

Chapter 15 Commercial

– incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 43 Central City - Chapter 15 Commercial, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage.

Chapter 15 – Commercial

15.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to commercial and community activities that may occur throughout the City. 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.

This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the Central City, District, Neighbourhood, Local and Large Format Centres. The 'centres-based' approach gives primacy to the Central City, 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 activity

- a. The critical importance of commercial 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 Central City, District, Neighbourhood, Local 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 Centres as major focal points for commercial, employment, transport and community activities, and Neighbourhood Centres as a focal point for convenience shopping and community activities;
 - iv. gives primacy to the Central City, followed by District Centres and Neighbourhood 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 community, residential and recreational activities 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 Central City, Linwood, and identified Neighbourhood Centres;
- 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. Maintain and strengthen the Central City and 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 Central City;
 - ii. supports and enhances the role of District Centres; and
 - iii. maintains the role of Neighbourhood, Local and Large Format centres

as set out in 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 and to become the primary destination for a wide range and scale of activities including comparison shopping, dining and night life, entertainment, guest accommodation, events, cultural and tourism activities.</p> <p>Provides for high density residential activity, recreational and community activities and facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district’s population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport</p>	Centre: Central City

	Role	Centre and size (where relevant)
	interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.	
B.	<p>District 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 facilities (including libraries, meeting places), entertainment (including movie theatres, restaurants, bars), and guest accommodation.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</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:</p> <ol style="list-style-type: none"> is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and is the Commercial Core Zone in all other District centres; and includes community facilities within walking distance (400 metres) of the centre. 	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres)</p> <p>Size: Greater than 30,000m²</p>
C.	<p>Neighbourhood Centre</p> <p>A destination for weekly and daily shopping needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres offer a broader range of activities including comparison shopping, entertainment (cafes, restaurants and bars), residential activities, small scale offices and other commercial activities. Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Serves the immediately surrounding suburbs and in some cases, residents and visitors from a wider area.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone in the identified centres, Commercial Local Zone at Wigram and 	<p>Centres: Spreydon/ Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons (emerging), Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue); Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore/Worcester, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram</p>

	Role	Centre and size (where relevant)
	<p>Beckenham and Commercial Banks Peninsula Zone at Lyttelton and Akaroa; and</p> <p>b. Community facilities within walking distance (400 metres) of the centre.</p>	<p>(emerging), Woolston, Yaldhurst (emerging), West Spreydon (Lincoln Road), Aranui, North West Belfast.</p> <p>Size: 3,000 to 30,000m².</p>
D.	<p>Large Format Centre</p> <p>Standalone retail centre, comprising stores with large footprints, yard based suppliers, trade suppliers including building improvement centres, and other vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting office activity to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <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 Commercial Retail Park Zone.</p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Langdons Road, Harewood Road.</p>
E.	<p>Local 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 Commercial Local Zone, except Wainoni and Peer Street where the Commercial Core Zone applies.</p>	<p>Centres: Wainoni (174 Wainoni Road), Upper Riccarton (57 Peer Street), both zoned Commercial Core,</p> <p>All other commercial centres zoned Commercial Local.</p> <p>Size: Up to 3,000m² (Excluding Wainoni and Upper Riccarton)</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 Central City's role as the region's primary commercial area; and
 - B. ensures the role of District and Neighbourhood 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/ Manawhenua 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 at the Styx Centre, be developed to a scale that:
 - A. protects the Central City's role as the region's primary commercial centre; and
 - B. ensures the role of District and Neighbourhood 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 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/ Manawhenua 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 must:
 - i. ensure the expanded centre remains commensurate with the centre's role within a strategic network of centres, while not undermining 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; and
- iv. be consistent with:
 - 1. the scale of increasing residential development opportunities to meet intensification targets in and around centres; and
 - 2. revitalising the Central City as the primary community focal point.

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.

15.2.3 Objective - Office parks and mixed use areas

- 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.

15.2.3.1 Policy – Office parks

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

15.2.3.2 Policy – Mixed use areas

- a. Recognise the existing nature, scale and extent of retail and office activities 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.

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 which:
 - i. recognises the Central City and District 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 local character and context;
 - iii. recognises the functional and operational requirements of activities and the existing built form;
 - iv. manages adverse effects on the surrounding environment; and

- v. recognises Ngāi Tahu/ **Manawhenua** values through landscaping and the use of low impact urban design, where appropriate.

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a significant scale and form in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.
- 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;
 - ii. increase the prominence of buildings on street corners;
 - iii. for Local Centres, maintain a low rise 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
 - 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;
 - ii. providing a principal street facing façade 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, 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.
- b. Recognise the scale, form and design of the existing 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:
 - i. a high quality healthy living environment through:
 - 1. the provision of sufficient and conveniently located internal and outdoor living spaces;
 - 2. good accessibility within a development and with adjoining areas; and
 - 3. minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

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. Edgware;
 - 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/ **Manawhenua** 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 Manawhenua**.

