rule 15.56.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.134.4.6.1. f. Glazing – Rule 15.14.3.37 g. Outlook spaces – Rule 15.14.3.38
RD3	<p>Any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 in the Commercial Local Zone Neighbourhood Centre Zone at Redmund Spur.</p>	<ul style="list-style-type: none"> a. Urban design – Rule 15.134.1
RD4	<ul style="list-style-type: none"> a. Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.56.1.1 P19(b). b. Any application arising from activity specific standard (b) of Rule 15.56.1.1 P19 shall not be 	<ul style="list-style-type: none"> a. Residential activity - Rule 15.134.2.3 (a)-(e) and g. b. Glazing – Rule 15.14.3.37 c. Outlook spaces – Rule 15.14.3.38

	Activity	The Council's discretion shall be limited to the following matters:
	limited or publicly notified <u>other than for any breach of standards (ix) and (x), which must not be publicly notified.</u>	
<u>RD5</u>	<p>a. <u>The erection of new buildings and alterations or additions to existing buildings in the Central City including all accessory buildings, fences and walls associated with the development, that results in four or more residential units.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<u>a. Residential Design Principles – 14.12.1</u>
<u>RD6</u>	<u>a. The erection of new buildings and alterations or additions to existing buildings in the Central City including all accessory buildings, for an activity listed in Rule 15.6.1.1 P1 to P25, of 12 metres or more in height.</u>	<u>a. Urban design in the City Centre and Central City Mixed Use Zones – Rule 15.14.2.6</u>
<u>RD7</u>	<u>Any activity listed in Rule 15.6.1.1 that does not meet Rule 15.6.2.11</u>	<u>a. City Spine Transport Corridor – Rule 15.14.5.3</u>

15.56.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

	Activity
D2	In the Central City, activities listed in Rule 15.56.1.1 P1 to P24 that do not meet Rule 15.56.2.1 (a)(i)

15.56.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Outside the Central City, any residential activity or visitor accommodation that does not meet Rules 15.56.1.1 P11a. or P19(a)(iv).
NC2	Sensitive activity within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites:</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>c. Buildings, other than those in (b) above:</p> <ul style="list-style-type: none"> i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from Rule NC3(a)-(d) shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps.

	Activity
	<p>2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.</p>
NC4	In the Central City, activities listed in Rule 15.56.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards.

15.56.1.6 Prohibited activities

There are no prohibited activities.

15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

15.56.2.1 Maximum building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites unless specified below	8 12 14 metres
ii.	2 Carrs Road, Awatea	11 metres

	Applicable to	Standard
ii.	<p>For sites within the Central City located:</p> <p>a. To the east of Barbadoes Street</p> <p>b. To the west of Barbadoes Street</p>	<p>20m</p> <p>32m</p>

b. Outside the Central City, any application arising from this rule shall not be publicly notified.

15.56.2.2 Building setback from road boundaries

a. The minimum building setback from road boundaries (excluding road boundaries that adjoin the City Spine Transport Corridor as shown on planning maps) shall be as follows:

	Standard
i.	<p>A. Outside the Central City, on sites with a road frontage, all buildings shall:</p> <ul style="list-style-type: none"> i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres; ii. provide pedestrian access directly from the road boundary; iii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. <p>B. This rule shall not apply to service stations, drive-through services and emergency service facilities.</p>
ii.	<p>In the Central City, all buildings shall be set back 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.</p>

b. Any application arising from this rule shall not be limited or publicly notified.

15.56.2.3 Minimum building setback from residential zones

a. The minimum building setback for all buildings within sites which share an internal boundary with a residential zone shall be 3 metres.

b. In the Central City, no setback is required where there is a shared wall with a building within a residential zone.

c. Outside the Central City, any application arising from this rule shall not be publicly notified.

15.56.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0 m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. ~~contained by a 60-recession plane measured from any point 2.3 4m above the site boundary in accordance with the diagrams in Appendix 15.15.9.~~
- b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metres

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- b. In the Central City, the level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
- ~~c. This clause has been deleted.~~
- ~~d. Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- ec. Outside the Central City, any application arising from this rule shall not be publicly notified.
- fd. In the Central City, any application arising from this rule shall not be limited or publicly notified.

Advice note.

- 1. In the Central City, there is no recession plane requirement for sites located in the Commercial Local Neighbourhood Centre Zone that adjoin sites also zoned Commercial Local Neighbourhood Centre Zone.

15.56.2.5 Outdoor storage areas

	Standard
a.	Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.
b.	In the Central City: <ul style="list-style-type: none"> i. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; ii. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall not be located within the setback specified in Rule 15.56.2.2.
c.	Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

15.56.2.6 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

	Standard
i.	Outside the Central City: <ul style="list-style-type: none"> A. On sites with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. B. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
ii.	In the Central City: <ul style="list-style-type: none"> A. Where a site adjoins a residential zone or Avon River Precinct (Te Papa Ōtākaro) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and B. Where the use of any part of a site is not undertaken in a building, that part of the site: <ul style="list-style-type: none"> I. with a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (or part thereof);

	Standard
	<p>II. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart;</p> <p>III. one tree shall be planted for every five car parking spaces (or part thereof) provided on the site. Trees shall be planted within or adjacent to the car parking area; and</p> <p>IV. any trees required by this rule shall be of a species capable of reaching a minimum height at maturity maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>C. Any trees required by this rule shall be located with a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>D. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>E. Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a car parking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree;</p> <p>F. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p>

15.56.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council’s urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- ~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.56.2.8 Minimum building setback from railway corridor outside the Central City

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.56.2.9 Fencing and screening structures in the Central City

- a. Fencing and other screening structures located between any building and the road boundary or Open Space Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 50% visually transparent on each boundary; and
- b. No screening structure shall exceed a height of 2 metres.
- c. Any application arising from this rule shall not be limited or publicly notified.

Advice notes:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Local.

15.5.2.10 15.6.2.10 Vehicle access

- a. For 1027 Colombo Street (Lot 1 DP 17924), vehicle access shall only be from Canon Street.

15.6.2.11 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. ~~For all properties fronting the City Spine Transport Corridor:~~
 - i. ~~Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and~~
 - ii. ~~Any fencing provided along the road boundary shall not exceed 1m in height maximum~~
 - iii. ~~Any outdoor living space must not be located within 1.5m of the road boundary.~~

15.56.3 Area specific rules – Commercial Local Neighbourhood Centre Zone (St Albans)

The following rules apply to the areas specified. All activities specified are also subject to Rules 15.56.1 and 15.56.2 unless otherwise specified.

15.56.3.1 Activity-specific activities – Commercial Local Neighbourhood Centre Zone (St Albans)

15.56.3.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.56.3.2](#).

	Activity	Activity specific standards
P1	Any activity or building.	<p>Compliance with:</p> <ul style="list-style-type: none"> a. All the following key structuring elements on the Commercial Local Neighbourhood Centre Zone (St Albans) Development Plan (see Appendix 15.15.5), being: <ul style="list-style-type: none"> i. Public access and circulation within Commercial Local Neighbourhood Centre Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone.

15.56.3.1.2 Controlled activities

There are no controlled activities.

15.56.3.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in [Rule 15.14.4.5](#) [15.5.3.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the key structuring elements on the Commercial Local Neighbourhood Centre Zone (St Albans) Development Plan (see Appendix 15.15.5)	a. Development Plan – Rule 15.134.4.5.1
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.56.3.2.1 . Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	a. Maximum retail activity threshold – Rule 15.134.4.5.2

15.56.3.1.4 Discretionary activities

There are no discretionary activities.

15.56.3.1.5 Non-complying activities

There are no non-complying activities.

15.56.3.1.6 Prohibited activities

There are no prohibited activities.

15.56.3.2 Area-specific built form standards – Commercial Local Neighbourhood Centre Zone (St Albans)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

15.56.3.2.1 Maximum non-residential floor space limits in the Commercial Local Neighbourhood Centre Zone (St Albans)

a. The maximum GLFA for non-residential activity in the Commercial Local Neighbourhood Centre Zone (St Albans) shall be as follows:

Standard	
i.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local Neighbourhood Centre Zone (St Albans) Development Plan (see Appendix 15.15.5); and <ul style="list-style-type: none"> <li data-bbox="336 1675 1307 1742">i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; and <li data-bbox="336 1753 1307 1821">ii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

b. Any application arising from this rule shall not be limited or publicly notified.

UPDATED IHP RECOMMENDATIONS

15.7 Rules – Commercial Retail Park Zone

[This section has been moved to 15.8]

15.67 Rules – Commercial Banks Peninsula Zone

15.67.1 Activity status tables – Commercial Banks Peninsula Zone

15.67.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.67.2](#). Note the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [15.67.1.2](#), [15.67.1.3](#), [15.67.1.4](#), [15.67.1.5](#) and [15.67.1.6](#).
- c. The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

	Activity	Activity specific standards
		This rule has been deleted.
P2	The erection of a building , relocatable building or relocation of a building , external additions, alterations, and repairs for activities listed in Rule 15.67.1.1 P3-P22 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office	
P8	Entertainment activity	
P9	Recreation activity	
P10	Gymnasium	
P11	Community facility	

	Activity	Activity specific standards
P12	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any bedroom or area occupied by beds for overnight care shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.
P13	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.
P14	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.
P15	Preschool outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.
P16	Public artwork	Nil
P17	Residential activity outside the Lyttelton Port Influences Overlay Area	a. The activity shall: <ul style="list-style-type: none"> i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and ii. have a minimum net floor area (excluding lobby and/or reception area) per unit of: <ul style="list-style-type: none"> A. Studio 35 m² B. 1 bedroom 45 m² C. 2 bedrooms 60 m²

Activity	Activity specific standards																
	<p>D. 3 or more bedrooms 90 m²; and</p> <p>b. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres. <p>c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="783 1151 1238 1402"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>d. In Lyttelton:</p> <ul style="list-style-type: none"> i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. iii. <u>Any outdoor living space or outdoor service space shall not be used for car parking or access.</u> 		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m ²	1.5 metres														
ii.	2 or 3 bedroom	10m ²	1.5 metres														
iii.	3 or more bedrooms	15m ²	1.5 metres														

	Activity	Activity specific standards
P18	Visitor accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <p>i. Visitor accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In Lyttelton:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw+Ctr}$.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw+Ctr}$.</p>
P19	Public transport facility	Nil
P20	Emergency service facilities	
P21	Parking building	
P22	Parking lot	
P23	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.	a. Unless otherwise permitted by Rule 15.67.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.

15.67.1.2 Controlled activities

There are no controlled activities.

15.67.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion listed in Rule 15.143, as set out in the table below:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.67.1.1 P3-P22 and Rule 15.67.1.3 RD2 that do not meet one or more of the built form standards in Rule 15.67.2, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification and written approval. 	<p>As relevant to the standard that is not met:</p> <ol style="list-style-type: none"> a. Maximum building height – Rule 15.1314.3.1 b. Site coverage – Rule 15.1314.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.1314.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.56.2.3) – Rule 15.1314.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4 f. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.1314.3.5 g. Water supply for fire fighting – Rule 15.1314.3.8 h. Minimum building setback from the railway corridor - Rule 15.1314.3.10
RD2	<ol style="list-style-type: none"> a. Activities listed in Rule 15.67.1.1 P12-P15, P17 and P18 that do not meet one or more of the activity specific standards in Rule 15.67.1.1, unless otherwise specified. b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. For Rule 15.67.1.1 P17 Residential activity – <ol style="list-style-type: none"> i. Residential activity - Rule 15.1314.2.3 ii. Activity at ground floor level – Rule 15.1314.2.2 b. For Rules 15.67.1.1 P12 - P15 and P18 - Rule 15.1314.2.3 (f)
RD3	<ol style="list-style-type: none"> a. Activities listed in Rule 15.67.1.1 P3 to P22 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.67.1.1 and built form standards in Rule 15.67.2. b. Any application arising from this rule shall not be limited or publicly notified. c. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire 	<ol style="list-style-type: none"> a. Urban design – Rule 15.1314.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.7). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3. d. The extent to which development provides lane ways and linkages in the locations identified on the Lyttelton Master Plan Overlay (Appendix 15.15.8) as “Indicative pedestrian lane way and linkages” and an active frontage onto these lane ways.

Activity	The Council's discretion shall be limited to the following matters:
and/or access building code upgrades.	

15.67.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	<p>a. Activities listed in Rule 15.67.1.1 P3 to P22 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which do not meet one or more of the built form standards in Rule 15.67.2 or activity specific standards in Rule 15.67.1.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>
D2	<p>a. Industrial activity</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D3	<p>a. Service station</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D4	<p>a. Trade supplier</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>
D5	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying activity or prohibited activity
D6	Port Activities within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, after 1 January 2026.

15.67.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

NC1	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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15.67.1.6 Prohibited activities

There are no prohibited activities.

15.67.2 Built form standards – Commercial Banks Peninsula Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and for restricted discretionary activity RD2 unless otherwise stated.

15.67.2.1 Maximum building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in Lyttelton unless specified below.	12 metres
ii.	All other parts of the Commercial Banks Peninsula Zone including Akaroa.	8 metres

- b. Any application arising from this rule shall not be publicly notified.

15.67.2.2 Maximum site coverage

- a. The maximum site coverage for sites in all areas shall be 65% of the net site area.
- b. Any application arising from this rule shall not be limited or publicly notified.
- c. Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

15.67.2.3 Building setback from road boundaries/ street scene

- a. All buildings shall:
 - i. be built up to the road frontage with buildings occupying the full length of the road frontage of the site, except where necessary to provide pedestrian or vehicle access to the rear of the site;
 - ii. provide pedestrian access directly from the road boundary;

- iii. provide a veranda or other means of weather protection along the full width of the building fronting a road;
 - iv. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and
 - v. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.
- b. This rule shall not apply in Akaroa or to emergency service facilities.
 - c. Any application arising from this rule shall not be limited or publicly notified.

15.67.2.4 Minimum building setback from the boundary with the a Residential Banks Peninsula Zone

- a. The minimum building setback from the boundary with the Residential Banks Peninsula Zone and Medium Density Residential Zone in Lyttelton shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.67.2.5 Sunlight and outlook at boundary with a residential zone or any public space

- a. Where a site boundary adjoins a residential zone, or public space (other than a road) in the block between London Street, Norwich Quay, Oxford Street and Canterbury Street, no part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above the site boundary, unless specified below.
- b. Outside Lyttelton, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.
- c. Any application arising from this rule shall not be publicly notified.

15.67.2.6 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.
- b. This rule shall not apply to activities permitted in accordance with Rule 15.67.1.1 P23.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.67.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.67.2.8 Minimum building setback from railway corridor

a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

UPDATED IHP RECOMMENDATIONS

15.8 Rules – Commercial Office Zone

[This sub-section has been moved to 15.9]

15.78 Rules – Commercial Retail Park Large Format Retail Zone

15.78.1 Activity status tables – Commercial Retail Park Large Format Retail Zone

15.78.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Commercial Retail Park Large Format Retail Zone** if they meet the activity specific standards set out in this table and the built form standards in **Rule 15.78.2**. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in **Rules 15.78.1.2, 15.78.1.3, 15.78.1.4, 15.78.1.5 and 15.78.1.6**.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.78.1.1 P2 to P17 and P19-P20 below.	Nil
P2	Retail activity, unless specified below	<ul style="list-style-type: none"> a. The minimum tenancy size of any single retail activity shall be 450m² GLFA. b. Prior to 4 October 2031, there shall be no more than one department store in the Homebase Centre. A department store shall not be considered as a department store for the purpose of this rule where the GLFA of any combination of the following comprises no more than 5% of the total GLFA of that department store: <ul style="list-style-type: none"> i. clothing ii. footwear iii. cosmetics iv. jewellery c. Prior to 4 October 2031, the total amount of floorspace provided for the sale of footwear and/or clothing shall not exceed 10% of the total GLFA within the Homebase Centre; except that GLFA used for the sale of footwear and/or

	Activity	Activity specific standards
		clothing in the following circumstances shall be exempt from this 10% limit: <ol style="list-style-type: none"> <li data-bbox="799 421 1286 483">i. Department store that includes the sale of footwear and/or clothing; and <li data-bbox="799 483 1286 600">ii. Any retail tenancy where the sale of footwear and/or clothing comprises no more than 5% of the total GLFA of that tenancy.
P3	Supermarket	a. Prior to 4 October 2031 in the Homebase Centre, there shall be no supermarket that has a GLFA that exceeds 1000m ² , except that one supermarket that has a GLFA that exceeds 1000m ² may be established provided that: <ol style="list-style-type: none"> <li data-bbox="799 790 1297 954">i. resource consent RMA/2016/3708 existing as at 19 December 2022 has been amended so that the resource consent no longer authorises the establishment of a supermarket at the Homebase Centre; and <li data-bbox="799 954 1297 1025">ii. the supermarket shall not exceed 4300m² GLFA.
P4	Trade supplier	Nil
P5	Yard-based supplier	
P6	Second-hand goods outlet	
P7	Service station	
P8	Food and beverage outlet	
P9	Ancillary offices on the same site as a permitted activity	a. The activity shall occupy no more than 500m ² or 30% of the GFA of all buildings on the same site, whichever is the lesser.
P10	Public transport facility	Nil
P11	Emergency service facilities	
P12	Health care facility	
P13	Preschool	
P14	Gymnasium	
P15	Drive-through services	
P16	Parking lot	
P17	Parking building	
		This rule has been deleted.
P19	Offices within the Commercial-Retail Park Large Format Retail Zone located north of Langdons Road.	a. The activity shall be limited to a total of 10,000m ² GFA in the Commercial-Retail Park

	Activity	Activity specific standards
		<p>Large Format Retail Zone north of Langdons Road.</p> <p>b. The activity shall have a maximum tenancy size of 500m² GLFA.</p>
P20	Commercial services within the Commercial-Retail-Park Large Format Retail Zone located at Tower Junction.	<p>a. The maximum tenancy size shall be 250m² GLFA.</p> <p>b. The maximum GLFA of commercial services within the Commercial-Retail-Park Large Format Retail Zone at Tower Junction shall be 10% of the total GLFA.</p>
P21	Any permitted activity within the Commercial-Retail-Park Large Format Retail Zone at 121 Briggs Road (Lot 2 DP16288).	<p>a. Use of this site shall be limited to access and its associated landscaping.</p>

15.78.1.2 Controlled activities

There are no controlled activities.