15.2.4.5 Policy – Greenfield development/ strategic infrastructure

- 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.
- b. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of greenfield 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 dBA Ldn air noise contour line 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, community, cultural, residential and guest accommodation activities 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 Zone as the focus of retail and office activities and limiting the height of buildings to support an intensity of commercial activity across the zone;
 - ii. Limiting the extent to which retail and office activities occur elsewhere in the Central City;
 - iii. Providing for key anchor projects within and around the Commercial Central City Business Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities 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, social and spiritual 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.

Note: 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 Zone

- a. A Commercial Central City Business Zone that re-develops as the principal commercial centre for Christchurch 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 Zone provides for the widest range of commercial, community, cultural, residential and guest accommodation activities 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.

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 amenity values of the Central City by:
 - i. requiring urban design assessment within the Core of the Commercial Central City Business 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;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining residential zones;
 - v. setting fencing and screening requirements;
 - vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging such 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.

15.2.6.4 Policy - Residential intensification

- a. Encourage the intensification of residential activity within the Commercial Central City Business Zone by enabling a range of types of residential development with an appropriate level of amenity by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards.

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, sunlight admission, and the location of car parking;
 - 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 urban areas where a diverse and compatible mix of activities can coexist in support of the Commercial Central City Business 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 Zone, or are less suited to the Commercial Central City Business Zone environment;
 - iv. larger 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 Zone;
 - v. opportunities for office and commercial service activity 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 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 and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future residential activity, not undermine the identified hospitality and entertainment precincts.

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 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.

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 amenity values of the Central City, by:
 - i. requiring minimum areas of landscaping and of site frontages not occupied by buildings;
 - ii. setting fencing and screening requirements;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining sensitive zones;
 - v. protecting the efficiency and safety of the adjacent transport networks; and
 - vi. controlling industrial activity.

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, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:
 - i. provision of outdoor living space and service area;
 - ii. screening of outdoor storage and service areas;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards.

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

- a. The development of a Commercial Central City (South Frame) Mixed Use Zone that provides a clear delineation between the Commercial Central City Business 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 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 by:
 - i. enabling residential activity to transition into this area in support of inner city residential intensification;
 - ii. enabling educational 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 Zone environment, and remain consistent with the objective of consolidating retail activity in the Commercial Central City Business Zone;
 - v. enabling opportunities for office and commercial service activity 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 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 that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Commercial Central City (South Frame) Mixed Use Zone, 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 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.
- 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 to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents, by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas; and
 - iii. prescribed minimum residential unit sizes.

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 Central City Commercial Local Zone

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

15.2.11.1 Policy: Range of activities

- a. Enable small scale, mixed use, commercial activities in the Commercial Local 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 Zone, do not establish.

15.2.11.2 Community facilities

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

15.2.11.3 Policy: Residential activity

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

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 15.4 – Commercial Core Zone;
 - ii. Rule 15.5 – Commercial Local Zone;
 - iii. Rule 15.6 - Commercial Banks Peninsula Zone;
 - iv. Rule 15.7 – Commercial Retail Park Zone;
 - v. Rule 15.8 – Commercial Office Zone;
 - vi. Rule 15.9 – Commercial Mixed Use Zone;
 - vii. Rule 15.10 – Commercial Central City Business Zone
 - viii. Rule 15.11 – Commercial Central City Mixed Use Zone
 - ix. Rule 15.12 – Commercial Central City Mixed Use (South Frame) Zone;
 - x. Rule 15.13 - Matters of control and discretion
- b. Area specific rules also apply to activities within the Commercial Core Zone and Commercial Local Zone in the following areas:
 - i. Belfast/ Northwood (as identified in Appendix 15.15.1) - Rule 15.5.3.1
 - ii. Ferrymead (as identified in Appendix 15.15.2) - Rule 15.5.3.2,
 - iii. North Halswell (as identified in Appendix 15.15.3) - Rule 15.5.3.3,
 - iv. Prestons - Rule 15.5.3.4
 - v. Yaldhurst - Rule 15.5.3.5
 - vi. Other areas- Rule 15.5.3.6
 - vii. St Albans (as identified in Appendix 15.15.4) – Rule 15.6.3.
- c. The activity status tables and standards in the following chapters also apply to activities in all commercial zones:
 - 5** Natural Hazards;
 - 6** General Rules and Procedures
 - 7** Transport;
 - 8** Subdivision, Development and Earthworks;
 - 9** Natural and Cultural Heritage;
 - 11** Utilities and Energy; and
 - 12** Hazardous Substances and Contaminated Land.
- d. Where the word 'facility' is used in the rules e.g. spiritual facility, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

15.4 Rules - Commercial Core Zone

15.4.1 Activity status tables- Commercial Core Zone

15.4.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone if they meet any 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.