15.78.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.134.1, 15.134.2 and 15.134.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Activities listed in Rule 15.78.1.1 P2 to P21, and Rule 15.78.1.3 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.78.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.134.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.134.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.134.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 e. Screening of Outdoor Storage Areas, service areas/spaces and car parking – Rule 15.134.3.5 f. Landscaping and trees - Rule 15.134.3.6

	Activity	The Council's discretion shall be limited to the following matters:
		g. Water supply for fire fighting – Rule 15.134.3.8. h. Minimum building setback from the railway corridor - Rule 15.134.3.10.
RD2	a. Activity listed in Rule 15.78.1.1 P9 that does not meet the activity specific standard. b. Any application arising from this rule shall not be limited or publicly notified.	a. For P9 – (Ancillary offices) - Rule 15.134.2.5
RD3	Activity listed in Rule 15.7.1.1 P18 that does not meet the activity specific standard.	a. Transport effects at Commercial Retail Park Large Retail Park Zone (Langdons Road) – Rule 15.13.3.13
RD3	Any activity listed in Rule 15.7.1.1 that does not meet Rule 15.8.2.13	a. City Spine Transport Corridor – Rule 15.14.5.3

15.78.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, restricted discretionary, or non-complying activity.
D2	Activities listed in Rule 15.78.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

15.78.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity listed in Rule 15.78.1.1 P2 that does not meet one or more of the activity specific standard.

	Activity
NC2	Any activity or building not meeting the activity specific standard for Rule 15.78.1.1 P21.
NC3	Any supermarket listed in Rule 15.78.1.1 P3 that does not meet the activity specific standard.
NC4	Any activity or building within the Northern Homebase Centre that does not meet one or more of the built form standards in Rules 15.78.2.9, 15.78.2.10 or 15.78.2.11.

15.78.1.6 Prohibited activities

There are no prohibited activities.

15.78.2 Built form standards – Commercial Retail Park Large Format Retail Zone

a. The following built form standards shall be met by all permitted activities, and for restricted discretionary activity RD2 and RD3, unless otherwise stated.

15.78.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres, except for the Northern Homebase Centre.
- b. For the Northern Homebase Centre, the maximum height of any building shall be 12 metres.
- c. Any application arising from this rule shall not be publicly notified.

15.78.2.2 Minimum building setback from road boundaries

a. The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
i.	Any activity unless specified in ii –v below	3 metres
ii.	Ancillary offices	1.5 metres

	Activity	Standard
iii.	For sites with frontage to two intersecting roads in the Commercial-Retail-Park Large Format Retail Zone, except for the Northern Homebase Centre	1.5 metres on one road boundary and 3 metres on the other road boundary
iv.	For sites within the Northern Homebase Centre with frontage to QEII Drive	12 metres
v.	For sites within the Northern Homebase Centre with frontage to Marshland Road	6 metres

- b. Any application arising from this rule shall not be limited or publicly notified.

15.78.2.3 Minimum building setback from residential or open space zones

- a. Where a site shares a boundary with a residential or open space zone, the minimum building setback from boundaries shall be 3 metres, except for the Northern Homebase Centre.
- b. For the Northern Homebase Centre, where a site shares a boundary with a residential zone, the minimum building setback from boundaries shall be 11 metres.
- c. Any application arising from this rule shall not be publicly notified.

15.78.2.4 Sunlight and outlook at boundary with a residential zone

- a. Except for the Northern Homebase Centre, where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way, contained by a 60° recession plane measured from any point 2.3 4 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.
- b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and

iii. eastern and western boundaries: 7 metres

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

b c. For the Northern Homebase Centre, where an internal site boundary adjoins 30 Palm Drive, 20, 22, 24, 26, 28, 30, 32 or 34 Sanctuary Gardens or 30 and 33 Havana Gardens, no part of any building shall project beyond a building envelope contained by a 32.4 degree recession plane measured from any point 2.3 metres above the internal boundary.

c. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

d. Any application arising from this rule shall not be publicly notified.

15.78.2.5 Outdoor storage areas

a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

b. Any application arising from this rule shall not be limited or publicly notified.

15.78.2.6 Landscaping and trees

a. Landscaping and trees shall be provided as follows:

Standard
<p>i. Except as specified in iii. below for the Northern Homebase Centre, the area adjoining the road boundary of all sites shall contain landscaping in accordance with the following standards:</p> <ul style="list-style-type: none"> A. Minimum width - 1.5 metres B. Minimum density of tree planting - 1 tree for every 10 metres of road boundary or part thereof, evenly spaced. <p>ii. On sites with an internal boundary with a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p> <p>iii. On sites adjoining QEII Drive within the Northern Homebase Centre, trees shall be planted adjacent to the road boundary with QEII Drive at a ratio of at least 1 tree for every 6 metres of the road boundary or part thereof, with the trees planted in singles and groupings, spaced between 6-10m apart. These trees are to be large tree species that are capable of growing to a height of 15m at maturity maturity and must be a</p>

Standard
<p>minimum height of 2.5m at the time of planting. These trees may be a combination of evergreen and deciduous species but must comprise at least 20% evergreen.</p> <p>iv. 1 tree shall be planted for every 5 car (or part thereof) parking spaces within any car parking area and along any pedestrian routes.</p> <p>v. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>

- b. Any application arising from clauses a.i, a.iii and a.iv of this rule shall not be publicly or limited notified.

Advice notes:

1. Any landscaping required by Rule 15.78.2.6 may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

15.78.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- b.c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.78.2.8 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.7.2.9 15.8.2.9 Scale of development – Northern Homebase Centre

- a. Within the Northern Homebase Centre, the total amount of floorspace for all activities shall not exceed 20,000m² GLFA

15.7.2.10 15.8.2.10 Vehicle access – Northern Homebase Centre

- a. Within the Northern Homebase Centre, there shall be no vehicle access for any activity over the western boundary to Havana Gardens or Sanctuary Gardens.

15.7.2.11 15.8.2.11 Pedestrian and cycle access – Northern Homebase Centre

- a. Prior to the occupation of any building within the Northern Homebase Centre, a pedestrian and cycle path shall be provided through the site from either Sanctuary Gardens or Havana Gardens to Marshland Road.

15.7.2.12 15.8.2.12 Maximum trip generation – Langdons Road

- a. All activities within the zone shall not result in more than 950 trips per hour being generated during Thursday PM peak period of 16:00 to 18:00.
- b. Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 16:00 to 18:00 over a consecutive three week period. The peak hour within each surveyed two hour period is to be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.

15.8.2.13 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - Any outdoor living space must not be located within 1.5m of the road boundary.

15.9 Rules – Commercial Mixed Use Zone

[This section has been moved to 15.10]

15.89 Rules – Commercial Office Zone

15.89.1 Activity status tables - Commercial Office Zone

15.89.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial Office Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.89.2. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities that are not listed in this table will be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in Rules 15.89.1.2, 15.89.1.3, 15.89.1.4, 15.89.1.5 and 15.89.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.89.1.1 P2 to P12 below.	Nil
P2	Office	
P3	Food and beverage outlet	
P4	Commercial services	
P5	Trade and industry training activity	
P6	Public transport facility	
P7	Gymnasium	
P8	Parking lot	
P9	Parking building	
P10	Preschool: a. outside the 50 dB Ldn Air Noise Contour.	
P11	Community facility	
P12	Emergency service facilities	

15.89.1.2 Controlled activities

There are no controlled activities.

15.89.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 15.1314.3](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Activities listed in Rule 15.89.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.89.2.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.1314.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.1314.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.1314.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4 e. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.1314.3.5 f. Landscaping and trees - Rule 15.1314.3.6 g. Water supply for fire fighting – Rule 15.1314.3.8 h. Access to the Commercial Office Zone (Wrights Road) – Rule 15.1314.3.9. i. Minimum building setback from the railway corridor - Rule 15.1314.3.10

15.89.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.89.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Heavy industrial activity.
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.

15.89.1.6 Prohibited activities

There are no prohibited activities.

15.89.2 Built form standards – Commercial Office Zone

- a. The following built form standards shall be met by all permitted activities unless otherwise stated.

15.89.2.1 Maximum building height

- a. The maximum height of buildings shall be 15 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.89.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres.
- b. Any application arising from this rule shall not be publicly or limited notified.

15.89.2.3 Minimum building setback from the boundary with a residential zone

- a. The minimum building setback from the boundary with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

15.89.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. ~~contained by a 60° recession plane~~

measured from any point 2.3-4 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

a. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:

- i. northern boundary: 6 metres;
- ii. southern boundary: 8 metres; and
- iii. eastern and western boundaries: 7 metres

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

b. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

b.c. Any application arising from this rule shall not be publicly notified.

15.89.2.5 Outdoor storage of materials

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site; and
- b. Outdoor storage areas shall not be located within the setback specified in Rule 15.89.2.2.
- c. Any application arising from this rule shall not be publicly notified.

15.89.2.6 Landscaped areas

a. Landscaping shall be provided as follows:

	Standard
i.	<p>A. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (iv) below).</p> <p>B. This clause shall not apply to emergency service facilities.</p>
ii.	<p>A. The area adjoining the road frontage of all sites shall have a landscaping strip in accordance with the following standards:</p> <ul style="list-style-type: none"> I. Minimum width - 1.5 metres II. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree. <p>B. This clause shall not apply to emergency service facilities.</p>
iii.	<p>On sites with an internal boundary with a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10</p>

	Standard
	metres of the boundary or part thereof, with the trees evenly spaced along that boundary .
iv.	In addition to clauses (a)(i), (ii) and (iii) above, where car parking is located at the front of a site , 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area .
v.	All landscaping /trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

- b. Any application arising from clauses (a)(i) and (a)(ii) of this rule shall not be publicly or limited notified.

Advice note:

1. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater.
2. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ mana whenua values and landscape amenity, should be incorporated into **landscaped areas**, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment **sites** or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural **wetlands**.

15.89.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **buildings** via **Council's** urban reticulated system (where available) in accordance with the **New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008)**.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.89.2.8 Access to Commercial Office Zone (Wrights Road)

- a. **Access** to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
i.	<p>Road connections to the Commercial Office Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to:</p> <ol style="list-style-type: none"> A. no more than two points of road access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of

	Standard
	<p>Jack Hinton Drive and Wrights Road; and</p> <p>B. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.</p>
ii.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

- b. Any application arising from this rule shall not be limited or publicly notified.

15.89.2.9 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

UPDATED IHP RECOMMENDATIONS

15.10 — Rules — Commercial Central City Business Zone

[This section has been moved to 15.11]

15.910 Rules — Commercial Mixed Use Zone

15.910.1 Activity status tables — Commercial Mixed Use Zone

15.910.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Commercial** Mixed Use Zone if they meet the activity specific standards set out in this table and the built form standards in **Rule 15.9.2 15.10.2**. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in **Rules 15.910.1.2, 15.910.1.3, 15.910.1.4, 15.910.1.5 and 15.910.1.6**.
- c. The activities listed below include any associated **landscaping, access, parking areas, loading, waste management areas** and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.910.1.1 P3 to P8 and P11 to below .	Nil
P2	<ul style="list-style-type: none"> a. Existing retail activity in an existing building, or b. Existing consented retail activity and associated building; at 15 January 2016 	Nil
P3	Ancillary retail activity	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. occupy no more than 250m² or 25% of the GFA of all buildings on the same site, whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the

	Activity	Activity specific standards
		street; and iii. be limited to the display and sale of goods produced, processed or stored on the site.
P4	Food and beverage outlet	Nil
P5	Trade supplier	
P6	Yard-based supplier	
P7	Second-hand goods outlet	
P8	Service station	
P9	a. Existing commercial services in an existing building, or b. Existing consented commercial services and associated building; as at 15 January 2016.	
P10	a. Existing office in an existing building, or b. Existing consented office and associated building; as at 15 January 2016.	
P11	Ancillary offices	a. The activity shall: <ul style="list-style-type: none"> i. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office fronts the street.
P12	Industrial activity in the Commercial Mixed Use Zones on Blenheim Road and Main South Road (as shown in Appendix 15.15.10)	Nil a. For sites in the Sydenham, Phillipstown and Waltham Mixed Use zones (as shown in Appendix 15.15.10), industrial activity shall exclude: <ul style="list-style-type: none"> i. Metal product manufacturing and storage; ii. Demolition and salvage yards.

	Activity	Activity specific standards
P13	Warehousing and distribution activities	Nil
P14	Service industry	
P15	High technology industrial activity	
P16	Trade and industry training activity	
P17	Emergency service facilities	
P18	Public transport facility	
P19	Health care facility	
P20	Preschool	
P21	Gymnasium	
P22	Drive-through services	
P23	Parking lot	
P24	Parking building	
P25	Tertiary education and research activities	
P26	Visitor accommodation including ancillary meeting and conference facilities, and the provision of goods and services primarily for the convenience of guests	
P27	<p>Residential activity</p> <p>a. outside the Blenheim Road and Main South Road Mixed Use Area) In the Commercial Mixed Use Zone at Addington, Mandeville Street and New Brighton (as shown in Appendix 15.15.10); Refer to Rule 15.10.1.4 D1 for Residential activity in these areas) and</p> <p>b. outside the 'Comprehensive Housing Precinct' (as shown on the planning maps) (Refer to Rule 15.10.1.3 RD3 and RD4).</p>	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> i. located above ground floor level; or ii. located to the rear of activities listed in Rule 15.10.1.1 P2 – P12, P14– P23 on the ground floor frontage to the street, excluding <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity and: <p>b. The activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m²

Activity	Activity specific standards																
	<p>iii. 2 bedrooms 60m²</p> <p>iv. 3 or more bedroom 90m²</p> <p>c. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre. iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. <p>d. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="767 1205 1286 1608"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>68m²</td> <td>1.58 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.58 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.58 metres</td> </tr> </tbody> </table> <p>e. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>f. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	68m ²	1.58 metres	ii.	2 or 3 bedroom	10m ²	1.58 metres	iii.	More than 3 bedrooms	15m ²	1.58 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	68m ²	1.58 metres														
ii.	2 or 3 bedroom	10m ²	1.58 metres														
iii.	More than 3 bedrooms	15m ²	1.58 metres														

	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area. ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom. g. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit. h. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing. i. Any outdoor living space or outdoor service space shall not be used for car parking or access.
P28	Spiritual activity at 113 Seaview Road (PT Lot 16 DP 100)	a- Nil
P29	Commercial film or video production	a- Nil

15.910.1.2 Controlled activities

a. There are no controlled activities.

15.910.1.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in Rule 15.1314, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Activities listed in Rule 15.910.1.1 P1 – P28, and Rules 15.910.1.3 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.910.2, unless otherwise specified</p> <p>Advice note:</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.1314.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.1314.3.2 c. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.1314.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.1314.3.4

	Activity	The Council's discretion shall be limited to the following matters:
	<p>1. Refer to relevant built form standard for provision regarding notification.</p>	<p>e. <u>Screening of Outdoor storage areas, service areas/spaces and car parking</u> – Rule 15.1314.3.5</p> <p>f. Landscaping and trees- Rule 15.1314.3.6</p> <p>g. Water supply for fire fighting – Rule 15.1314.3.8</p> <p>h. Minimum building setback from the railway corridor - Rule 15.1314.3.10</p>
<p>RD2</p>	<p>a. Activities listed in Rule 15.910.1.1 P3, P11 and P27 (a) – (d) and (f-i) that do not meet one or more of the activity specific standards in Rule 15.910.1.1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified- other than for any breach of rule P27 (f) – (g), which must not be publicly notified.</p>	<p>a. For Rule 15.910.1.1 P3 and P11 (Ancillary retail activity and ancillary offices):</p> <p>i. Ancillary office and retail activity Rule 15.1314.2.5</p> <p>b. For Rule 15.910.1.1 P27 (Residential activity):</p> <p>i. Residential activity Rule 15.1314.2.3 (a)-(e); and</p> <p>ii. Glazing – Rule 15.14.3.37;</p> <p>iii. Outlook spaces - Rule 15.14.3.38; and</p> <p>ii, iv. Activity at ground floor level - Rule 15.1314.2.2.</p>
<p>RD3</p>	<p>a. Comprehensive Residential Development within the Comprehensive Housing Precinct (as shown on the planning maps) where all built form standards in Rule 15.10.2, are met.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles – 14.15.1,</p> <p>b. Comprehensive residential activity in the Mixed Use zone – 15.14.3.40 (a)(ii)(iv) and (iii) (v)</p>
<p>RD4</p>	<p>a. Comprehensive Residential Development within the Comprehensive Housing Precinct (as shown on the planning maps) that does not meet one or more of the built form standards at Rule 15.10.2, unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. As relevant to the standard/s not met:</p> <p>i. Maximum building height – Rule 15.14.3.1</p> <p>ii. Minimum building setback from road boundaries – Rule 15.14.3.2</p> <p>iii. Screening of Outdoor storage areas, service areas/spaces and car parking – Rule 15.14.3.5</p> <p>iv. Landscaping and trees – Rule 15.14.3.6</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> v. <u>Water supply for fire fighting – Rule 15.14.3.8</u> vi. <u>Minimum building setback from the railway corridor – Rule 15.14.3.10</u> vii. <u>Comprehensive residential development in the Mixed Use Zone – 15.14.3.40</u> b. <u>Residential design principles – 14.15.1.</u>
RD5	<u>Any activity listed in Rule 15.10.1.1 P1-P29 that does not meet Rule 15.10.2.10</u>	a. <u>City Spine Transport Corridor – Rule 15.14.5.3</u>

Advice Note: Rule 9.3.4.1.3 RD8 (Restricted Discretionary activities) applies to any new building (except buildings of less than 5 m in height) on a site in the Mixed Use zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.

15.910.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.910.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

NC1	Any residential activity not meeting Rule 15.910.1.1 P27 (e).
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NC2	<p>a. Sensitive activities within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings within 10 metres of the foundation of a 66 kV electricity distribution line support structure.</p> <p>c. Fences within 5 metres of a 66 kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The 66 kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.
NC3	<p>Comprehensive Residential Development within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 allocated for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided</p>

15.910.1.6 Prohibited activities

There are no prohibited activities.

15.910.2 Built form standards – Commercial Mixed Use Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2 **and RD3** unless otherwise stated.

15.910.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres, ~~unless specified below.~~
- ~~b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be 21-22 metres, for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.~~
- ~~c. Any application arising from this rule shall not be publicly notified.~~

15.910.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres, as follows:

	Activity	Standard
i.	Any activity unless specified below	3 metres
ii.	For sites with frontage to two intersecting roads in the Commercial Mixed Use Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

- b. Any application arising from this rule shall not be limited or publicly notified.