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 and 15.4.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management 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 P23.	Nil
P2	Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 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 Spreydon/Barrington.
P4	Trade supplier	
P5	Second-hand goods outlet	
P6	Commercial services	
P7	Entertainment facility	
P8	Food and beverage outlet	
P9	Gymnasium	
P10	Office activity	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 Spreydon/Barrington.
P11	Guest accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,n}T_{w+}C_t^f$.

Activity		Activity specific standards
P12	Community facility	Nil
P13	Health care facility	
P14	Education activity	
P15	Pre-school	
P16	Care facility	
P17	Spiritual facility	
P18	Public artwork	
P19	Public transport facility	
P20	Residential activity	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P17 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; or B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055). <p>b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level.</p> <p>c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) 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

Activity		Activity specific standards																
		<p>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>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 accessible from an internal living area of the residential unit.</p> <table><tr><td></td><td>Type</td><td>Area</td><td>Dimension</td></tr><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>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <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>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 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.	More than 3 bedrooms	15m ²	1.5 metres															
P21	Emergency service facilities	Nil																
P22	Parking lot																	
P23	High technology industrial activity																	

15.4.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in Rule 15.4.2.1 b.

C1	Any activity listed in Rule 15.4.1.1 P1-P23 requiring consent under Rule 15.4.2.1 b. Any application arising from this rule shall not be limited or publicly notified.
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15.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1, 15.13.2 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 15.4.1.1 P20 that does not meet one or more of the activity specific standards a. – e.. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity - Rule 15.13.2.3 b. Activity at ground floor level – Rule 15.13.2.2
RD2	Any activity listed in Rule 15.4.1.1 P1-P23 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. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Urban design –Rule 15.13.1. b. Maximum building height –Rule 15.13.3.1 c. Minimum building setback from road boundaries/ street scene –Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone –Rule 15.13.3.4 f. Outdoor storage areas –Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 j. Refer to Rule 15.4.3 for the matters of discretion for area specific standards.
RD3	Yard-based supplier Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.13.2.4
RD4	Service station Any application arising from this rule shall not be limited or publicly notified.	
RD5	Drive-through services Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.13.3.12
RD6	Any activity listed in Rule 15.4.1.1 P3 – P10 that do not meet the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.13.2.1 b. Centre vitality and amenity - Rule 15.13.2.4
RD7	Parking building Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.13.1.

15.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

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

The activities listed below are non-complying activities.

	Activity
NC1	Any residential activity or guest accommodation that does not meet Rules 15.4.1.1 P11 activity specific standard a. or P20 activity specific standard f.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.
NC3	<p>a. Sensitive activities 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>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, within 10 metres of the foundation of an associated support structure.</p> <p>d. Fences within 5 metres of a 66kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <p>i. The 66kV electricity distribution lines are shown on the planning maps.</p> <p>ii. 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.</p> <p>iii. 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 the electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.</p>

15.4.2 Built form standards - Commercial Core Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities 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 P23 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District Centre as identified in Table 15.1; or ii. 1,000m² GLFA where located in neighbourhood centre identified in Table 15.1. 	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 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 15.13.1 Urban design i-xiii. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.13.1 have been met.	The Council's control is restricted to the following matters: <ul style="list-style-type: none"> 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 15.4.2.1 (a) or (b).	a. Urban design – Rule 15.13.1

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

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:
 - i. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - ii. Refurbishment, reinstatement works.
3. The following activities in Rule 15.4.1.1 are exempt from compliance with this rule:
 - i. P12 Community facility; P13 Health care facility; P14 Education activity; P15 Pre-school; P16 Care facility; P17 Spiritual facility; P21 Emergency service facility.

15.4.2.2 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in a District Centre	20 metres
b.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
c.	All sites in a Neighbourhood Centre	12 metres
d.	Other locations	17 metres

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

15.4.2.3 Building setback from road boundaries/ street scene

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

	Standard
a.	<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"> i. be built up to the road boundary except for: <ul style="list-style-type: none"> A. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. B. any pedestrian or vehicle access. ii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street. iii. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. iv. This rule shall not apply to emergency service facilities (P21). v. 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 for car parking.
b.	<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"> i. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and ii. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial or collector road. <p>On sites opposite a residential zone:</p> <ul style="list-style-type: none"> iii. 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 building not built up to the road boundary.
c.	<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"> i. 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

	Standard
	frontage not built up to the road boundary.

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

The minimum building setback from the internal boundary with a residential zone shall be as follows:

	Activity	Standard
a.	All buildings within sites which share an internal boundary with a residential zone.	3 metres

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 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.

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.