15.910.2.3 Minimum building setback from residential zones and internal boundaries

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.
- b. Any application arising from this rule shall not be publicly notified.

~~c. This rule does not apply to Rule 15.10.1.3 (RD3) – Comprehensive residential development.~~ **15.910.2.4 Sunlight and outlook at boundary with a residential zone**

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3-4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way,

~~entrance strip, access site, or pedestrian access way, contained by a recession plane measured from any point 2.3 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.~~

b. ~~For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:~~

- ~~i. northern boundary: 6 metres;~~
- ~~ii. southern boundary: 8 metres; and~~
- ~~iii. eastern and western boundaries: 7 metres~~

~~Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.~~

~~b. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~

c. Any application arising from this rule shall not be publicly notified.

~~d. This rule does not apply to Rule 15.10.1.3 (RD3) – Comprehensive residential development.~~ **15.910.2.5 Screening of Outdoor storage areas, service areas / spaces and car parking**

a. Any outdoor storage area, service areas/spaces or car parking shall be screened as follows:

- ~~i. For Rule 15.10.1.3 (RD3), and Rule 15.10.1.1 (P27), located to the rear of the principal building on the site;~~
- ~~ii. i. For all other activities screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.~~

b. Any application arising from this rule shall not be limited or publicly notified.

15.910.2.6 Landscaping and trees

a. Landscaping shall be provided as follows:

Standard
<ul style="list-style-type: none"> i. The area adjoining the road frontage and rear of all sites shall be landscaped in accordance with the following standards: <ul style="list-style-type: none"> A. Minimum width - 1.53 metres B. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced.

Standard

- ii. On sites adjoining with an internal boundary with a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary;
- ii. Any building setback required under Rule 15.10.2.3 shall contain landscaping for its full width and length (excluding any part required for pedestrian access) and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of site boundary length;
- iii. A minimum of 1 tree shall be provided for every 100sqm of communal outdoor living space.
- iv. 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area and along any pedestrian routes;
- v. Trees shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension; and
- iv. v. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
- v. vi. Clause (a)(i) shall not apply to emergency service facilities.

- b. Any application arising from clauses (a)(i), and (a)(iii), (v), and (vi) of this rule, shall not be publicly or limited notified.

Advice note:

1. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

15.910.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- b.c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.910.2.8 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.10.2.9 — Minimum standards for Comprehensive Residential Development

The following built form standards also apply to comprehensive residential development, refer to Appendix 15.15.13 for the bulk and location diagram representing these standards:

Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards:

Streetscene and perimeter block development

- a. A site shall be no less than 1800-2,000m² and have a minimum road boundary width of 24 metres.
- b. Buildings shall be located across the full extent of the site frontage adjacent to the street, except if/where needed to provide for access.
- c. The minimum building setback from an internal boundary shall be:
- i. no setback for the first 24 metres measured from the road boundary, and up to a maximum total length of 60% of the site depth; and
 - ii. 4 metres in depth for the remainder of the internal boundaries.
- d. All shared pedestrian access ways within and through a site shall have a minimum width of:
- i. 3 metres including landscaping (excluding trees) on a straight accessway;
 - ii. 6.2 metres on a curved or cornered accessway;
 - iii. 4.5m space to perform operational tasks;
 - iv. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary.
- e. Buildings fronting a street, greenway or other publicly accessible space, and public open space shall include at least 20% glazing on each floor of the building.
- f. A minimum distance of 12 metres shall separate any buildings on the site, except for accessory buildings less than 2.5m in height, which must be located at least 1 metre from any other building.
- g. At least 50% of the ground floor of the built development shall be living space area.

Housing diversity and low emissions development

- h. Apartments adjacent to the street shall be provided, including:
- i. to a minimum of 4 storeys in height; or
 - ii. to a minimum of 3 storeys for sites located on the south side of a street.
- i. Apartments shall comprise of at least 50% of the building footprint.

- j. Enclosed and lockable cycle storage shall be provided at a minimum rate of 1 space per bedroom and located adjacent to the communal open space. Cycle storage shall include facilities for cargo bikes, visitor cycle parking and charging points for e-bikes at a rate of 1 charge point for every cycle park;
- k. A minimum of 10% accessible residential units shall be provided in all apartment buildings.
- l. The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances:
- m. A maximum of two car parking spaces For a residential car share scheme across the Comprehensive Residential Development
- n. A maximum of one space per accessible residential unit
- o.
- p. Outdoor living space (communal and private) and sunlight access
- q. At least 10% of the site must be communal outdoor living space and include:
- r. A minimum dimension of 7 metres
- s. A ratio of 1:43 in terms of length and width e.g. the length cannot exceed 1m where the width is 43m
- t. Trees capable of maturing to 8 metres at a rate of 1 per 100sqm of open space.
- u. Any buildings shall be designed to maintain three consecutive hours of sunshine across 30% of the communal outdoor living space at the Equinox.
- v. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.

w.	x. <u>Residential unit type</u>	y. <u>Area</u>	z. <u>Minimum Dimension</u>
aa. <u>i.</u>	<u>Any residential unit with a habitable room located at ground floor level</u>	cc. <u>16m²</u>	dd. <u>4 metres</u>
ee. <u>ii.</u>	<u>Any residential unit without a habitable room located at ground floor level</u>	gg. <u>8m²</u>	hh. <u>1.8 metres</u>

- ii. Any ground floor outdoor living space shall not be located adjacent to the street, except for frontages on the south side of the street.

Residential amenity

- jj. Where an internal boundary adjoins a Medium Density Residential zone, no part of any building shall project beyond a 50° building envelope along the southern boundary, 55° building envelope along the east and western boundaries and 60° building envelope along the northern boundary, measured from any point 3 metres above the internal boundary;
- kk. The activity shall have a minimum net floor area excluding lobby and/or reception area per unit of:
- i. Studio 35m²
 - ii. 1 bedroom 45m²
 - iii. 2 bedrooms 60m²
 - iv. 3 or more bedroom 90m²
- ll. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:
- i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area;
 - ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom;
- mm. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{Tr,2m,a}T_{w}+C_{Tr}$

Outdoor service and storage space

- nn. Each residential unit shall be provided with:
- i. a dedicated washing line area that is screened from public view, and
 - ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre.
- oo. A communal waste management area, shall be provided. These areas shall not be located between the road boundary and any building, or adjacent to outdoor living spaces

15.10.2.10 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary;

15.1011 Rules — Commercial-Central-City-Business City Centre Zone

15.1011.1 Activity status tables — Commercial-Central-City-Business City Centre Zone

15.1011.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Commercial-Central-City-Business City Centre Zone** if they meet the activity specific standards set out in this table and the built form standards in **Rule 15.101.2**. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in **Rules 15.101.1.2, 15.101.1.3, 15.101.1.4, 15.101.1.5 and 15.101.1.6**.
- c. ~~At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.~~
- c. The activities listed below include any associated **landscaping, access, parking areas, loading, waste management areas** and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	Nil
P2	Commercial services	Nil
P3	Entertainment activity	Nil
P4	Recreation activity	a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level. b. Activity specific standard a. shall not apply to any spiritual facility at 100 Cathedral Square.
P5	Gymnasium	
P6	Community facility	
P7	Education activity	
P8	Day care facility	
P9	Preschool	
P10	Health care facility	
P11	Spiritual activity	a. For sites shown on the planning maps as being within active frontage areas, the activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for
P12	Office	
P13	Residential activity	


	Activity	Activity specific standards
		<p>pedestrian entranceways or reception areas, which may be located at ground floor level.</p> <p>b. Activity specific standard a. shall not apply to the former Christchurch Teachers College building at 25 Peterborough Street.</p> <p>c. Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. <p>d. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking area, garages, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>e. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 5.8m² of the area, with each dimension being a minimum of 1.58 metres, shall be provided as a private balcony located immediately outside, and accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Balconies can be recessed, cantilevered or semi-recessed.

	Activity	Activity specific standards
		<p>f. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit, with a minimum dimension of 4m.</p> <p>g. Any outdoor service space or outdoor living space shall not be used as a car parking area or access.</p> <p>h. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <p>i. a minimum dimension 4m in depth and 4m in width for a living room</p> <p>ii. a minimum dimension 3m in depth and 3m in width for a bedroom.</p> <p>i. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</p>
P14	Visitor accommodation	<p>a. The activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p> <p>b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street.</p>
P15	Art studios and workshops	Nil
P16	Retirement village outside the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).	Nil
P17	<p>The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street:</p> <p>i. Retail activity</p> <p>ii. Commercial services</p>	<p>a. The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site.</p> <p>b. Entertainment activity shall be limited to performances and exhibitions.</p>

	Activity	Activity specific standards
	<ul style="list-style-type: none"> iii. Entertainment activity iv. Gymnasium v. Education activity vi. Health care facility vii. Office viii. Art studios and workshops ix. Preschool <p>This rule is now deleted.</p>	
<p><u>P187</u></p>	<p><u>Small buildings for an activity listed in Rule 15.11.1.1 P1 to P176</u></p>	<ul style="list-style-type: none"> a. <u>All small buildings shall be built up to the road boundary for the full width of the site;</u> b. <u>The maximum height shall be 21 metres, unless otherwise specified in Rule 15.11.2.11(a)(ii) or (iii) in which case the height specified in that rule shall apply;</u> c. <u>There shall be no vehicle access to the site;</u> d. <u>There shall be no onsite vehicle parking;</u> e. <u>Where residential activities are included, a separate residential access to the building must be provided from the street or public laneway; and</u> f. <u>Glazing of the street fronting façade shall be as follows:</u> <ul style="list-style-type: none"> i. <u>ground floor between 0.5m and 3m in height – 75% minimum;</u> ii. <u>first floor level and above – 30% minimum per floor.</u>

15.1011.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.
- c. ~~Activity C1 shall also comply with the built form standards set out in Rule 15.101.2.~~

	Activity	The matters over which Council reserves its control:
<p>C1</p> <p></p>	<ul style="list-style-type: none"> a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in <u>Rule 15.101.1.1 P1 to P176</u>, which is: <ul style="list-style-type: none"> i. within the Central City Core area 28m to or less 45m in height; and 	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

	<p>ii. visible from a publicly owned and accessible space; and</p> <p><u>iii. meets the following built form standards:</u></p> <p><u>A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or</u></p> <p><u>B. Rule 15.11.2.12 Maximum road wall height; and</u></p> <p><u>iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.134.2.6 Commercial-Central-City-Business City Centre Zone Urban Design.</u></p> <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.2.6 have been met.</p> <p>c. This rule does not apply to any activity requiring consent under C2 below.</p> <p>d. Any application arising from this rule shall not be publicly or limited notified.</p>	
<p>C1 B</p>	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.11.1.1 P1 to P176, which is:</p> <p>i. is less than 28m in height; and</p> <p>ii. does not meet all one or more of the built form standards; and</p> <p>iii. is not provided as a small building permitted activity under P18 'small building; by Rule 15.11.1.1 P17; and</p> <p>iv. is visible from a publicly owned and accessible space; and</p> <p>v. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.14.2.6 City Centre Zone Urban Design</p> <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.14.2.6 have been met.</p> <p>c. This rule does not apply to any activity requiring consent under C2 below.</p> <p>d. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. That the activity is undertaken in accordance with the urban design certification.</p>

C2	<p>a. Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <ul style="list-style-type: none"> i. located at 100 Cathedral Square; and ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.134.5.1 - Buildings at 100 Cathedral Square. <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.5.1 have been met.</p> <p>c. The built form standards in Rule 15.101.2 shall not apply to this activity.</p>	<p>a. That the activity is undertaken in accordance with the urban design certification.</p>
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- d. Rules C1A, C1B, and C2 shall not apply to:
- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
 - ii. any **building within the Core** which is a listed **heritage item** in which case the applicable rules in **Chapter 9** Natural and Cultural Heritage shall apply; and
 - iii. any **signage**.

Advice note:

~~1. The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map”.~~

15.1011.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in **Rule 15.143**, as set out in the following table.

	Activity	Council’s discretion shall be limited to the following matters:
RD1	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a building, for an activity listed in Rule 15.101.1.1 P1 to P176, which:</p> <p>i. is within the Central City Core</p>	<p>a. Commercial Central City Business City Centre Zone urban design – Rule 15.143.2.6</p>

	Activity	Council's discretion shall be limited to the following matters:
	<p>area; and</p> <p>ii. i. is visible from a publicly owned and accessible space; and</p> <p>iii. ii. is not a controlled activity under Rule 15.101.1.2 C1A or C1B.</p> <p><u>ii. is not:</u></p> <p><u>A. a controlled activity under Rule 15.11.1.2 C1A or C1B;</u></p> <p><u>or</u></p> <p><u>B. a building up to 28 meters in height that complies with all built form standards in rule 15.11.2.</u></p> <p>b. This rule does not apply to activities requiring consent under <u>Rule 15.101.1.2 C2</u>, or <u>Rule 15.101.1.3 RD9, or RD10.</u></p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
RD2	<p>a. The erection of any new <u>buildings</u> within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).</p> <p>b. This rule does not apply to buildings permitted by Rule 15.11.1.1 P187.</p> <p><u>c. This rule does not apply to buildings requiring consent under Rule 15.11.1.2 C1A or C1B.</u></p> <p>b. d. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Commercial Central City Business City Centre Zone urban design – <u>Rule 15.143.2.6</u></p> <p>b. Commercial Central City Business Zone – City Centre Zone Retail Precinct – <u>Rule 15.143.2.7</u></p>

	Activity	Council's discretion shall be limited to the following matters:
RD3	<p>a. Any activity listed in Rule 15.101.1.1 P1 to P176 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Commercial-Central-City-Business City Centre Zone - Activity at ground floor level – Rule 15.134.2.8</p>
RD4	<p>a. Any residential activity listed in Rule 15.101.1.1 P13 that does not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activity in the Commercial Central-City-Business-City Centre and Central City Mixed Use Zones – Rule 15.134.2.9</p> <p>b. Glazing – 15.14.3.37</p> <p>c. Outlook spaces – 15.14.3.38</p>
RD5	<p>a. Any activity listed in Rule 15.101.1.1 P1 to P17-P187 and Rules 15.101.1.3 RD1 to RD4, RD6 and RD8 that does not meet one or more of the built form standards in Rule 15.101.2, unless otherwise specified.</p> <p>b. This rule does not apply to activities requiring consent under Rule 15.11.1.2 C1B.</p> <p>Advice note:</p> <ol style="list-style-type: none"> Refer to relevant built form standard for provisions regarding notification. 	<p>As relevant to the standard that is not met:</p> <p>a. Commercial-Central-City-Business City Centre Zone - Building setbacks and continuity – Rule 15.134.3.15</p> <p>b. Commercial-Central-City-Business City Centre Zone and Central City (South Frame) Mixed Use Zones (South Frame) - Verandas – Rule 15.134.3.16</p> <p>c. Commercial-Central-City-Business City Centre Zone - Sunlight and outlook for the street – Rule 15.134.3.17</p> <p>d. Commercial-Central-City-Business City Centre Zone and Central City (South Frame) Mixed Use Zone (South Frame) - Minimum number of floors – Rule 15.134.3.18</p> <p>e. Commercial-Central-City-Business City Centre Zone - Minimum floor to floor heights on ground floor Flexibility in building design for future uses – Rule 15.134.3.19</p> <p>f. Commercial-Central-City-Business City Centre Zone - Location of on-site car parking – Rule 15.134.3.20</p> <p>g. Fencing and screening structures in the Commercial-Central-City-Business City Centre and Mixed Use Zones – Rule 15.134.3.21</p>

	Activity	Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> h. Screening of outdoor storage and service area / spaces – Rule 15.134.3.22 i. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.23 j. Minimum separation from the boundary with a residential zone – Rule 15.134.3.24 k. Water supply and access for fire fighting – Rule 15.134.3.8 l. Maximum building height – Rule 15.14.3.1 m. Gross floor area, upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 n. Wind – Rule 15.14.3.39
RD6	Retirement village in the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map).	<ul style="list-style-type: none"> a. Retirement villages - Rule 15.143.2.14 b. Commercial Central City Business City Centre Zone urban design – Rule 15.14.2.6
RD7	Retirement village that does not meet any one or more of the built form standards in Rule 15.110.2 unless otherwise specified.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.143.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.143.3.26 15.14.3.1(a) (xiv xiii) and (b)(vi). c. Commercial Central City Business Zone City Centre - Flexibility in building design for future uses – Rule 15.134.3.27 d. Fences and screening structures in the Commercial Central City Business City Centre and Mixed Use Zones – Rule 15.134.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.134.3.22 f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.134.3.23

	Activity	Council's discretion shall be limited to the following matters:
		<p>g. Minimum setback from the boundary with a residential zone, or from an internal boundary – Rule 15.134.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.134.3.8</p>
RD8	Parking lot/ Parking building	<p>a. Commercial-Central-City-Business City Centre Zone urban design – Rule 15.134.2.6</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. Refer to Rule 7.4.3.1(b) for parking in the Central City, Rule 7.4.2.3 RD1 for non-compliance with this rule, and activity Rule 7.4.2.5 NC3 for non-compliance with this rule in the Core of the Commercial-Central-City-Business-City Centre Zone. 2. Also refer to Rule 7.4.2 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.
RD9	<p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.110.1.1 P1 to P176, which:</p> <p style="padding-left: 40px;">B. is located at 100 Cathedral Square; and</p> <p style="padding-left: 40px;">i. is not a controlled activity under Rule 15.110.1.2 C2.</p> <p>b. The built form standards in Rule 15.110.2 shall not apply on this site to the activity listed in Rule 15.110.1.1 P11.</p>	<p>a. Buildings at 100 Cathedral Square – Rule 15.134.5.1</p>
RD10	<p>a. Any activity listed in Rule 15.11.1.1 P187 that does not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City Centre Zone urban design – Rule 15.14.2.6</p>

	Activity	Council's discretion shall be limited to the following matters:
RD11	<p>Any building that does not meet Rule 15.11.2.11(a)(ii), and (iii), and (vi) in respect to all new buildings on New Regent Street and the Arts Centre heritage sites and settings and in the Central City Heritage Qualifying Matter and Precinct.</p>	<p>a. The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.</p> <p>b. Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.</p> <p>c. The Matters of Discretion for Maximum Building Height – Rule 15.14.3.1</p>

- c. Rules RD1, and RD9 and RD10 shall not apply to:
- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades works; and
 - ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
 - iii. any signage.

Advice note:

1. The Central City Core is identified on the planning map titled "Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map".

15.1011.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	<p>Any activity that does not meet one or more of the following built form standards:</p> <ul style="list-style-type: none"> • Rule 15.11.2.11 Building Height (a)(i)(A) (Buildings over 90 metres); • In Rules 15.110.2.11 Building Height (a)(i)(B) (Building Base); • Rule 15.11.2.11 Building Height (a)(ii) (Heritage setting – New Regent Street); • Rule 15.11.2.11 Building Height(a)(iii) (Arts Centre); and • Rule 15.11.2.11 Building Height (a)(iv)(B) (Cathedral Square Height Precinct); (Related to (Building Height) and/or • Rule 15.110.2.12 (Maximum Road Wall Height) unless otherwise specified.

Activity	
D2	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.1011.1.5 Non-complying activities

There are no non-complying activities.

15.1011.1.6 Prohibited activities.

There are no prohibited activities.

15.1011.2 Built form standards - Commercial-Central-City-Business City Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted, controlled and restricted discretionary activities unless otherwise stated.

15.1011.2.1 Building setback and continuity

Standard	
a.	On sites in the area identified as the Core on the Planning Map titled ‘Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map’, buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all boundaries of the allotment; and ii. across 100% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each

Standard	
	road frontage of the site.
b.	On sites outside the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map', buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).
c.	Any application arising from this rule shall not be limited or publicly notified.
d.	<u>This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.</u>

Advice note:

1. This rule applies to the ground and first floor of buildings only.

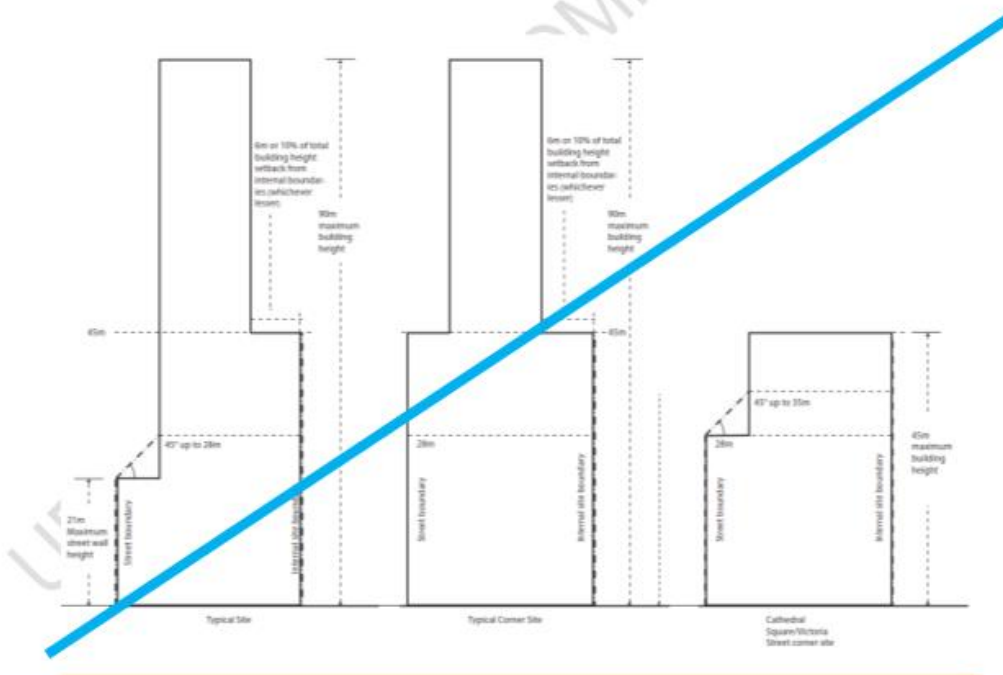
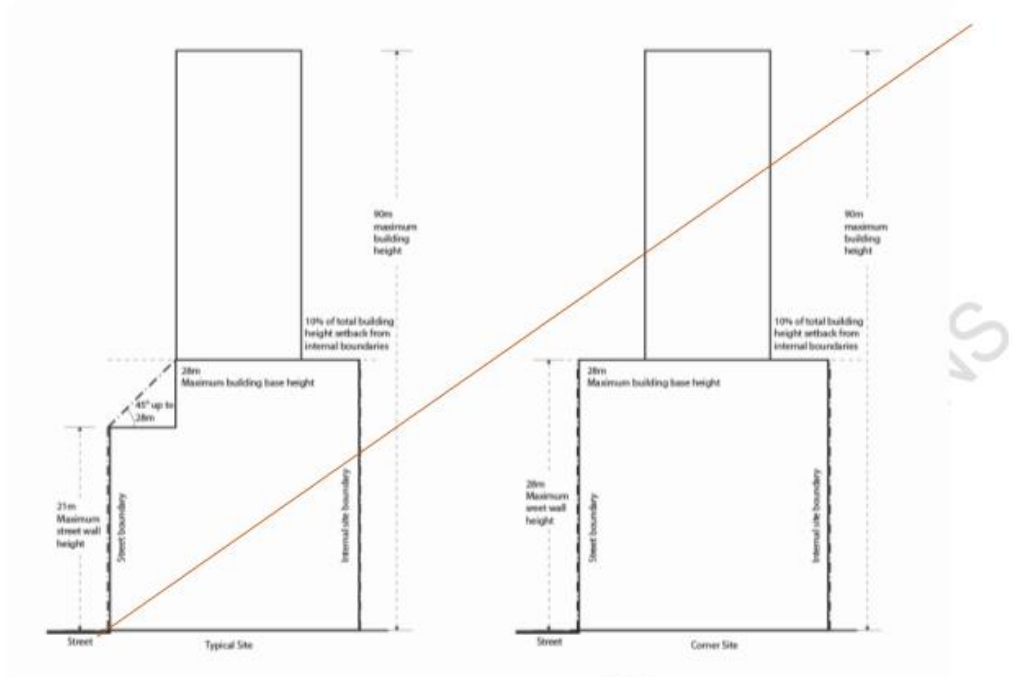
15.1011.2.2 Verandas

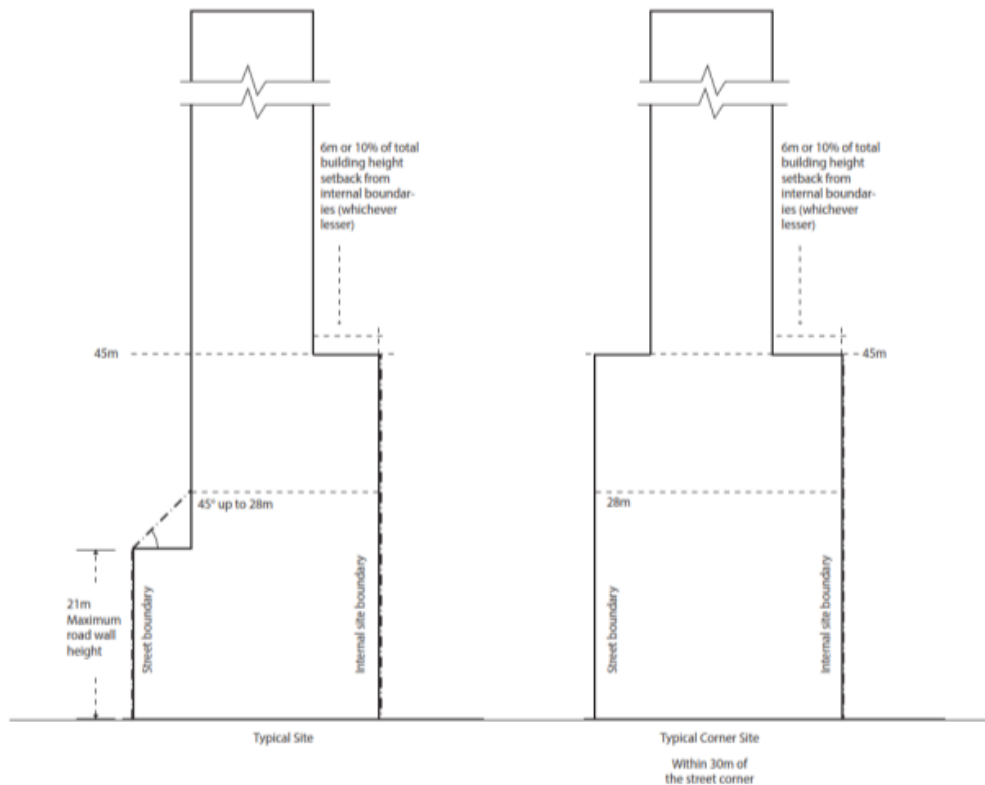
- a. In the areas shown on the 'Central City Active Frontages and Verandas and Building Setback planning map' as Central City Active Frontage and Veranda, every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.3 Sunlight and outlook for the street

- a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site:
- b. up to a maximum height of 28m; or
- c. for sites located on a street intersection, this rule shall not apply within 30m of the street corner.
- d. Except that this rule shall not apply to access ways, service lanes, or to New Regent Street.

For sites located at Cathedral Square Height Precinct and Victoria Street Height Precinct, up to a maximum height of 35m.





e. ~~This rule applies only until the upper floors of the building tower are set back 6m from the road wall.~~

b. Any application arising from this rule shall not be limited or publicly notified.

c. ~~This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187~~

15.1011.2.4 Minimum numbers of floors

a. The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map' shall be two.

b. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.5 Flexibility in building design for future uses

a. The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

- b. This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.6 Location of onsite parking areas

- a. Parking areas within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.
- b. Any application arising from this rule shall not be limited or publicly notified.
- c. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.

15.1011.2.7 Fences and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be:
 - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Central City Business City Centre Zone.
- c. Any application arising from this rule shall not be limited or publicly notified.
- d. d. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.

Advice note:

- 1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1011.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage area or outdoor service spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.9 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. contained by a recession plane measured from any point 2.3 4 metres above the internal boundary, as indicated in Appendix 15.15.9 as though the site were zoned the same residential zone.
- b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metres
 - b. Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- c. The level of **site boundaries** shall be measured from filled ground level, except where the site on the other side of the internal **boundary** is at a lower level, then that lower level shall be adopted.
- d. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

- 1. There is no recession plane requirement for **sites** located in the **Commercial Central City Business City Centre Zone** that adjoin **sites** also zoned **Commercial Central City Business City Centre Zone**.

15.1011.2.10 Minimum setback from the boundary with a residential zone or from an internal boundary

- a. The minimum **setback** from the **boundary** with a residential zone, or in the case of **residential activities** from an internal **boundary**, shall be as follows:

	Standard
i.	Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required.
ii.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct

	Standard
	daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.
iii.	Any required building setback under a. shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.
iv.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

b. Any application arising from this rule shall not be limited or publicly notified.

15.1011.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii, and iii and iv below.	A. The maximum height shall be 90 metres. The maximum height of the building base shall be 28 metres. in accordance with the Central City Maximum Building Height planning map
ii.	All buildings in the heritage setting of New Regent Street as identified in Appendix 9.3.7.2.	The minimum and maximum height shall be 8 metres.
iii.	All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.	The maximum height shall be 16 metres.
iv.	All buildings within the Cathedral Square Height Precinct	A. The maximum height shall be 45 metres; B. The maximum height of the building base shall be 28 metres.
v.	All buildings within the Victoria Street Height Precinct	A. The maximum height shall be 45 metres; B. The maximum height of the building base shall be 28 metres.
vi.	All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas: B. Land on the east side of Montreal Street between Worcester Boulevard and Hereford Street C. 145 Gloucester Street and 156 Armagh Street to the west of New Regent Street	The maximum height shall be 28 metres.

Applicable to	Standard
<p>D. all sites in the block bounded by Armagh Street, Manchester Street, Gloucester Street and New Regent Street (but excluding New Regent Street)</p> <p>E. sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street, and</p> <p>F. sites with road boundaries on the south side of Gloucester Street at 158, 160, and 162 Gloucester Street, 113C Worcester Street, and the units at 166 Gloucester Street</p>	
<p>iv. <u>All buildings at 25 Peterborough Street</u></p>	<p><u>The maximum height shall be 32 metres.</u></p>
<p>b. <u>Rule 15.11.2.11.a.i This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.</u></p>	

15.1011.2.12 Maximum road wall height

- a. The maximum height of the road wall of any building shall be:
 - i. 21 metres ~~in the area subject to a 28 metre height limit on the 'Central City Maximum Building Height planning map'~~ unless specified below.
 - ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street;

~~For sites located at Victoria Street or Cathedral Square, a maximum road wall height of 28m;~~

 - iii. ~~For sites located on a street intersection, a maximum height of 28m for a maximum distance of this rule shall not apply within 30m from the street corner.~~
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.

15.1011.2.13 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

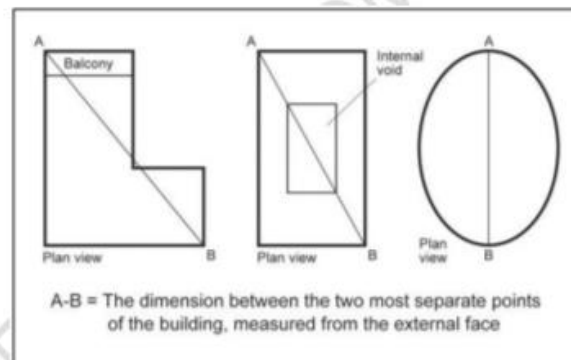
- b.c. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).

15.11.2.14 Building tower internal boundary setbacks

- a. All parts of a building above 45m the building tower shall be set back at least 6m from the street boundary, and from side and rear boundaries by a at least 6m or the any distance equal to 10% of the total height of the building, whichever is the lesser.
- c. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.

15.11.2.15 Maximum building tower dimension and building tower coverage

- a. The maximum plan horizontal dimension of any part of the building tower above 45m in height shall be 40m.
- d. (The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building – see diagram below)
- e. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P187.



15.11.2.16 Maximum gross floor area

- a. Each floor located above 28m in height shall not exceed a gross floor area of 1,200m².

~~15.11.2.16—Minimum building tower separation~~

- ~~a. All parts of the building tower shall be separated from any other building tower by at least 12 metres. This rule applies to buildings on the same site, and to separate parts of the same building that may project above 28m in height.~~
- ~~b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.~~

~~15.11.2.17—Wind~~

- ~~a. New buildings, structures or additions above 30 metres in height shall not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:
 - ~~i. 4 m/s at the boundary of the site street frontage for the width of the footpath;~~
 - ~~ii. 6 m/s within any carriageway adjacent to the site;~~
 - ~~iii. 4 m/s at the following listed public open spaces:
 - ~~A. The Avon River Precinct Zone;~~
 - ~~B. Cathedral Square;~~
 - ~~C. Victoria Square;~~
 - ~~D. Any public open space zoned Open Space Community Park Zone;~~
 - ~~E. The Margaret Mahy Family Playground.~~~~~~
- ~~b. New buildings, structures or additions greater than 30 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.~~

~~This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.~~

15.12 — Rules — Commercial Central City (South Frame) Mixed Use Zone

[This section has been moved to 15.13]

15.112 Rules — Commercial Central City Mixed Use Zone

15.112.1 Activity status tables — Commercial Central City Mixed Use Zone

15.112.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Commercial Central City Mixed Use Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.112.2. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited, as specified in Rules 15.112.1.2, 15.112.1.3, 15.112.1.4, 15.112.1.5 and 15.112.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	<ul style="list-style-type: none"> a. Retail activities within the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following: <ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products; ii. second-hand goods outlet; iii. food and beverage outlet; iv. general convenience stores where grocery items are offered for sale; and v. any other retail activity provided that the minimum GLFA for any individual retail activity tenancy is 450m². b. Retail activity outside the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map) shall only consist of one or more of the following except where specified in c. below:

	Activity	Activity specific standards
		<p>Activity specific standards</p> <ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m² retail floor space, whichever is the lesser; ii. second-hand goods outlet; iii. food and beverage outlet; iv. small scale general convenience store where grocery items are offered for sale with a maximum GLFA of 250m²; and v. one supermarket with a maximum GLFA of 2500m² located within the Commercial Central City Mixed Use Zone block bounded by Manchester, Salisbury and Madras Streets. <p>c. Retail activity fronting Colombo Street between Kilmore Street and Peterborough Street shall be limited to</p> <ul style="list-style-type: none"> i. a maximum tenancy size of 150m²; ii. the ground floor of any building; and iii. have a frontage adjoining Colombo Street.
P2	Yard-based suppliers	Nil
P3	Trade suppliers	
P4	Service stations	
P5	Commercial services	a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or:
P6	Office	<p>b. Where non-ancillary offices or commercial services are proposed on a site:</p> <ul style="list-style-type: none"> i. individual tenancies shall not exceed 450m² GLFA; and ii. the total area used for office activities and/or commercial services shall not exceed 450m² GLFA per site, or 450m² GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of GLFA of the overall development.
P7	Entertainment activity	Nil
P8	Recreation facility	

	Activity	Activity specific standards
P9	Gymnasium	
P10	Community facility	
P11	Education activity	
P12	Day Care facility	
P13	Preschool	
P14	Health care facility	
P15	Spiritual activity	
P16	Residential activity	<p>a. Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service area-outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. iii. the outdoor service space shall not be located between the front façade of the building and the street boundary or other publicly accessible space. <p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garages, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit without a habitable space on the ground floor shall have 20m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 810m² of the area, with each dimension being a minimum of 1.58m, shall be provided as a private balcony, located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 20m² not provided by private balconies can shall be provided in as a communal area outdoor living space, with each dimension being a minimum of 4.6

	Activity	Activity specific standards
		<p>metres that is available for the use of all site residents.</p> <p>iii. <u>the area of the communal outdoor living space shall be in addition to the 10% requirement for landscaping on the site (refer to Rule 15.12.2.1).</u></p> <p>Note: <u>Balconies</u> can be recessed, cantilevered or semi recessed.</p> <p>d. Each residential unit with a habitable space on the ground floor shall have 20m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit, <u>with a minimum dimension of 4 metres. The ground floor outdoor living space shall not be located between the front façade of the building and the street boundary.</u></p> <p>e. Any outdoor service space or outdoor living space shall not be used for parking area or access.</p> <p>f. <u>Any residential unit facing the street or other public space must have a minimum of 20% of the street and public space-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>g. <u>Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u></p> <p>i. <u>a minimum dimension of 4 metres in depth and 4 metres in width, for a living area.</u></p> <p>ii. <u>a minimum dimension of 3 metres in depth and 3 metres in width, for a bedroom.</u></p> <p>h. <u>The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u></p> <p>i. <u>Where residential activity is located on the ground floor at the boundary with a street or public space, the building shall be set back a minimum of 3 metres from that boundary.</u></p> <p>j. <u>Where more than 50% of the GFA of the site is used for a residential activity,</u></p> <p><u>a. the site coverage shall not exceed 50% except where (b) applies;</u></p> <p><u>b. Where no car parking is provided on site, the site coverage shall not exceed 55%.</u></p>
P17	Visitor accommodation	Nil
P18	Industrial activity	

	Activity	Activity specific standards
P19	Motor servicing facility	
P20	Drive-through service	
P21	Retirement village	
P22	Commercial film or video production	

15.112.1.2 Controlled activities

a. The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
C1	<ul style="list-style-type: none"> a. Any building on the site at 136 Barbadoes Street b. The built form standards in Rule 15.112.2 for the Commercial Central City Mixed Use Zone shall not apply. 	<ul style="list-style-type: none"> a. Buildings at 136 Barbadoes Street – Rule 15.143.54.2

15.112.1.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.143.2 and 15.143.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Residential activity that does not meet one or more of the activity specific listed in Rule 15.112.1.1 P16 unless otherwise specified. b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (g) and (h), which must not be publicly notified. 	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Residential activity in the Commercial-Central-City Business-City Centre Zone and Central City Mixed Use Zone – Rule 15.143.2.9. b. Glazing - 15.14.3.37 c. Outlook spaces - 15.14.2.38.