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

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

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

15.4.2.7 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal

	Standard
	<p>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.</p> <p>ii. On all sites, one tree shall be planted for every 5 car parking spaces provided between buildings and the street. Trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>iii. All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Any application arising from clause (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).

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. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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

15.4.3 Area specific rules – Commercial Core Zone

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 Rules - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1 Activity status tables - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.1.3, 15.13.1 and 15.13.3, 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 Zone (Belfast/ Northwood): a. that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.1.2.	a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.13.1
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.1.2, unless otherwise specified in Rule 15.4.3.1.1.2 D1 or Rule 15.4.3.1.1.3 NC1. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Landscaping – Rule 15.4.3.1.3.3 c. Roading, access and parking – Rule 15.4.3.1.3.4 d. Maximum total number of vehicles exiting the site – Rule 15.4.3.1.3.6 and e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 g. Urban design – Rule 15.13.1 h. Maximum retail / office activity thresholds – Rule 15.4.3.1.3.5

15.4.3.1.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity or building that does not meet Rule 15.4.3.1.2.6 (Maximum threshold for office activities).

15.4.3.1.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet Rule 15.4.3.1.2.2 (Building setback and size).

15.4.3.1.2 Built form standards- Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1.	12 metres
b.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1.	5 metres

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

15.4.3.1.2.2 Building setback and size

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

	Standard
a.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
b.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the zone.
c.	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 .

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

15.4.3.1.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.1.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.

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

15.4.3.1.2.4 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.

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

15.4.3.1.2.5 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

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).

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 Zone (Belfast/ Northwood) to the Commercial Retail Park Zone on the north side of Radcliffe Road shall be excluded from calculations.

15.4.3.1.2.6 Maximum thresholds for office activity

The maximum thresholds for office activity shall be as follows:

	Activity	Standard
a.	Office activity up until 1 February 2020	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 8,000m ² GLFA.
b.	Office activity from 1 February 2020 onwards	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m ² GLFA.

15.4.3.1.2.7 Maximum thresholds for retail activity

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

15.4.3.1.2.8 Maximum threshold for non- residential activities

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

15.4.3.1.3 Matters of discretion - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.3.1 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.

15.4.3.1.3.2 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.

15.4.3.1.3.3 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.

15.4.3.1.3.4 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, access and manoeuvring areas supports pedestrian safety.

15.4.3.1.3.5 Maximum retail/ office activity thresholds

The extent to which the additional gross leasable floor area:

- a. avoids adverse effects on the function and recovery of the Central City and District Centres within the District and Kaiapoi and Rangiora in Waimakariri District; and
- b. limits adverse effects on people and communities who rely on the Central City and District Centres for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

15.4.3.1.3.6 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.

15.4.3.2 Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.1 Activity status tables- Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Ferryroad) Outline Development Plan area if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.3.2.2.

	Activity	Activity specific standards
P1	Any activity or building.	<p>Compliance with:</p> <ol style="list-style-type: none"> a. All the following Key Structuring Elements shown on the Ferryroad Outline Development Plan (see Appendix 15.15.2):

	Activity	Activity specific standards
		<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 <p>b. Built form standards in Rule 15.4.3.2.2, and Rule 15.4.2 unless specified otherwise in Rule 15.4.3.2.2</p>
P2	Key Structuring Elements identified on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Elements on the outline development plan

15.4.3.2.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.2.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any retail activity resulting in the total GLFA in the Commercial Core Zone (Ferryroad), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m ² . Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m ² .	<ul style="list-style-type: none"> a. Maximum retail/office activity thresholds – Rule 15.4.3.2.3.3
RD2	Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.	<ul style="list-style-type: none"> a. Roading and access – Rule 15.4.3.2.3.2
RD3	Any activity or building that does not comply with one or more of the Key Structuring Elements on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> a. Matters of discretion in Rule 15.4.3.2.3
RD4	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.2.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Landscaping and trees – Rule 15.13.3.6

Note: 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.

15.4.3.2.2 Built form standards- Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Standard
a.	20 metres, unless specified below
b.	12 metres at 2 Waterman Place (Lot 1 DP305947)

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

15.4.3.2.2.2 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.

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

15.4.3.2.3 Matters of discretion - Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.3.1 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 cycleway 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.

15.4.3.2.3.2 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.

15.4.3.2.3.3 Maximum retail/office activity 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 outline development plan.

15.4.3.3 Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1 Activity status tables- Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.3.3 and 15.13.3, 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 Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.3.2.	<ol style="list-style-type: none"> a. All matters in Rule 15.4.3.3.3 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 15.5.3.3.2.1. Refer to relevant built form standard for provisions regarding notification.	<ol style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1

15.4.3.3.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity that does not meet Rule 15.4.3.3.2.3 (Maximum retail activity threshold) and/or Rule 15.4.3.3.2.4 (Maximum office activity threshold)

15.4.3.3.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet Rule 15.4.3.3.2.2 (Intersection upgrades)

15.4.3.3.2 Built form standards — Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.2.1 Maximum building height

- a. The maximum height of any building shall be 14 metres.