	Activity	The Council's discretion shall be limited to the following matters:
RD2	<p>a. Any activity listed in Rule 15.112.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.112.2, except 15.12.2.2(b), unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Commercial-Central City Mixed-Use Zone - Landscaping and trees – Rule 15.143.3.25</p> <p>b. Commercial Central-City Mixed-Use Zone – Maximum building height (below 32m) - Rule 15.13.3.26 - 15.14.3.1 a and b;</p> <p>c. Central City Centre - Flexibility in building design for future uses – Rule 15.143.3.27</p> <p>d. Fences and screening structures in the Commercial Central-City Business City Centre and Mixed Use Zones – Rule 15.143.3.21</p> <p>e. Screening of outdoor storage and service areas / spaces - Rule 15.143.3.22</p> <p>f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone – Rule 15.143.3.23</p> <p>g. Minimum separation from the boundary with a residential zone or from an internal boundary – Rule 15.143.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.143.3.8</p> <p>i. Building height in the Central City Mixed-Use Zone - 15.14.3.36</p> <p>j. City Centre and Central City Mixed Use Zones (South Frame) - Minimum number of floors - 15.14.3.18</p> <p>k. Gross floor area, Upper floor setbacks, tower dimension and site coverage in the central city - 15.14.3.35</p> <p>l. Glazing - 15.14.3.37</p>
RD3	<p>Retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Commercial-Central City Mixed-Use Zone - Landscaping and trees – Rule 15.143.3.25</p> <p>b. Commercial Central-City Mixed-Use Zone - Maximum Building height – (for Rule 15.12.2.2(a)) Rule 15.143.3.26 15.14.3.1(b)(vi) and (a)(xiv)</p> <p>c. Central City Centre - Flexibility in building design for future uses – Rule 15.143.3.27</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<p>d. Fences and screening structures in the Commercial Central City Business City Centre and Mixed Use Zones – Rule 15.143.3.21</p> <p>e. Screening of outdoor storage and service areas / spaces - Rule 15.143.3.22</p> <p>f. Sunlight and outlook at boundary with a residential zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.143.3.23</p> <p>g. Minimum setback from the boundary with a residential zone, or from an internal boundary – Rule 15.143.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.143.3.8</p> <p>i. Glazing - 15.14.3.37</p>
RD4	<p>a. The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that results in four or more residential units.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential Design Principles – 14.15.1</p> <p>b. Outdoor living space for residential activity of 4 units or more – 15.14.2.15.</p> <p>c. Glazing - 15.14.3.37</p>
RD5	<p>a. Any new building for an activity listed in Rule 15.12.1.1 P1 to P22, of 17 metres or more in height and/or any external alteration to an existing building that results in a building height of 17m or more.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the City Centre and Central City Mixed Use Zones – Rule 15.14.2.6</p> <p>a. Gross floor area, Upper floor setbacks, tower dimension and site coverage in the central city – Rule 15.14.3.35</p> <p>b. Building Height in the Central City Mixed Use Zones – Rule 15.14.3.36</p>

	Activity	The Council's discretion shall be limited to the following matters:
RD6	Any activity listed in Rule 15.12.1.4 that does not meet Rule 15.12.2.13	a. City Spine Transport Corridor – Rule 15.14.5.3

Advice Note: Rule 9.3.4.1.3 RD8 (Restricted Discretionary activities) applies to any new building (except buildings of less than 5 m in height) on a site in the Central City Mixed Use zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.

15.112.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Parking lot / parking building.
D2	Any building for any activity listed in Rule 15.12.1.1 P1 to P22 that does not meet Rule 15.12.2.2(b).
D32	Any activity not provided for as permitted, restricted discretionary or non-complying.

15.112.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet one or more of the activity specific standards specified in Rule 15.112.1.1 P1.
NC2	Any commercial service or office that does not meet one or more of the activity specific standards specified in Rule 15.112.1.1 P5 or P6.

15.112.1.6 Prohibited activities

There are no prohibited activities.

15.112.2 Built form standards — Commercial Central City Mixed Use Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may

be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.112.2.1 Streetscene, Landscaping and trees

- a. Landscaping and trees shall be provided as follows:

	Standard
i.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2.3 metres shall be provided along the full frontage of the site. This area shall be planted in a combination of shrubs, trees and grasses, except that a landscaping strip is not required for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets;
ii.	Landscaping required under clause (i) shall comprise a density of one tree for every 10 metres of boundary;
iii.	Trees A. shall be capable of reaching a minimum height at maturity of 8 metres; and B. shall not be less than 1.5 metres high at the time of planting, and C. shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and D. shall be provided with a minimum area for canopy growth of 4m x 4m dimension, extending above the area identified.
iv.	A minimum of 105% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscaping strip required under a.(i) above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
v.	Trees shall be planted with a minimum density of 1 tree for every 250m ² of site area and be trees which grow to a minimum of 8 metres in height;
vi.	Any building setback required under Rule 15.12.2.7 (a)(i) and (ii) shall contain landscaping for its full width and length (except for any pedestrian access) and this area planted in a combination of shrubs, trees and grasses at a density of one tree for every 10 metres of boundary length; and
v.vii.	All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Standard	
	All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

- b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.2 Maximum building height

- a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.
- b. The maximum height of any building base shall be 17 metres.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
 - i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above. This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
 - ii. a minimum depth of 10 metres for a ground floor that fronts the street.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.4 Fencing and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone shall be:
 - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential-Central-City High Density Residential Zone and Commercial Central City Mixed Use.
- c. Where a residential activity is proposed at ground floor level, any fence or screening structure provided shall meet the following standards:
 - i. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with a collector or local road, shall be 1.5 metres for up to 50% of the road boundary length (excluding access), and the balance shall be no greater than 1 metre in height, except as specified in (iii) below;

- ii. The maximum height of any fence or screening structure for all side and rear (internal) boundaries shall be 2 metres; and
- iii. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with an arterial road, shall be 1.8 metres for up to 50% of the arterial road boundary length (excluding access) and the balance shall be no greater than 1 metre in height.

e. d. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1112.2.5 Screening of outdoor storage, and-service areas / spaces and car parking

- a. Any outdoor storage, or service areas/spaces or car parking shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.1112.2.6 Sunlight and outlook at boundary with a residential zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Where a site shares an internal boundary with a residential zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3 4.0m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries as though the site were zoned the same residential zone; and
- b. Where a site adjoins a site in any Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. by recession planes as

indicated in Appendix 15.15.9 from points 4 metres above internal boundaries adjoining these zones.

c. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:

- i. northern boundary: 6 metres;
- ii. southern boundary: 8 metres; and
- iii. eastern and western boundaries: 7 metres

Where the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

d. The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

e. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. There is no recession plane requirement for sites located in the Commercial Central City Mixed-Use Zone that adjoin sites also zoned Commercial Central City Mixed-Use.

15.112.2.7 Minimum setback from the boundary with a residential zone or from an internal boundary

a. The minimum separation from the boundary with a residential zone, or in the case of residential activities from an internal boundary, shall be as follows:

Standard	
i.	Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required;
ii.	<p>For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary;</p> <p>For residential activities, for buildings up to 17 metres in height, the minimum building setback from an internal boundary shall be 4 metres in depth, except that:</p> <p>A. there is no internal boundary setback requirement for buildings within the first 21 metres or 60% of the site depth (whichever is the lesser), measured from the road boundary.</p>

Standard	
iii.	Any required building setback under (a)(i) shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting; and For residential activities where buildings are above 17 metres in height, the minimum building setback from an internal boundary is 6 metres.
iv.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

Advice note: Building setbacks that are required by clause a) i) above need to be landscaped in accordance with Rule 15.12.2.1 iv).

15.12.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- b.c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).

15.12.2.9 Minimum number of floors

- a. The minimum number of floors for any building above ground level shall be two.

15.12.2.10 Building setbacks

- a. The minimum building setback from a road boundary where residential activity is located on the ground floor facing the street shall be 3 metres.
- b. The minimum building setback of any building tower from the internal boundary shall be 6 metres; and Buildings shall not project beyond a 45 degree recession plane measured from the maximum building base height of 17m and angling into the site.
- c. Any part of the building tower above 17 metres in height shall be set back 2 m from the front façade of the building base.

15.12.2.11 Building tower coverage

- a. The maximum building tower coverage shall not exceed 50% of the net site area, except for residential or visitor accommodation towers which shall have a 40-metre diagonal dimension.

15.12.2.12 Glazing

- a. All building facades that face a street or public space shall have a minimum of 20% of each floor provided with clear glazing.

15.12.2.13 Minimum road boundary setback – Qualifying Matter City Spine Transport Corridor

- a. For all properties fronting the City Spine Transport Corridor:
- i. Where the road is 24m or less in width, a minimum building setback from road boundary of 1.5m is required; and
 - ii. Any fencing provided along the road boundary shall not exceed 1m in height maximum
 - iii. Any outdoor living space must not be located within 1.5m of the road boundary.

15.13 — Rules — Matters of control and discretion

[This section has been moved to 15.14]

15.1213 Rules — Commercial Central City (South Frame) Mixed Use Zone (South Frame)

15.1213.1 Activity status tables – Commercial Central City (South Frame) Mixed Use Zone (South Frame)

15.1213.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Commercial Central City (South Frame) Mixed Use Zone (South Frame)** if they meet the activity specific standards set out in this table and the built Form standards in **15.1213.2**. Note that the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying and prohibited as specified in **Rules 15.1213.1.2, 15.1213.1.3, 15.1213.1.4, 15.1213.1.5 and 15.1213.1.6**.
- c. The activities listed below include any associated **landscaping, access, parking areas, loading, waste management areas** and other hardstanding areas.

Activity	Activity specific standards
<p>P1 Retail activity</p>	<p>a. Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser; ii. food and beverage outlets; iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m²; and iv. retailing that is ancillary to the dispensing of medicine on Part Lot 1 Deposited Plan 11323. <p>b. For sites with frontage to Colombo Street and High Street:</p> <ul style="list-style-type: none"> i. the maximum GLFA for each retail activity tenancy shall be 150m²; and ii. retail activities fronting Colombo Street and High Street shall only occupy the ground floor of any building. <p>c. Retail activity, within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser; ii. food and beverage outlets; and iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m².
<p>P2 Commercial services</p>	<p>a. Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and
<p>P3 Office</p>	<ul style="list-style-type: none"> ii. The total area used for office activities and/or commercial services shall not exceed 450500m² of GLFA per site, or 450500m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed

Activity	Activity specific standards	
	<p>50% of the GLFA of the overall development.</p> <p>b. Within the Innovation Precinct:</p> <p>i. Any single commercial service or office tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of GLFA.</p> <p>ii. For the purposes of clause b(i). of this rule, GFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal:</p> <p>A. reception areas;</p> <p>B. meeting rooms;</p> <p>C. kitchens and staff lunch rooms;</p> <p>D. copy and file rooms;</p> <p>E. computer server rooms; and</p> <p>F. workshops and testing facilities</p> <p>where the use of such rooms is shared between more than one tenancy.</p>	
P4	Entertainment activity	Nil
P5	Recreation activity	
P6	Gymnasium	
P7	Community facility	
P8	Education activity	
P9	Day Care facility	
P10	Preschool	
P11	Health facility	
P12	Spiritual activity	
P13	Residential activity	<p>a. Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins. The required outdoor or indoor service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.</p> <p>Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of</p>

Activity	Activity specific standards
	<p>5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service area; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. iii. the outdoor service space shall not be located between the front façade of the building and the street boundary or other public space. <p>b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garages and balconies) for any residential unit shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit with a habitable space on the ground floor shall have 1020m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit with a minimum dimension of 4 metres. The ground floor outdoor living space shall not be located between the front façade of the building and the street boundary.</p> <p>d. Each residential unit without a habitable space on the ground floor shall have 120m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 58m² of the area, with each dimension being a minimum of 1.58m metres, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 120m² that is not provided by private balconies can shall be provided in a communal area, with each dimension being a minimum of 4.6 metres that is available for the use of all site residents. iii. the area of the communal outdoor living space shall be in addition to the 10% requirement for landscaping on the site (refer to Rule 15.13.2.4(h)). <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p>

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Activity	Activity specific standards
	<p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>f.—There shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.</p> <p>Where residential activity is located on the ground floor at the boundary with a street or public space, the building shall be set back a minimum of 3 metres from that boundary.</p> <p>g. For residential activities the minimum building setback from an internal boundary shall be 4 metres in depth up to a building height of 17m, and 6 metres in depth thereafter, with the following exception:</p> <p>i. This standard does not apply to any part of the building along the first 20 metres of a side boundary from the road boundary, or 60% of the site depth, whichever is the lesser, to a maximum height of 17 metres measured from ground level.</p> <p>h. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</p> <p>i. a minimum dimension 4 metres in depth and 4 metres in width, for a living area; and</p> <p>ii. a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</p> <p>iii. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</p> <p>i. Any residential unit facing the street or other public space must have a minimum of 20% of the street and public space-facing façade in glazing. This can be in the form of windows or doors.</p> <p>j. Where more than 50% of the GFA of the site is used for residential activity, the site coverage shall not exceed 50%.</p>
<p>P14 Visitor accommodation</p>	<p>Nil</p>
<p>P15 Tertiary education and research facilities</p>	
<p>P16 Small buildings for an activity listed in Rule</p>	<p>a. All small buildings shall be built up to the road boundary for the full width of the site;</p> <p>b. The maximum height shall be 21 metres;</p> <p>c. There shall be no vehicle access to the site;</p> <p>d. There shall be no onsite vehicle parking;</p>

Activity	Activity specific standards
15.13.1.1 P1 to P15	e. Where residential activities are included, a separate residential access to the building must be provided from the street or public laneway; and f. Glazing of the street fronting façade shall be provided as follows: i. ground floor between 0.5m and 3m in height – 75% minimum; ii. first floor level and above – 30% minimum per floor.

15.1213.1.2 Controlled activities

a. The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
<p>C1</p> <p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.1213.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. 17 metres or less in height; and iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.143.2.11 Urban design in the Commercial-Central City (South Frame) Mixed Use Zone (South Frame). <p>b. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.134.2.11 have been met.</p> <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. That the new building or addition to a building is built in accordance with the urban design certification.</p>

b. Rule 15.13.1.2 C1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

15.1213.1.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.134.2 and 15.134.3, as set out in the following table.

Activity	Matters of Discretion
<p>RD1</p> <p>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.134.1.1 P1 to P15, which is:</p> <p>i. visible from a publicly owned and accessible space; and</p> <p>ii. is not a controlled activity under Rule 15.123.1.2 C1.</p> <p>b. This rule does not apply to activities requiring consent under Rule 15.13.1.3 RD7.</p> <p>b. c. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Central City (South-Frame) Mixed Use Zone (South Frame) – Rule 15.134.2.11</p>
<p>RD2</p> <p>a. Any retail activity that does not meet activity specific standard c. in Rule 15.123.1.1 P1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.134.2.12</p>
<p>RD3</p> <p>a. Any commercial services or offices that does not meet activity specific standard b.i. in Rule 15.123.1.1 P2 or P3.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Offices and commercial services in the Innovation Precinct – Rule 15.134.2.13</p>
<p>RD4</p> <p>a. Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.123.1.1 P13 other than for any breach of standard (h), which must not be publicly notified.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activities in the Commercial Central City (South-Frame) Mixed Use Zone (South Frame) – Rule 15.143.2.10</p> <p>b. Glazing - 15.14.3.37</p> <p>c. Outlook spaces - 15.14.2.38.</p>

Activity	Matters of Discretion
<p>RD5</p> <p>a. Any activity listed in Rule 15.123.1.1 P1 to P156 and Rule 15.143.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.123.2, except 15.13.2.1(a)(i)(b), unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.123.2.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Building height in the Commercial-Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.28</p> <p>b. Central-City-Centre– Flexibility in building design for future uses – Rule 15.143.3.27</p> <p>c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.29</p> <p>d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.30</p> <p>e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.31</p> <p>f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.3.32</p> <p>g. Commercial-Central-City-Business City Centre and Central City Zone and (South Frame) Mixed Use Zones (South Frame) - Verandas – Rule 15.143.3.16</p> <p>h. Commercial-Central-City-Business City Centre and Central City Zone and (South Frame) Mixed Use Zones (South Frame) - Minimum number of floors Rule 15.143.3.18</p> <p>i. Water supply and access for fire fighting – Rule 15.143.3.8</p> <p>j. Maximum building height (below 32m) – Rule 15.14.3.1(a) and (b)</p> <p>k. Minimum number of floors – Rule 15.14.3.18</p> <p>l. Gross floor area, Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</p> <p>m. Glazing – Rule 15.14.3.37</p>
<p>RD6</p> <p>Retirement village</p>	<p>a. Retirement villages – Rule 15.143.2.14</p> <p>b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone (South Frame) – Rule 15.143.2.11</p>

Activity		Matters of Discretion
RD7	<p>a. Any activity listed in Rule 15.13.1.1 P16 that does not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City Centre Zone urban design – Rule 15.14.2.6</p> <p>a. Urban Design in the Central City Mixed Use Zone (South Frame) – Rule 15.14.2.11</p> <p>b. Building Height in the Central City Mixed Use Zones – Rule 15.14.3.36</p>

- c. Rule RD1 and RD7 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades works.

15.1213.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Permanent car parking buildings or lots upon which car parking is the primary activity.
D2	Any building for any activity listed in Rule 15.13.1.1 P1 to P15 that does not meet 15.13.2.1(a)(i)(b).
D23	Any other activity that is not listed as permitted, restricted discretionary or non-complying.

- b. Any application arising from activity Rule 15.13.1.4 D1 within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be limited or publicly notified.

15.1213.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any retail activity that does not meet one or more of activity specific standards a. or b. in Rule 15.132.1.1. P1
NC2	Any commercial services or offices that do not meet one or more of activity specific standards a. or b. in Rule 15.132.1.1 P2 and P3.
NC3	Motor servicing facility
NC4	Industrial activity
NC5	Service stations
NC6	Trade suppliers
NC7	Wholesalers and wholesaling
NC8	Yard-based suppliers

15.1213.1.6 Prohibited activities

There are no prohibited activities.

15.1213.2 Built form standards — Commercial Central City (South Frame) Mixed Use Zone (South Frame)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.1213.2.1 Building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings	<ul style="list-style-type: none"> a. The maximum height of all buildings shall be 21.32m unless identified otherwise on the in-accordance-with Central City Maximum Building Height planning map, and b. The maximum height of the building base shall be 17 metres;
ii.	All sites where the maximum permitted height is more than 21 metres	The maximum road wall height shall be 21 metres, except that for Part Lot 1 Deposited Plan 11323, the 21 metres road wall height shall only apply to the Tuam Street road boundary;
iii.	All buildings	No building shall project beyond a recession plane of 45 degrees applying from the maximum road wall height and angling into the site.

b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

15.1213.2.2 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
 - i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3.0 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.
 - ii. a minimum depth of 10 metres for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.
- b. Rule (a)(i) shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.1213.2.3 Sunlight and outlook

- a. Where a site adjoins the northern boundary of the South Frame Pedestrian Precinct or the northern boundary of an Open Space Community Parks Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33 degrees applying from a height of 8 metres above that boundary and angling into the site, except that there shall be no recession plane requirement for the boundary of sites opposite Hagley Park.
- b. The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
- c. **This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.**

Advice note:

- 1. There is no recession plane requirement for the internal boundaries of sites located in the Commercial Central City (South Frame)-Mixed Use Zone (South Frame) where the adjoining site is also Commercial Central City (South Frame)-Mixed Use Zone (South Frame).

15.1213.2.4 Street scene, landscaping and open space

Standard	
a.	On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;
b.	With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4 metres, except: <ul style="list-style-type: none"> i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor road, the garage shall be setback a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be setback a minimum of 5.5 metres;

	Standard
	<p>ii. Where a garage has a vehicle door facing a shared access way, the garage door shall be setback a minimum of 7 metres, measured from the garage floor to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be setback a minimum of 8 metres.</p>
c.	<p>Where buildings do not extend to the road boundary of a site, a minimum 2.3 metre wide landscaping strip shall be provided along the full frontage of the site that is not built up to. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscaping strip is not required;</p>
d.	<p>Where landscaping is required in accordance with c. above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of that frontage. Trees shall be capable of reaching a minimum height at maturity maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting; and shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension, extending above the area identified.</p>
e.	<p>On sites adjoining a new road boundary, Open Space Community Parks Zone, the South Frame Pedestrian Precinct or any road formed within the South Frame Pedestrian Precinct, where buildings do not extend to the boundary of these Zones, a landscaping strip with a minimum width of 2.3 metres shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscaped area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;</p>
f.	<p>Where landscaping is required in accordance with e. above, sites shall be planted with a minimum of one tree for the first 5 metres, plus one tree for every additional 5 metres, of that frontage. Trees shall be capable of reaching a minimum height at maturity maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting; and shall be provided with a minimum area for root growth of 1.5m depth x 1.5m width x 1.5m width, and canopy growth of 4 x 4m dimension extending above the area identified;</p>
g.	<p>In addition to b. – f. above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;</p>
h.	<p>In addition to any landscaping provided under c., a minimum of 10% of the total site area shall be set aside as one or more landscaped area or open space area, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct or sites within Part Lot 1 Deposited Plan 11323, or sites built to the full extent of boundaries of the site; and</p>
i.	<p>In addition to c., on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped area or open space area, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.</p>

15.1213.2.5 Outdoor storage, fencing and screening structures

Standard	
a.	Fences and other screening structures located within 4.5 metres of a road boundary, the South Frame Pedestrian Precinct or an Open Space Community Park Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2 metres; and
b.	Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2 metres high.
c.	<p>Where a residential activity is proposed at ground floor level, any fence or screening structure provided shall meet the following standards:</p> <ul style="list-style-type: none"> i. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with a collector or local road, shall be 1.5 metres for up to 50% of the road boundary length (excluding access), and the balance shall be no greater than 1 metre in height, except as specified in (ii) below; ii. The maximum height of any fence or screening structure for all side and rear (internal) boundaries shall be 2 metres; iii. The maximum height of any fence or screening structure within the road boundary setback for sites with a road boundary with an arterial road, shall be 1.8 metres for up to 50% of the arterial road boundary length (excluding access) and the balance shall be no greater than 1 metre in height.

Advice note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.1213.2.6 Active frontages on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the 'Central City Active Frontages and Verandas and Building Setback planning map', the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10 metres of the boundary of a road (excluding access ways and service lanes) shall be limited to retail activity, commercial services, gymnasium, entertainment activity, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

15.1213.2.7 Verandas on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the Central City Active Frontages and Verandas and Building Setback planning map, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

15.1213.2.8 Minimum number of floors on Colombo Street and High Street

- a. The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two.

15.1213.2.9 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- ~~b.c.~~ Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).

15.13.2.10 Building tower setbacks

- a. The minimum setback of any part of a building tower from an internal boundary, shall be 4 metres.
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

15.13.2.11 Building tower site coverage

- a. The maximum building tower coverage above 17 metres in height shall be 50% of the net site area.
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

15.13.2.12 Glazing

- a. All building facades that face a street or publicly accessible space shall have a minimum of 20% of each floor provided with clear glazing.
- b. This rule does not apply to new buildings and alterations permitted by Rule 15.13.1.1 P16.

~~15.14~~ Rules – Other methods

~~[This section has been moved to 15.16]~~

15.1314 Rules - Matters of control and discretion

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the relevant rule, and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below. For the Commercial Banks Peninsula Zone, where specified, the Council shall also have regard to Design Guidelines for Lyttelton ([Appendix 15.15.6](#)) and Akaroa ([Appendix 15.15.7](#)).

15.1314.1 Urban design

- a. The extent to which the development:
 - i. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets;
 - ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;
 - iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
 - iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;
 - v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
 - vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
 - vii. Provides safe, legible, and efficient access for all transport users;
 - viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.
 - ix. Where within a Site of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#), the matters set out in [Rule 9.5.5](#) as relevant to the site classification:
 - A. [Rule 9.5.5.1](#) – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - B. [Rule 9.5.5.2](#) – Ngā Tūranga Tūpuna; and

- C. [Rule 9.5.5.3](#) – Ngā Wai.

15.1314.2 Matters of discretion for activity specific standards

15.1314.2.1 Maximum tenancy size

- a. The extent to which the scale of the activity:
 - i. affects recovery of the [Central City-City Centre](#) and its function as the principal Centre;
 - ii. supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to [15.2.2.1 Policy](#) – Role of centres);

15.1314.2.2 Activity at ground floor level

- a. The operational and functional requirements of the activity and the existing nature of activities and built form on and around the [site](#).
- b. The extent to which residential activity addresses the Residential Design Principles set out in 14.15.1.
- c. Any potential for [residential activity](#) to restrict the ability of existing [commercial activities](#) to operate without undue constraint (reverse sensitivity effects).
- d. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e. In Banks Peninsula, the positive contribution to the areas' special historic character.
- f. The extent to which the activity satisfies one of the criteria in Policy 15.2.2.7(a)(i)-(iv), and the criterion in Policy 15.2.2.7(b).

15.1314.2.3 Residential activity

- a. In relation to minimum unit size, whether:
 - i. The floorspace available and the internal layout represents a viable [residential unit](#) that would support the amenity of current and future occupants;
 - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. The balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
 - iv. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b. In relation to the amount of storage and waste management spaces, whether:

- i. The amount of space to store rubbish and recycling, whether communal, outdoors or indoors is adequate;
 - ii. The volume of space provided for personal storage is adequate.
 - iii. **The provision of space for bicycle storage, servicing, washing lines and heat-pump units is adequate.**
- c. In relation to the configuration of storage and waste management space, whether:
- i. The location of rubbish and recycling space for residents is convenient;
 - ii. The lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene;
 - iii. The size and flexibility of the residential unit layout provides other indoor storage options where an indoor storage space is not provided for each unit;
 - iv. The alternative storage areas provided on the site are adequate, accessible and convenient, where indoor storage space is not provided for each residential unit.
- d. In relation to the amount of outdoor living space, whether:
- i. There is any alternative provision of publicly available space on, or in close proximity to the site to meet the needs of occupants now and in the future;
 - ii. The reduction in outdoor living space is proportional to the size of the residential unit and the demands of the likely number of occupants now and in the future;
 - iii. The reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- e. In relation to the location and configuration of outdoor living space:
- i. Whether the allocation between private and communal outdoor living spaces within the site is adequate and appropriately located and sized to meet the current and future needs of occupants of the site;
 - ii. Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of occupants and provide a high level of residential amenity;
 - iii. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation or the opportunity to establish large-scale trees and/or spaciousness of the area.
- f. For sensitive activities in Lyttelton:
- i. The potential for reverse sensitivity effects on port activities located at Lyttelton Port;
 - ii. Whether any methods to reduce the potential for reverse sensitivity effects on the port operator, other than acoustic insulation, have been incorporated into the design of the proposal;
 - iii. Whether any resultant outdoor living could create an increased potential for a complaint against port noise thus causing a potential reverse sensitivity effect on port activities.

- g. In relation to residential activity in the first 10 metres depth of ground floor that fronts the street in the Central City:
 - i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any residential activity upon the street façade of a building and street scene.

15.1314.2.4 Centre vitality and amenity

- a. The extent to which the scale, character, form and location of the activity:
 - i. Contributes to the vitality of the centre, particularly along key pedestrian frontages;
 - ii. Supports the intended role of the centre the development is proposed in, while not eroding the role of the Central-City City Centre and District-Town Centres in the centres hierarchy (Refer to 15.2.2.1 Policy – Role of centres);
 - iii. Impacts upon the diversity of activities within the centre;
 - iv. Promotes the efficient use of land within the centre to achieve a compact urban form;
 - v. Reflects the functional requirements of the activity.

15.1314.2.5 Ancillary office and retail activity

- a. The extent to which the activity and its scale is consistent with the function of the zone.
- b. The effect of the development on the capacity to accommodate future demand for large format retail activities in the Commercial-Retail Park-Zone-Large Format Centre Zone.
- c. The extent to which the activity is ancillary to the primary use of a site.
- d. The extent to which the site that the activity is proposed on relates to another site that the activity is ancillary to.
- e. The extent to which the activity contributes to the agglomeration of other non-industrial activities that may discourage or displace large format retail activities in the Commercial-Retail Park-Zone-Large Format Centre Zone.
- f. The extent to which further retail activity and offices support the function of the Central-City, City Centre, District-Town Centres and Neighbourhood Local Centres as the focus for these uses and the community.
- g. The visual effect of the extent of areas of glazing facing the street particularly at ground level.

15.1314.2.6 Commercial-Central-City-Business City Centre and Central City Mixed Use Zones urban design

- a. The extent to which the building or use:

- i. recognises and reinforces the context of a **site**, having regard to the identified urban form for the **Commercial Central City Business City Centre** Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and **public open spaces**;
- ii. in having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to **landscaping**, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context-;
- iii. in respect of that part of the **building** or use visible from a publicly owned and **accessible** space, promotes active engagement with the street, community safety, **human scale** and visual interest, **including consideration of the visual impact of car parking and blank facades**;
- iv. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
- v. is designed to emphasise the street corner (if on a **corner site**);
- vi. is designed to incorporate **Crime Prevention Through Environmental Design** (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and **boundary** demarcation; and
- vii. incorporates **landscaping** or other means to provide for increased amenity, shade and weather protection.
- viii. **is built to and along the full length of the street(s) and public space boundaries in a manner that the design of the building:**
 - a. **provides for visual and physical integration, connection and relationship of the building with other buildings on the site, along the street frontage and in the vicinity;**
 - b. **provides visual interest to reflect the context and character of the site and surrounds;**
 - c. **incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;**
 - d. **provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and the street; and**
 - e. **provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity.**
- ix. **maximises the development capacity of the site along the street frontage(s), for those parts of a building below 45m in height.**
- ix. ~~For buildings or parts of buildings over 30m in height, considers the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in public spaces including Cathedral Square, Victoria Square,~~

~~the Ōtākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.~~

- x. For buildings or parts of buildings over 28m in height as the context requires, and particularly for buildings above 45m, the proposal will need to demonstrate (in addition to the above matters):
- a. How the top of the building contributes positively to the enhancement of the skyline, including the use of recessed and well-screened accommodation of rooftop plant, and service apparatus and telecommunication masts. Note that large blank walls / facades should be avoided in the tower elements of the building.
 - b. A clear and coherent design for design approach to the proposed building that avoids dominant built form, including a coherent relationship between the building base and building tower elements to ensure graceful design solutions and avoiding overly bulky and dominant building forms. The proposed building shall demonstrate how the height and massing is visually mitigated through the overall design of the building. Massing is the combined effect of the height, bulk and silhouette of a building. In general, bulky, dominant massing of new tall buildings should be avoided. The building form/massing should be influenced by the site's location, the use of the building and its status, and its contribution within the wider urban context, for example as a landmark focus or as a response to other established taller buildings, and provides visual interest when viewed from short, medium and long ranges, particularly from public open spaces and other areas where there are high levels of pedestrian activity.
 - b. An elegant design approach for the top of the building including the accommodation of rooftop plant and service apparatus and telecommunication masts that contributes positively to the enhancement of the city skyline, particularly from strategic viewpoints and areas where there are high levels of pedestrian activity.
 - c. The relationship between the building base and tower elements and the use of the building.
 - d. How the building avoids- manages the individual or cumulative effects of shading, visual bulk and dominance, glare and reflections and reflected heat from glass on sites in for sensitive sites including adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square, Latimer Square and Cathedral Square.
 - e. For buildings located to the east of New Regent Street and to the east of the Arts Centre heritage items and settings in Appendix 9.3.7.2, how the building manages the individual or cumulative effects of shading and visual dominance on those heritage items and settings.
 - f. High architectural quality through the composition of design elements, articulation and modulation of the building facades, colours & materials, glazing and other

architectural detailing. Note that large blank walls / facades should be avoided in the tower element of the building. External materials will need to be durable, require low maintenance and perform well from an environmental sustainability perspective.

- e. f. An integrated and coherent A clear design approach strategy for the building's signage, lighting and night-time appearance, noting that including lighting, is a key design consideration and can greatly impact on the building's appearance on long and near views. results in a high quality outcome without a proliferation of signs and large scale advertising. Also note that large scale advertisements at high levels are not supported.
- f. g. The mitigation of the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in other public open spaces including Cathedral Square, Victoria Square, the Otākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.

Note: The Council intends to publish a design guide for large scale central city buildings which will elaborate on the above specified matters.

Advice Note:

- For the purpose of this assessment under ~~viii~~ x), safety and comfort will be demonstrated where the building does not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:
 - i. 4 m/s at the boundary of the site street frontage for the width of the footpath;
 - ii. 6 m/s within any carriageway adjacent to the site;
 - iii. 4 m/s at the following listed public open spaces:
 - A. The Avon River Precinct Zone;
 - B. Cathedral Square;
 - C. Victoria Square;
 - D. Any public open space zoned Open Space Community Park Zone;
 - E. The Margaret Mahy Family Playground.
- New buildings, structures or additions greater than 30 28 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.

15.1314.2.7 Commercial Central City Business Zone City Centre Zone - Retail Precinct

- a. The extent to which the proposal achieves the following matters:
 - i. the comprehensive development of a contiguous area of not less than 7,500m², except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to

which the proposal achieves the comprehensive development of the entire triangular block;

- ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible connectivity through blocks;
- iii. car parking, access and servicing arrangements integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;
- iv. publicly accessible open space provided within the area of the proposal;
- v. natural light and ventilation within internal spaces and to public open space; and
- vi. the interrelationship with any existing approved Development Plan for the same and/or adjoining land.

15.1314.2.8 ~~Commercial Central City Business City Centre~~ Zone - Activity at ground floor level

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers.
- b. The visual impact of any activity upon the street façade of a building and street scene.
- c. The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced.
- d. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space.
- e. Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.

15.1314.2.9 Residential activity in the ~~Commercial Central City Business City Centre~~ and Central City Mixed Use Zones

- a. In relation to minimum unit size, whether:
 - i. the floor space available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants and the surrounding neighbourhood;
 - ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and
 - iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;

- iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and
 - v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.
- b. In relation to **outdoor service space**, whether:
- i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and
 - ii. there are effects on amenity within the **site**, and of **adjoining sites** including public spaces.
- c. In relation to **outdoor living space**, **whether**:
- i. the extent to which the reduction in **outdoor living space** and/or its location will adversely affect the ability of the **site** to provide for the outdoor living needs of likely future residents of the **site**.
- d. In relation to **residential activity** in the first 10m depth of ground floor that fronts the street:
- i. the effect on the pattern of adjacent activities and the continuity of the shopping **frontage**;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any **residential activity** upon the street façade of a **building** and street scene.

15.1314.2.10 Residential activities in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

Outdoor service space

- a. The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the **building** occupiers;
- b. The extent to which passive surveillance of, and engagement with the street is adversely affected by the location of the **outdoor service space**; and
- c. The extent to which the **amenity values** of surrounding properties may be adversely affected by the location of the **outdoor service space**.