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

15.4.3.3.2.2 Intersection upgrades

- a. No retail activity within the Commercial Core 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.

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).

15.4.3.3.2.3 Maximum retail activity threshold

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

15.4.3.3.2.4 Maximum office activity threshold

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

15.4.3.3.3 Matters of discretion — Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.3.1 General

- a. The extent to which development:
- supports the role of the North Halswell Key Activity Centre as a high intensity area of commercial and community activity; and
 - enables people to orientate themselves and find their way with strong visual and physical connections with the surrounding neighbourhoods and wider area.

15.4.3.3.3.2 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 retailing 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 Centre and Key Activity Centre and meets the needs of the catchment population; and
- iii. functions operationally and visually as an integrated commercial entity.

15.4.3.3.3 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/Manawhenua values;
 - vii. provides for the protection of springs and associated Ngāi Tahu/Manawhenua 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.

15.4.3.3.4 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 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.

15.4.3.3.5 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.

15.4.3.4 Commercial Core Zone (Prestons)

15.4.3.4.1 Activity status tables - Commercial Core Zone (Prestons)

15.4.3.4.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.4.3 and 15.13.3, 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 meet one or more of the built form standards in Rule 15.4.3.4.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 b. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 c. Landscaping and trees – Rule 15.13.3.6 d. Staging of development to align with intersection upgrades – Rule 15.4.3.4.3.1

15.4.3.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rules 15.4.3.4.2.5 (Staged development) and 15.4.3.4.2.6 (Maximum retail activity thresholds)

15.4.3.4.2 Built form standards - Commercial Core Zone (Prestons)

15.4.3.4.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.

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

15.4.3.4.2.2 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.

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

15.4.3.4.2.3 Landscaping

- a. A landscaped strip with a minimum width as specified shall be provided along and adjacent to the boundary with Marshland Road.

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

15.4.3.4.2.4 Staging of development to align with intersection upgrades

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

	Standard
a.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.
b.	No more than 7200m ² of non-residential activities (comprising 4000m ² for a supermarket (where an individual tenancy is greater than 1,000m ² GLFA) and 3200m ² for other non-residential activities) shall occur until such time as: <ol style="list-style-type: none"> 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 The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.

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 road scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

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).

15.4.3.4.2.5 Staged development

- a. No development shall occur until either:
 - i. a comprehensive plan which shows the overall wastewater system for all activities is provided to the Council; or
 - ii. it is demonstrated that such a plan has already been provided to Council pursuant to clause (i) above or as part of a subdivision application.
 and, either:
 - iii. an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or
 - iv. it is demonstrated that such an approved wastewater system has already been established.

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

15.4.3.4.2.6 Maximum retail activity threshold

The maximum GLFA for retail activity shall be as follows:

	Standard
a.	The maximum GLFA for retail activities within the Commercial Core Zone (Prestons) shall be 12,000m ² Note: This includes all existing lawfully established retail activity as at 27 March 2010.
b.	The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial Core Zone (Prestons) shall be 150m ² .

15.4.3.4.3 Matters of discretion- Commercial Core Zone (Prestons)**15.4.3.4.3.1 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.

15.4.3.5 Commercial Core Zone (Yaldhurst)

15.4.3.5.1 Activity status tables- Commercial Core Zone (Yaldhurst)

15.4.3.5.1.1 Non-complying activities

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 15.4.3.5.2.

15.4.3.5.2 Built form standards - Commercial Core Zone (Yaldhurst)

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

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

	Activity	Standard
a.	Residential activities where no acoustic mitigation is provided (as specified in (b) and (c) below).	80 metres
b.	Residential activities where the following measures are proposed: <ul style="list-style-type: none"> i. Mounding, or other physical barrier to noise transmission, capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA 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 ii. The landscaping required under (i) 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
c.	Residential activities where the following measures are proposed: <ul style="list-style-type: none"> i. In addition to (b) 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 25dBA with windows and doors closed. 	20 metres

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

15.4.3.5.2.2 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 8.6.28 - Yaldhurst Outline Development Plan.

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).

15.4.3.6 Other area specific rules - Commercial Core Zone

15.4.3.6.1 Activity status tables- Commercial Core Zone - Other area specific rules

15.4.3.6.1.1 Permitted activities

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 Zone between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Development is to comply with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10).

15.4.3.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building not complying with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Outline Development Plan for land between Huxley Street and King Street – Rule 15.13.3.11
RD2	Vehicle access from Otara Street to the Commercial Core Zone (Fendalton)	a. Access off Otara Street at Commercial Core Zone (Fendalton) – Rule 15.13.3.14

Any application arising from Rule 15.4.3.6.1.2 RD2 shall not be limited or publicly notified.