Minimum unit size

- a. The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- b. The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- c. The nature and duration of activities proposed on **site** which may warrant a reduced unit size to operate e.g. very short term duration; and

- d. Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

Outdoor living space

- a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

Separation from neighbours

- a. Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

15.1314.2.11 Urban Design in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

- a. If adjoining a road, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and accessible space, provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- b. The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- c. The extent to which the building or site use is designed to incorporate CPTED principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation; and
- d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north-south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop; and
- e. In having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

15.1314.2.12 Retail activities in the Innovation Precinct

- a. The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Commercial-Central-City-Business-City Centre Zone;
- b. Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building; and
- c. The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

15.1314.2.13 Offices and commercial services in the Innovation Precinct

- a. The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- b. The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- c. The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct; and
- d. The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

15.1314.2.14 Retirement villages

- a. The following matters shall apply to retirement villages. Where a Built form standard addresses the same matter (e.g. sunlight by recession plane controls) listed below there shall be no discretion to consider this matter where development complies with the relevant standard.
 - i. Whether the development, while bringing change to existing environments, is appropriate to its context taking into account:
 - A. engagement with, and contribution to adjacent streets and public open spaces, with regard to:
 - I. fencing and boundary treatments;
 - II. sightlines;
 - III. building orientation and setback;
 - IV. configuration of pedestrian entrances;
 - V. windows and internal living areas within buildings; and
 - VI. if on a corner site is designed to emphasise the corner;
 - B. integration of access, car parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - C. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity values of the area;
 - D. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
 - E. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
 - F. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living areas and outdoor storage space location and orientation, internal layouts, landscaping and use of screening; **and**

- G. creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

15.14.2.15 Outdoor living space for residential activity of 4 units or more

- a. Whether the quality, amenity and extent of internal space within the residential unit adequately compensates for any reduced dimension or area of outdoor living space.
- b. Whether the private outdoor living spaces connect directly to the living spaces within the residential units.
- c. The extent to which all communal outdoor living spaces provided:
 - i. have attractive, high quality pedestrian access from each residential unit or shared lobby, and is located in an accessible part of the site;
 - ii. are well overlooked by habitable space, with the exception of rooftop communal outdoor living space; and
 - iii. have dimensions that provide for functional use for a range of outdoor domestic activities, excluding access, any storage, service or parking area;
 - iv. have appropriate amenities such as seating, access to water and shelter; and
 - v. have good sunlight access and tree planting provided.

15.1314.3 Matters of discretion for built form standards

15.1314.3.1 Maximum building height

- a. The extent to which an increase in height of the building development:
 - i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;
 - ii. ~~May a~~ Allows better more efficient use of the sites with limited street frontage or small sites which are an irregular shape and the efficient use of land in the centre;
 - iii. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development;
 - iv. Improves the legibility of a centre within the wider context of the anticipated urban form for the city-wider area;
 - v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;

- vi. Reflects functional requirements of the activity;
 - vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;
 - viii. Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment. Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;
 - ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.
 - x. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and
 - xi. Would cause adverse effects on the function and recovery of the Central City City Centre or the role and function of District Town and Neighbourhood Local Centres as a result of enabling any additional gross leasable floor area;
 - xii. Is demonstrated to support the financial feasibility of the development;
 - xiii. Detracts from the anticipated urban form of the centre and city;
 - xiii. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls.
 - xiv. For buildings located to the east of New Regent Street and to the east of the Arts Centre heritage items and settings in Appendix 9.3.7.2, how the building manages the individual or cumulative effects of shading and visual dominance on those heritage items and settings.
- b. In addition to the above, in the City Centre Zone, and Central City Mixed Use Zones, the effects on/of:
- i. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall;
 - ii. The extent to which the building provides for visual interest and engagement with:
 - A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and
 - B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades.
 - iii. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form;
 - iv. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling;

- v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;
- vi. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and
- vii. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.

15.1314.3.2 Minimum building setback from road boundaries/ street scene

- a. The extent to which the setback of the building from the street and the design of the building facades:
 - i. Provides for continuity of facades along the street frontage;
 - ii. Provides visual interest appropriate to the context and character of the site and surrounds;
 - iii. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;
 - iv. Provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;
 - v. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity;
- b. The extent to which a setback of the building from the street results in the visual dominance of vehicles through the use of space for car parking, vehicle manoeuvring or loading.
- c. The extent to which functional requirements and/or the existing form, scale and design of buildings on the site necessitates a non-compliance.
- d. In the Central City:
 - i. The visual relationship of the building to adjoining buildings, and others in the vicinity;
 - ii. Any adverse effects on traffic movements, both vehicle and pedestrian; and
 - iii. The visual impact on the street scene and/or adjacent residential zones of any building without display windows.

15.1314.3.3 Minimum separation from the internal boundary with a residential or open space zone

- a. The extent to which building intrusion into the setback:

- i. Allows for better utilisation and outcomes for the **site**, for example, the protection of significant trees or significant environmental features on the **site**;
 - ii. Impacts on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected **(including bulk and dominance)**;
 - iii. Impacts on the privacy or solar access for an **adjoining site**;
 - iv. Is mitigated by the extent and quality of any **landscaping** proposed.
- b. In the **Central City**:
- i. The use of any intervening space between the residential property and **buildings** in the **Commercial Central City Business City Centre** Zone and its likely effects on properties in the residential zone;
 - ii. Any adverse effects on any public space or recreation areas;
 - iii. The visual impact of proposed **buildings** as seen from any residential property; and
 - iv. The relative size of the **building** which encroaches into the **setback** area required.

15.1314.3.4 Sunlight and outlook at boundary with a residential zone

- a. The extent to which **building** intrusion into a recession plane:
- i. Allows for better utilisation and outcomes for the **site**, for example, the protection of significant trees or significant environmental features on the **site**;
 - ii. Overshadows and impacts on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected, while having regard to the time of year that over shadowing is expected to occur;
 - iii. Impacts on the privacy of an **adjoining site**;
 - iv. Is mitigated by the extent and quality of any **landscaping** proposed; **and**
 - v. is necessary in order to avoid, remedy or mitigate adverse effects on the **building** resulting from a natural hazard including inundation or flooding;
- b. The extent to which shading by **buildings** impacts on the use and **amenity values** of London Street in Lyttelton or other public space.
- c. In the **Central City**,
- i. the visual impacts on **adjoining** residential zones.
 - ii. The extent of overshadowing and impact on the **outdoor living spaces** or main **living areas** of residential **buildings**;
 - iii. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed **building** or alteration to a **building**;
 - iv. The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

15.1314.3.5 **Screening of Outdoor storage areas, service areas / spaces and car parking**

- a. The extent to which:
 - i. the quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage, service areas/spaces and car parking as viewed from the street or an adjoining property;
 - ii. the materials or goods stored within the setback have an adverse visual effect.

15.1314.3.6 **Landscaping and trees**

- a. The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. continues to recognise Ngāi Tahu/mana whenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors;
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used;
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

15.1314.3.7 **Site coverage**

- a. The extent to which a greater site coverage:
 - i. provides adequate area for site access, manoeuvring, stormwater management and other activities;
 - ii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development;
 - iii. is mitigated through the provision of landscaping/screening;
 - iv. impacts on the ability to manage stormwater on the site where connection to a catchment based stormwater treatment system is not available.

15.1314.3.8 **Water supply for fire fighting**

- a. Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

15.1314.3.9 Access to the Commercial Office Zone (Wrights Road)

- a. Whether any conflict may be created by vehicles queuing across the **vehicle crossing**.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the **intersection**.
- c. The effect on safety for all **road** users of the proposed **road** access points to the Commercial Office Zone (Wrights Road).
- d. Whether the speed and volume of vehicles on the **road** will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **access**.
- f. The present traffic controls along the **road** corridor where vehicular **access** is proposed.
- g. Any cumulative effects when considered in the context of existing **access** points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn **signs**, or traffic calming measures.

15.1314.3.10 Minimum building setback from the railway corridor

- a. Whether the reduced **setback** from the rail corridor will enable **buildings** to be maintained without requiring **access** above, over, or on the rail corridor.

15.1314.3.11 Development plan for land between Huxley Street and King Street

- a. Whether there may be potential confusion between vehicles turning at the crossing or the **intersection**.
- b. The effect on safety for all **road** users of the proposed **road access** points.
- c. Whether the geometry of the **frontage road** and **intersections** will mitigate the adverse effects of the **access**.
- d. The present traffic controls along the **road** corridor where vehicular **access** is proposed.
- e. Any cumulative effects when considered in the context of existing **access** points serving other activities in the vicinity.
- f. The proposed traffic mitigation measures such as medians, no right turn or left turn **signs**, or traffic calming measures.
- g. Whether residential amenity is maintained on the **frontage** with King Street through the provision of **landscaping** and **setback** of **buildings**.
- h. The provision made for trees and planting to mitigate any effects.

15.1314.3.12 Drive-through services

- a. The extent to which the activity and development is consistent with the following criteria:
- i. Whether the development:
 - A. considers the local context to identify the grain, scale and character of the surrounding development and determined the appropriateness of either consistency or divergence from that character.
 - B. retains and incorporates on-site protected heritage assets and, where relevant, existing character buildings and structures, the landscape qualities of the site and surrounds, sites of cultural significance to Ngāi Tahu/ mana whenua, springs and waterways, and existing trees and mature vegetation.
 - ii. Whether the functional requirements of the activity necessitates a different design outcome while contributing to a high quality urban environment.
 - iii. Whether the development relates to the street, by:
 - A. Orientating the principal façade of the building and its main pedestrian access to the street;
 - B. Providing a high level of glazing across the principal facade and orientating active areas of buildings, towards the street and other publicly accessible spaces.
 - C. Providing the opportunity for open space to connect with the street.
 - D. Avoiding the visual dominance of car parking when viewed from the street by means including but not limited to car park position and orientation, and landscape design.
 - E. Orientating corner buildings to each street frontage and enabling additional building height to give prominence to the corner while having regard to the functional requirements of the activity, the street type, adjacent land uses and level of pedestrian activity.
 - iv. Whether the development ensures the safety, security and comfort of people using the site and centre by providing connectivity, where beneficial, for safe movement and passive surveillance.
 - v. Whether the development provides for safe, legible, efficient access for all transport users and site servicing, by:
 - A. Locating and designing the provision of storage, servicing and vehicle parking areas to minimise visual impacts on the street, public areas or neighbouring residential uses, having regard to the functional requirements of the activity, the street type, and adjacent development and land uses.
 - B. Providing for legible vehicle movement to the site and links to key connections external to the site.
 - C. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.

- D. Siting **buildings**, and locating pedestrian **access** points and through routes to integrate with pedestrian and cycling networks and desire lines, including **access** to and from public **transport infrastructure**.
- vi. The extent to which the character, form and location of the activity will contribute to the vitality of the centre where located within a **key pedestrian frontage**.
- vii. Where **adjoining** a residential zone, whether the scale, character and intensity of an activity is compatible with the **amenity values** of the centre and **adjoining** residential properties in terms of noise, traffic generation, odour, and lighting.

15.1314.3.13 Transport effects at Commercial-Retail-Park Large Format Retail Zone (Langdons Road)

- a. The extent to which the location of vehicular **access** points, the design of the transport network (including **road** alignment, **intersection** design and connections with the wider network) and the associated **vehicle movements** (including the type and volume of vehicles) may individually or cumulatively impact on the amenity of the **adjoining** residential area and the safety and efficiency of the transport network.

15.1314.3.14 Access off Otara Street at Commercial-Core Local Centre Zone (Fendalton)

- a. The extent to which the use of sympathetic design and **landscaping** treatment integrate the proposed **vehicle access** into the surrounding environment.
- b. The extent to which the location of the proposed vehicular **access** and the associated **vehicle movements** (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the immediately adjacent transport network.

15.1314.3.15 Commercial-Central-City-Business City Centre Zone - Building setback and continuity

- a. The extent to which **buildings** are of sufficient **height** to enclose the street **or public space taking into account the scale of surrounding buildings**.
- b. The extent to which **buildings** are already aligned with the street **frontage** in the vicinity of the **site**, **contribute to the quality and activation of adjacent public space and the coherence of the street interface**, and the likelihood of future **buildings** on **sites** in the vicinity being aligned with the street **frontage** if they currently do not contain **buildings**.
- c. Whether a **setback** is needed to enable high amenity private open space, and whether this will be integrated with **public open space**.
- d. The effect on adjacent activities and **sites**, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of **building frontage**.

- e. The principles of CPTED.

15.1314.3.16 ~~Commercial Central City Business City Centre and Central City (South Frame) Mixed Use Zones (South Frame) - Verandas~~

- a. In the ~~Central City Business—City Centre~~ Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.
- b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

15.1314.3.17 ~~Commercial Central City Business City Centre Zone - Sunlight and outlook for the street~~

- a. Any effect on the sense of openness and/or the admission of sunlight to the street.
- b. The dominance of buildings on the street environment and the incidence of adverse effects from wind funnelling effects at street level.

15.1314.3.18 ~~Commercial Central City Business Zone City Centre and Central City (South Frame) Mixed Use Zones (South Frame) - Minimum number of floors~~

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.
- b. Maintaining continuity of built form, including in relation to adjoining properties.

15.1314.3.19 ~~Commercial Central City Business Zone City Centre Zone - Flexibility in building design for future uses~~

- a. The extent to which a reduced height will preclude future alternative uses on the ground floor.
- b. The effect of the reduced height on the continuity of built form with adjacent properties.

15.1314.3.20 ~~Commercial Central City Business Zone City Centre Zone - Location of onsite car parking~~

- a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.
- b. The extent to which any car parking area and associated driveways disrupt active frontages, and pedestrian circulation and safety.

- c. Any effect of the placement of car **parking area** on the ability to accommodate activity at ground floor level contributing to an active **building frontage**.

15.1314.3.21 Fencing and screening structures in the ~~Commercial-Central City Business-Zone~~ City Centre and Mixed Use Zones

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the **site** or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in **height**, variety in materials, or incorporates **landscaping** and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the **Commercial** Central City Mixed Use Zone).
- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the **adjoining** public space and any **CPTED** principles adopted in the design of fencing and/or screening to mitigate effects.

15.1314.3.22 Screening of outdoor storage and service areas/ spaces

- a. The extent to which the lack of screening of any **outdoor storage area** or **outdoor service space**, or not positioning the space behind the **principal building**, will impact on the visual amenity of the street scene or the amenity of any **adjoining site**.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any **adjoining site** or public **road**.

15.1314.3.23 Sunlight and outlook at boundary with a residential zone, and in the ~~Commercial~~ Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Any adverse effect on the enjoyment of residential amenity within **sites** in **adjoining** residential zones, particularly on **outdoor living spaces** or main **living areas** of **residential units**;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed **landscaping** provision adjacent to the **boundary**, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on **sites** within any **building** in **adjoining** residential zone and the sensitivity of those activities to effects on their amenity.

15.1314.3.24 Minimum setback from the boundary with a residential zone or from an internal boundary

- a. Any adverse effect on the enjoyment of residential amenity within sites and in adjoining residential zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of any loss of daylight and increased shadowing and any adverse visual effects within sites and on neighbouring residential properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- d. The presence of any non-residential activity on sites or within any buildings in adjoining residential zones and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of the outdoor living space balcony or habitable space as a consequence of a reduced setback distance from the boundary; and
- f. The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on the site and adjoining residential sites.

15.1314.3.25 Commercial Central City Mixed Use Zone - Landscaping and trees

- a. The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- b. The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- c. The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking areas or vehicle storage and loading areas; and
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.

15.1314.3.26 Commercial Central City Mixed Use Zone – Maximum building height

- ~~a. The impact on ensuring an increase in building height closer to the core of the Central City and generally a graduation down in height out to the edges of the Central City;~~
- ~~b. The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions; and~~
- ~~c. The effect of increased building height and associated floor space on the distribution of development across the Central City Business City Centre and Mixed Use Zones.~~

~~This rule has been deleted.~~

15.1314.3.27 Central City Centre - Flexibility in building design for future uses

- a. The extent to which **building** design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and **buildings**; and
- b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and
- c. In the **Commercial** Central City **(South Frame)** Mixed Use Zones **(South Frame)**, the effect of the reduced floor height on the continuity of built form with adjacent **buildings**.

15.1314.3.28 Building height in the **Commercial Central City **(South Frame)** Mixed Use Zone **(South Frame)****

- a. The effect of increased **building height** on sunlight and amenity of **adjoining sites, roads** and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The effect of increased **building height** and associated floor space on the distribution of activities across the **Central City Business City Centre** and **Commercial** Central City Mixed Use Zones; and
- c. The extent to which the increased **height** facilitates the reuse of heritage **buildings** or façades.

15.1314.3.29 Sunlight and outlook for neighbours in the **Commercial Central City **(South Frame)** Mixed Use Zone **(South Frame)****

- a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The extent to which any increased shadowing is offset by:
 - i. increased activation;
 - ii. improved architectural form and scale;
 - iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or
 - iv. increased opportunities for **residential activity**.

15.1314.3.30 Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

- a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;
- b. The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- c. The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking areas or vehicle storage and loading areas on the site;
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving CPTED principles;
- e. The extent to which the building promotes active engagement with Colombo Street or High Street; and
- f. The extent to which the building provides for other forms of landscaping, such as vertical gardens, green roofs or internal landscaping that is visible from outside of the site in a manner which contributes to the outcome of a high amenity environment while mitigating effects of built form.
- g. The extent of any adverse effects on traffic, pedestrian and cyclist safety.

15.1314.3.31 Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- c. The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, South Frame Pedestrian Precinct, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any adjoining site; and
- d. Any adverse effect of siting outdoor storage areas or outdoor service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South Frame Pedestrian Precinct.

15.1314.3.32 Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone (South Frame)

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;
- b. The visual amenity provided by any activities not considered to form an active frontage; and
- c. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.

15.1314.3.33 Visual amenity and external appearance

- a. The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities;
- b. The type and volume of materials or goods that are stored in any outdoor storage area; and
- c. The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space.

15.1314.3.34 Fences and screening structures

- a. The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security; and
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.