15.5 Rules - Commercial Local Zone

15.5.1 Activity status tables – Commercial Local Zone

15.5.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Local Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.5.2.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.5.1.2, 15.5.1.3 and 15.5.1.4.

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

Activity		Activity specific standards
P1	Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.5.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.5.1.2 RD3 below.	Nil
P2	Supermarket outside the Central City	a. The maximum tenancy size at ground floor level shall be 1,000m ² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Wigram (The Runway) shall be 2,600m ² GLFA.
P3	Retail activity excluding supermarket unless otherwise specified	a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m ² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Halswell West (Caulfield Avenue) shall be 1,000m ² GLFA c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m ² GLFA.
P4	Yard-based supplier outside the Central City	a. The maximum tenancy size at ground floor level shall be 250m ² GLFA.
P5	Trade supplier outside the Central City	
P6	Second-hand goods outlet	
P7	Commercial services	
P8	Service station outside the Central City	Nil
P9	Food and beverage outlets	a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m ² GLFA.

Activity		Activity specific standards
P10	Office activity	<ul style="list-style-type: none"> a. Outside the Central City, the maximum tenancy shall be 350m² GLFA, except for office activity at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit. b. In the Central City, the maximum individual tenancy size shall be 250m² GLFA.
P11	Guest accommodation	<ul style="list-style-type: none"> a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.
P12	Community facility	<ul style="list-style-type: none"> a. In the Central City, the maximum individual tenancy size shall be 250m² GLFA unless specified below. b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m² GLFA.
P13	Health care facility	
P14	Education activity	
P15	Care facility	
P16	Pre-school	
P17	Spiritual facility	
P18	Public artwork	
P19	<p>Residential activity</p> <p>In the Central City, any application arising from non-compliance with clause (b) of this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Outside the Central City, the activity shall be: <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activity listed in Rule 15.5.1.1 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. b. In the Central City, the activity is to be more than 10 metres from the road frontage at ground floor level. c. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m² d. Each residential unit shall be provided with: <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 metres; and iii. any space designated for waste management, whether private or communal, shall not be

Activity	Activity specific standards																
	<p>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>Within the Central City, if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each residential unit.</p> <p>e. Outside the Central City, each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><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>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>f. In the Central City, each residential unit shall be provided with a minimum of 30m² 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> <ul style="list-style-type: none">i. each unit shall have private outdoor living space of at least 16m² in total;ii. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony with a maximum balustrade height of 1.2 metres;iii. 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;iv. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall be a minimum of 4 metres and capable of containing a circle with a diameter of 8 metres; andv. 50% of the outdoor living space required across the entire site shall be provided at ground level.		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 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.	More than 3 bedrooms	15m ²	1.5 metres														

Activity		Activity specific standards
		<p>g. In the Central City, any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>h. Outside the Central City, 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>
P20	Public transport facility	Nil
P21	Activities listed in Rule 15.5.1.1 P1 to P20 in the Commercial Local Zones at East Belfast (Blakes Road), Upper Styx/Highsted (Claridges Road), Redmund Spur and Wigram (The Runway)	<p>a. The maximum amount of GLFA for retail activity in the following local centres shall be as follows:</p> <p>i. East Belfast (Blakes Road) 2,000m²</p> <p>ii. Wigram (The Runway) 6,000m²</p> <p>iii. Upper Styx/Highsted (Claridges Road) 2,000m²</p> <p>iv. Redmund Spur 2500 m²</p>
P22	Emergency service facilities outside the Central City	Nil
P23	Parking lot	
P24	Drive-through services outside the Central City	

15.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1 and 15.5.4, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.5.1.1 P1 to P24 and Rule 15.5.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.5.2, unless otherwise specified Refer to relevant built form standard for provisions regarding notification.	<p>Outside the Central City, as relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.13.3.1</p> <p>b. For the Commercial Local Zone (Wigram), Building height in the Commercial Local Zone at Wigram – Rule 15.5.4.3</p> <p>c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2</p> <p>d. Minimum separation distance from the internal boundary with a residential zone – Rule 15.13.3.3</p> <p>e. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> f. Outdoor storage areas – Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 <p>In the Central City</p> <ul style="list-style-type: none"> a. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4(a)(iv), (c) b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3 (b) c. Visual amenity and external appearance – Rule 15.13.3.32 d. Minimum building setback from the road boundaries/ street scene - Rule 15.13.3.2 (d) e. Fences and screening structures – Rule 15.13.3.34 f. Water supply for fire fighting – Rule 15.13.3.8
RD2	<p>Outside the Central City, activities listed in Rule 15.5.1.1 P2 - P7, P10, P19 a. d. and P21 that do not meet one or more of the activity specific standards specified in Rule 15.5.1.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. For Rule 15.5.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.13.2.1. b. For Rule 15.5.1.1 P19 – Activity at ground floor level – Rule 15.13.2.2 c. For Rule 15.5.1.1 P19– Residential activity – Rule 15.13.2.3 d. For Rule 15.5.1.1 P19 in the Commercial Local Zone at Highfield - Residential activities in the Commercial Local Zone at Highfield – Rule 15.5.4.2 e. For Rule 15.5.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), Wigram and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.5.4.1
RD3	Any new building or addition to a building for any permitted activity listed in listed in Rule 15.5.1.1 P2 to P24 in the Commercial Local Zone at Redmund Spur.	<ul style="list-style-type: none"> a. Urban design – Rule 15.13.1
RD4	Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.5.1.1 P19.	<ul style="list-style-type: none"> a. Residential activity - Rule 15.13.2.3 (a), (b)(iii) and (iv), (d)(iv) and (g).

15.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity.
D2	In the Central City, activities listed in Rule 15.5.1.1 P1 to P24 that do not meet Rule 15.5.2.1(a).

15.5.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Outside the Central City, any residential activity or guest accommodation that does not meet Rules 15.5.1.1 P11 a. or P19 e.
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) 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>Any application made in relation to this rule 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>Notes:</p> <ol style="list-style-type: none"> The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 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. 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

	Activity
	activities in the vicinity of National Grid transmission lines or electricity distribution lines must meet with the NZECP 34:2001.
NC4	In the Central City, activities listed in Rule 15.5.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards. .

15.5.2 Built form standards – Commercial Local Zone

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

15.5.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	8 metres
b.	Commercial Local Zone at Wigram (The Runway) excluding the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	15 metres
c.	Within the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	2 buildings up to 32 metres with a maximum GFA of 800m ² on any single floor
d.	2 Carrs Road, Awatea	11 metres

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

15.5.2.2 Building setback from road boundaries

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

	Standard
a.	<p>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>This rule shall not apply to service stations, drive-through services and emergency service facilities.</p>

	Standard
b.	In the Central City, any building shall be setback 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.

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

15.5.2.3 Minimum building setback from residential zones or guest accommodation zone in the Central City

- a. All buildings within sites which share a boundary with a residential zone, or in the Central City, a residential zone or guest accommodation zone, shall be 3 metres.

In the Central City, no setback is required where there is a shared wall with a building within a Residential Central City Zone or Residential Guest Accommodation Zone.

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

15.5.2.4 Sunlight and outlook at boundary with a residential zone or guest accommodation zone in the Central City

	Standard
a.	<p>Where an internal boundary adjoins a residential zone, or Residential Guest Accommodation Zone in the Central City, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3m above the site boundary in accordance with the diagrams in Appendix 15.15.9.</p> <p>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.</p>
b.	<p>In the Commercial Local Zone Wigram (The Runway), where a site boundary adjoins a residential zone and</p> <ol style="list-style-type: none"> Immediately adjoins an access or part of an access, the recession plane shall be constructed from points 2.3 metres above the far side of the access; and where buildings on adjoining sites have a common wall along an internal boundary or a wall is not setback from the internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

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.

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

In the Central City, any application arising from this rule shall not be limited or publicly notified.

Note. In the Central City, there is no recession plane requirement for sites located in the Central City Commercial Local zone at adjoin sites also zoned Central City Commercial Local zone.

15.5.2.5 Outdoor storage areas

	Standard
a.	<p>Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.</p> <p>This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.</p>
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> Any outdoor storage (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; 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 15.5.2.2.

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

15.5.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>Outside the Central City:</p> <ol style="list-style-type: none"> On sites adjoining 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. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> Where a site adjoins the Residential Central City Zone, Residential Guest Accommodation 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 Where the use of any part of a site is not undertaken in a building, that part of the site: <ol style="list-style-type: none"> with a road frontage of at least 10 metres shall be planted with a minimum of one tree,

	Standard
	<p>plus one additional tree for every 10 metres of road frontage;</p> <p>B. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart;</p> <p>C. one tree shall be planted for every five car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area; and</p> <p>D. any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>iii. Any trees required by this rule shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>iv. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>v. 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>vi. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p>

15.5.2.7 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).

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).

15.5.2.8 Minimum building setback from railway corridor outside the Central City

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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

15.5.2.9 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.

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.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City, Residential Guest Accommodation and Central City Commercial Local.

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

15.5.3 Area specific rules – Commercial Local Zone

The following rules apply to the areas specified. All activities specified are also subject to the Rules 15.5.1 and 15.5.2 unless otherwise specified.

15.5.3.1 Activity tables

15.5.3.1.1 Permitted activities

The activities listed below are permitted activities.