15.14.3.35 Gross floor area, Upper floor setbacks, tower dimension and site coverage in the central city

- a. The extent to which there is visual separation between building towers on a site and with current and anticipated buildings on adjacent sites, that provides a balance between building to void to lessen the visual impacts of building dominance when viewed from within the central city;
- b. The extent to which the building base and/or building tower is visually dominant in relation to the uses of current and anticipated adjacent buildings, in particular if the adjacent buildings contain predominantly residential use, more sensitive to the effects of tall buildings;
- c. Whether the depth of the floorplan provides sufficient natural light and outlook for building occupants, taking into account the intended use of the building;

- d. The extent of any impacts for occupants of adjacent sites and current and anticipated buildings and for the public realm from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;
- e. The extent to which visible blank walls, particularly flank walls, are minimised;
- f. The extent to which the proposal ensures the street wall is the dominant visual element of the streetscape; and
- g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk when viewed from within the streetscape and other public space.

15.14.3.36 Building height in the Central City Mixed Use Zones

- a. Whether the combination of building height and building setbacks provides adequate access to daylight for occupants of adjacent sites and buildings, and in respect to public streets and spaces, existing and planned;
- b. The extent of any visual impacts of the proposal on the visual coherence and interest of the street wall, and the quality of the streetscape;
- c. Whether the development gives rise to any demonstrable economic or other impacts on the primacy of the City Centre Zone;
- d. The extent of any impacts on public space and for occupants of adjacent sites and buildings from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;
- e. The extent to which visible blank walls, particularly flank walls, are minimised;
- f. The extent to which the proposal ensures that the street wall is the prominent visual element of the streetscape; and
- g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk of the building when viewed from within the streetscape and other public space, existing or planned.

15.14.3.37 Glazing

- a. The extent to which clear street-facing or public space -facing glazing, that is visible from the street, is provided for ground floor habitable rooms;
- b. Whether the majority of street-facing or public space-facing glazing is from habitable rooms within the unit;
- c. The extent to which passive unimpeded surveillance is provided from the residential unit to the street, for example transparent glazing and absence of fencing and vegetation; and
- d. Any other architectural features such as porticos or gables that are incorporated to add visual interest to facades facing the street and other public spaces.

15.14.3.38 Outlook Spaces

- a. The extent to which the outlook space shall remain unobstructed, is open to the sky and provides access to daylight for windows of habitable rooms;
- b. The nature of occupation within the outlook space and the effects on the use of the habitable room;
- c. Any effects on amenity of future occupants from a reduced outlook;
- d. The extent and quality of internal space of the residential unit in reducing the need for outlook space; and
- e. Any privacy benefits resulting from a reduced outlook.

15.14.3.39 Wind

- a. The impacts of wind caused by tall buildings, on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling.

15.14.3.40 Comprehensive residential development in the Mixed Use Zone

- a. In respect to the Comprehensive Residential Development on sites within the Comprehensive Housing Precinct (shown on the planning maps):

- i. Whether the development achieves a high density, high quality living environment that contributes to a perimeter block urban form; including through:

Streetscene and perimeter block development

- A. Providing sufficient street frontage width and building activation to contribute positively to the activity and amenity of the street.
- B. Providing well-oriented and high quality outdoor living spaces, including private balconies, rooftop gardens, and large, centralised communal open spaces;
- C. Providing landscaped areas in addition to communal open space, that can accommodate medium to large specimen trees planted across the site;
- D. Exclude external breezeways, long lengths of corridors along the street façade;
- E. Obscure the visibility of heat pumps and fixed washing lines from the street edge;
- F. Minimising adverse visual or physical impacts of car parking on the streetscene and /or on communal outdoor open space.

Residential amenity and outdoor living space

- G. Providing communal open space in a location that is convenient and accessible for all residents onsite to use;
- H. Providing a high amenity, landscaped and pervious communal open space that is designed to function for the maximum possible occupancy of the development;

- I. Whether private open spaces are oriented to maximise winter solar sunlight access;
- J. Whether apartments are designed to maximise cross ventilation;
- K. In relation to minimum residential unit sizes, whether the residential activity achieves the matters in Rule 15.14.2.3(a);
- L. In relation to outdoor storage space and outdoor service space, whether the residential activity achieves the matters in Rule 15.14.2.3(b) and (c);
- M. In relation to outlook spaces, whether the residential activity achieves the matters in Rule 15.14.3.38; and
- N. In relation to outdoor living space, whether the residential activity achieves the matters in 15.14.2.15.

Housing diversity and low emissions development

- O. The extent to which alternative forms of housing models and / or a range of housing types and sizes, are provided, particularly mid to high rise apartments, that meet a diversity of future occupants' needs at the densities anticipated for the zone.
- P. The extent to which accessible residential units including apartments are provided, as well as universal access circulation in and around the development.
- Q. Whether the development prioritises active and low carbon modes of transport i.e. by linking with existing and planned cycle routes, providing plentiful secure bicycle and micro-mobility storage and charging, and any shared parking areas.

Outdoor service and storage space

- R. In relation to outdoor communal storage space and outdoor service space, whether the residential activities achieves the matters in rule 15.14.2.3(b) and (c).
- S. Providing physically secure and user-friendly storage for bicycles of all sizes, cargo bikes, pushchairs, scooters, and convenient charging points for e-bikes and scooters.
- T. Providing sufficient space and facilities for bike maintenance.

- ii. The extent of any potential reverse sensitivity impacts on activities in the immediately surrounding area and whether these can be mitigated, including through consideration of:
 - a. The use of side boundary setbacks;
 - b. Boundary planting;
 - c. Minimising glazing to elevations adjoining incompatible activities;
 - d. Locating habitable space and outdoor living space away from potential conflict areas; and
 - e. Design and construction of the building to achieve external to internal noise reduction.
- iii. Whether energy efficient, environmentally sustainable and low impact urban design initiatives are applied and used in the development.

15.1314.4 Matters of discretion for Area-specific standards

15.1314.4.1 Matters of Discretion - ~~Commercial Core~~ Town Centre Zone (Belfast/ Northwood) Outline Development Area

15.1314.4.1.1 Outline development plan

a. Community facilities

- i. Ensures that community facilities are publicly accessible and can be easily accessed from Main North Road and Radcliffe Road; and
- ii. Ensures that sufficient floor space is provided for community facilities across the zone, being a minimum gross floor area of 1,600m².

b. Open space

- i. Ensures that external public open space is provided in convenient, publicly accessible locations within the zone; and
- ii. Ensures that sufficient open space is provided across the zone, being 1200m² of public open space with at least one space making up 1200m² and capable of containing a circle with a minimum diameter of 1.8 metres.

c. Connectivity

- i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the site and which provides a high quality pedestrian environment; and
- ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public accessibility along the river.

d. Public transport interchange

- i. Ensures provision is made for the future development of an area for a public transport interchange in the location shown on the outline development plan that is at least 4,000m²; and
- ii. The degree to which interim uses of land identified for a public transport interchange affect the ability to develop a public transport interchange at a future date.

15.1314.4.1.2 Design and amenity

- a. Whether any proposed signage, building colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and

- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

15.1314.4.1.3 Landscaping

- a. The extent of native and other planting within the Styx River riparian setback to enhance the ecological values associated with the Styx River and to screen buildings adjacent to the Styx River; and
- b. The extent to which the value of the area as mahinga kai and the historic use of the area for market gardening and, horticultural activities is recognised through landscaping or other features.

15.1314.4.1.4 Roading, access and parking

- a. The extent to which the transport network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists.
- b. The extent to which any underground or basement car parking structure is integrated into the development to avoid adverse visual effects.
- c. Any adverse effects of vehicle access points on the safe and efficient operation of the transport network.
- d. Any adverse effects of parking areas/access points on adjoining zones and whether mitigation minimises these effects.
- e. The extent to which the location and design of parking areas, access and manoeuvring areas supports pedestrian safety.

15.1314.4.1.5 Maximum retail

- a. The extent to which the additional gross leasable floor area:
 - i. avoids adverse effects on the function and recovery of the Central City and District-Town centres within Christchurch District and Kaiapoi and Rangiora in Waimakariri District; and
 - ii. limits adverse effects on people and communities who rely on the Central City and District-Town centres for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

15.1314.4.1.6 Maximum total number of vehicles exiting the site

- a. Prior to the opening of the Northern Arterial motorway, the extent to which any significant adverse effects arise on the safety and efficiency of the transport network as a result of the proposed activity.

15.1314.4.2 Area-specific rules - Matters of Discretion - **Commercial Core Local Centre Zone (Ferrymead) Development Plan area**

15.1314.4.2.1 Pedestrian and cycle movement to and from adjoining area

- a. The degree to which safe, landscaped pedestrian and cycle access is provided through the site, to connect with the wider movement network (particularly with the key **cycle way** along Humphreys Drive and to public transport stops on Ferry Road) and with open spaces (i.e. the Ihutai/Estuary edge, Charlesworth Reserve, the Ōpāwaho/Heathcote River Towpath) while avoiding adverse effects on ecological areas.

15.1314.4.2.2 Roading and access

- a. The effect of any additional access points on the safety and efficiency of the **adjoining road** network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including **intersection** design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and
- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

15.1314.4.2.3 Maximum retail/office thresholds

- a. The extent of adverse effects created by increased vehicular traffic from the development on the **adjoining road** network, including both **access** and the wider network; and
- b. The extent to which **retail activity** above ground floor level creates the potential for over-intensification of the **site**, decreases the ability to achieve a variety of activities on-site or compromise development of the zone as shown in the development plan.

15.1314.4.3 Area-specific rules - Matters of Discretion – **Commercial Core Town Centre Zone (North Halswell) Outline Development Plan Area**

15.1314.4.3.1 General

- a. The extent to which development:
 - i. supports the role of the North Halswell **Key Activity Centre** as a high intensity area of **commercial activity** and **community activity**; and

- ii. enables people to orientate themselves and find their way with strong visual and physical connections with the surrounding neighbourhoods and wider area.

15.1314.4.3.2 Commercial layout

- a. The extent to which development:
 - i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retail activity and concentration of finer grain commercial activities;
 - ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a District Town Centre and Key Activity Centre and meets the needs of the catchment population; and
 - iii. functions operationally and visually as an integrated commercial entity.

15.1314.4.3.3 Design and amenity

- a. The extent to which development:
 - i. provides a strong visual relationship and high quality urban interface with State Highway 75;
 - ii. provides primary active ground floor frontages on all sites intended for commercial and community focussed activity where they face an accessible public open space;
 - iii. enables a continuous frontage of retailing on the main street in order to ensure a high intensity of commercial activity;
 - iv. orientates buildings, streets, and open space to take advantage of solar access and views, and to mitigate other climatic effects such as wind;
 - v. provides high quality public open space, including streets, squares and lanes;
 - vi. provides for a multi-value approach to stormwater management that supports objectives of stormwater retention, water quality treatment, biodiversity enhancement, and landscape amenity, and that recognises Ngāi Tahu/mana whenua values;
 - vii. provides for the protection of springs and associated Ngāi Tahu/mana whenua values through the use of landscaping and setbacks;
 - viii. recognises and enables existing land use activities to continue while managing effects on those activities; and
 - ix. At the intersection of Augustine Drive/Halswell Road provides a high quality gateway to the North Halswell Key Activity Centre and a high quality interface with the proposed Spreydon Lodge Heritage Park.

15.1314.4.3.4 Transport

- a. The extent to which development:

- i. provides for an easily accessible, readily visible public transport interchange located centrally within the commercial core of the Key Activity Centre;
- ii. provides car parking areas as shared spaces, available for shared use, which does not visually or physically dominate the area;
- iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment;
- iv. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area including the need for and effects of the third access point;
- v. identifies safe crossing facilities on Halswell and Sparks Road between the North Halswell outline development plan area and adjacent areas/communities and within the development;
- vi. supports a high level of permeability within the Key Activity Centre;
- vii. supports the strategic importance of the Dunbars Road extension as the primary link through the outline development plan area;
- viii. provides opportunities for walking, cycling and public transport use; and
- ix. supports the construction and operation of the movement network as shown on the outline development plan.

15.1314.4.3.5 Civic Square

- a. The extent to which development:
 - i. connects the civic square and the Main Street, both visually and physically;
 - ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and
 - iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

15.1314.4.4 Area specific rules - Matters of Discretion – Commercial Core Local Centre Zone (Prestons)

15.1314.4.4.1 Staging of development to align with intersection upgrades

- a. The nature and extent of any adverse effect arising on the transport network from a proposal that:
 - i. deviates from the design of specific intersection upgrades approved by Council; and/or
 - ii. exceeds the quantum of non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

15.1314.4.5 Area-specific rules - Matters of discretion – **Commercial-Local Neighbourhood Centre Zone (St Albans)**

15.1314.4.5.1 Development plan

- a. The extent to which comprehensive, mixed-use development would continue to be achieved;
- b. The nature and degree of any adverse effects caused by proposals not in accordance with the development plan;
- c. The relationship and integration of proposals with any other existing development within the block;
- d. Whether the scale and nature of development is consistent with that anticipated for a **Local Neighbourhood centre**;
- e. The degree to which vehicle, cycle and pedestrian access has provided for internal pedestrian and cycle circulation, including the connections with that part of the block zoned Residential **Medium-Density Zone**;
- f. The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development; and
- g. The extent to which stormwater treatment areas are integrated with open space.

15.1314.4.5.2 Maximum retail activity threshold

- a. The effects of any larger floor space for non-residential activity on the **Central City, District centres Town Centres** and **Neighbourhood Local centres**.
- b. Any effects in terms of traffic generation and access.
- c. The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the residential zone.
- d. Form, amenity and function of the **Commercial-Local Neighbourhood Centre** Zoned area as a **Local Neighbourhood centre** would be maintained.
- e. Any potential for the role of other **Commercial centres** to be eroded by development or urban form effects, and any wider transport network effects from any associated transport generation.

15.1314.4.6 Area-specific rules - Matters of discretion for **Commercial-Local Neighbourhood Centre Zone in greenfield areas**

15.1314.4.6.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue) and Upper Styx/ Highsted (Claridges Road)

- a. The extent to which the **Local Neighbourhood centre** will remain dominated by finer grain **retailing**;

- b. The potential for strategic effects on the function and amenity values of the Central City, District Town centres and Neighbourhood Local centres and their role in providing for the future needs of their communities;
- c. Any adverse effects, created by increased vehicular traffic from the development, on the adjoining road network;
- d. Any adverse effects on the amenity values of neighbouring residential properties;

15.1314.4.6.2 Residential activities in the Commercial Local Neighbourhood Centre Zone at Highfield

- a. The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint;
- b. The effects of establishing any residential accommodation on the amenity values, safety and convenience of on-site residents, having regard to existing or future potential business activities;
- c. The effect of any residential buildings or units on the development scope of the site or adjoining sites;
- d. The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity;
- e. Any beneficial effects of residential units as a buffer for adjoining zones while still permitting commercial activities on the site or adjoining sites; and
- f. The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

15.1314.4.7 Area-specific rules - Matters of discretion for Commercial Core Local Centre Zone at Wigram (The Runway)

15.13.4.7.1 15.14.4.7.1 Maximum retail activity threshold

- a. The extent to which an increase in retail floor space would:
 - i. maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and
 - ii. cause adverse effects on the function and recovery of the Central City or the role and function of District Town and Neighbourhood Local Centres as a result of enabling any additional gross leasable floor area.

15.134.4.8 Area-specific rules – Matters of discretion for Commercial Core Zone (North-West Belfast) Outline Development Plan area

15.134.4.8.1 Pedestrian movement to and from adjoining area

- a. The degree to which safe, landscaped pedestrian access is provided through the site, to connect with the wider movement network and with any open spaces while avoiding adverse effects on ecological areas.

15.134.4.8.2 Roading and access

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including intersection design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and
- d. The extent to which future access through the site for pedestrians and vehicles is enabled.

15.1314.5 Matters of control and discretion for other matters

15.1314.5.1 Buildings at 100 Cathedral Square

- a. The extent to which the building:
 - i. is able to function successfully as a spiritual facility and as a place for ministry, where relevant;
 - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
 - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - A. interaction with activities within the Cathedral, where appropriate;
 - B. safety in design of the built form; and
 - C. visual interest.
 - iv. contributes to the attractiveness of the wider setting;

- v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the **site**;
- vi. is designed in a manner that any effects of equipment on the exterior of the **building** and/or the storage of materials are minimised;
- vii. provides a focal point and landmark for the city which contributes to Christchurch's sense of identity;
- viii. recognises and contributes to the role of the square as a gathering place and supports interaction between the cathedral and the square, having regard to the form and exterior of the **building**, while:
 - A. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
 - B. retaining legibility of the design and form of Cathedral Square as a Maltese cross, while maintaining views through the square on the north south axis.

15.1314.5.2 Buildings at 136 Barbadoes Street

- a. The extent to which the **building**:
 - i. is able to function successfully as a spiritual facility and as a place for ministry;
 - ii. recognises and reinforces the context of the **site** having regard to the identified urban form for the **Central City**, and cultural elements **and the heritage setting**;
 - iii. promotes engagement with the space around it, including **publicly accessible spaces**, through:
 - A. interaction with activities within the Cathedral, where appropriate,
 - B. safety in design of the built form, and
 - C. visual interest.
 - iv. contributes to the attractiveness of the wider setting;
 - v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the **site**;
 - vi. is designed in a manner that any effects of equipment on the exterior of the **building** and/or the storage of materials are minimised.

15.14.5.3 City Spine Transport Corridor

- i. **Whether the reduced setback would provide sufficient space in the front yard to contribute positively to street amenity and provide for the planting of medium to large specimen trees.**
- ii. **Whether the reduced setback would promote active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public open spaces.**
- iii. **Whether the reduced setback would provide sufficient opportunity to achieve well integrated and multiple land use and infrastructure outcomes, including as a minimum and**

to achieve best practice guidelines, two traffic lanes, pedestrian, cycle and public transport services; landscape amenity and tree planting; street furniture, stormwater retention and treatment facilities;

- iv. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, boundary demarcation location of outdoor living space and fencing;
- v. Whether buildings enabled through a lesser setback from the road would impede widening of the road reserve through designation and/or land acquisition.

15.15 Appendices

[See attached appendices]

15.1416 Rules – Other methods

15.1416.1 Non-regulatory methods

- a. Planning studies to investigate issues and opportunities in Key Activity Centres and initiate appropriate mechanisms over time to address these.
- b. Undertake regular monitoring of District Town Centres and Neighbourhood Local Centres including surveys to determine whether a centre is performing as anticipated.
- c. Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- d. Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and Council.
- e. Require development contributions to provide for network infrastructure and community infrastructure maintenance and improvements to service growth in centres.