	Activity	Activity specific standards
P1	<p>a. Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4):</p> <ol style="list-style-type: none"> i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone. 	Nil

15.5.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 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 Zone (St Albans) Outline Development Plan (see Appendix 15.15.4)	<p>a. Outline Development Plan – Rule 15.5.3.3.1</p>

	Activity	The Council's discretion shall be limited to the following matters:
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.5.3.2.1.	a. Maximum retail activity threshold – Rule 15.5.3.3.2

15.5.3.2 Area specific built form standards

15.5.3.2.1 Maximum non-residential floorspace limits in the Commercial Local Zone (St Albans)

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

	Standard
a.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4); and <ul style="list-style-type: none"> i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; and ii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

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

15.5.3.3 Matters of discretion – Commercial Local Zone (St Albans)

15.5.3.3.1 Outline 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 outline 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 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 blocked 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.

15.5.3.3.2 Maximum retail activity threshold

- a. The effects of any larger floor space for non-residential activity on District and Neighbourhood 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 Zoned area as a local 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.

15.5.4 Matters of discretion for Commercial Local Zone in greenfield areas

15.5.4.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue), Wigram (the Runway) and Upper Styx/ Highsted (Claridges Road)

- a. The extent to which the local 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 and Neighbourhood 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 of neighbouring residential properties; and
- e. In Wigram, the extent to which convenient access to retailing and community uses may be positively or adversely affected by the proposed quantum of retail activity.

15.5.4.2 Residential activities in the Commercial Local 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, 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 development 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.

15.5.4.3 Building height in the Commercial Local Zone at Wigram

- a. Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds;
- b. The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings; and
- c. The extent to which the additional height results in a built form which would strengthen the role of the Commercial Local Zone as the physical, visual and activity centre for the community.

15.6 Rules – Commercial Banks Peninsula Zone

15.6.1 Activity status tables – Commercial Banks Peninsula Zone

15.6.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.6.2. Note the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.6.1.2, 15.6.1.3 and 15.6.1.4.

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

	Activity	Activity specific standards
P1	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P21.	Nil
P2	The erection of a building, relocatable building or relocation of a building, external additions, alterations, and repairs for activities listed in Rule 15.6.1.1 P3-P21 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	Nil
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office activity	
P8	Entertainment facility	
P9	Gymnasium	
P10	Community facility	
P11	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <ol style="list-style-type: none"> Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr. 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 Dtr,2m,nTw+Ctr.

	Activity	Activity specific standards
P12	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <ul style="list-style-type: none"> a. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr. b. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.
P13	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	
P14	Pre-school outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<ul style="list-style-type: none"> 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 Dtr,2m,nTw+Ctr. ii. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.
P15	Public artwork	Nil
P16	Residential activity outside the Lyttelton Port Influences Overlay Area	<ul style="list-style-type: none"> 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 (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ul style="list-style-type: none"> A. Studio 35 m² B. 1 bedroom 45 m² C. 2 bedrooms 60 m² D. 3 or more bedrooms 90 m²; and b. Each residential unit shall be provided with: <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.

	Activity	Activity specific standards																
		<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><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><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></table> <p>d. In Lyttelton:</p> <p>i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p>		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															
P17	Guest accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <p>i. Guest 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 Dtr,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 Dtr,2m,nTw+Ctr.</p>																
P18	Public transport facility	Nil																
P19	Emergency service facilities																	
P20	Parking building																	
P21	Parking lot																	
P22	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.	Unless otherwise permitted by Rule 15.6.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.																

15.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion listed in Rule 15.13, as set out in the table below

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.6.1.1 P3-P21 and Rule 15.6.1.2 RD2 that do not meet one or more of the built form standards in Rule 15.6.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Site coverage – Rule 15.13.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.6.2.4) – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 f. Outdoor storage areas – Rule 15.13.3.5 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	Activities listed in Rule 15.6.1.1 P11-P14, P16 and P17 that do not meet one or more of the activity specific standards in Rule 15.6.1.1, unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified.	a. For Rule 15.6.1.1 P16 Residential activity – i. Residential activity - Rule 15.13.2.3 ii. Activity at ground floor level – Rule 15.13.2.2 b. For Rules 15.6.1.1 P11- P14 and P17 - Rule 15.13.2.3 (f)
RD3	Activities listed in Rule 15.6.1.1 P3 to P21 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 15.6.1.1 and built form standards in Rule 15.6.2, unless specified otherwise in Rule 15.6.2. Any application arising from this rule shall not be limited or publicly notified. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.	a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.5). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

15.6.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Activities listed in Rule 15.6.1.1 P3 to P21 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 15.6.2 or activity specific standards in Rule 15.6.1.1. Refer to relevant built form standard for provisions regarding notification.
D2	Industrial activity Any application arising from this rule shall not be limited or publicly notified.
D3	Service station Any application arising from this rule shall not be limited or publicly notified.
D4	Trade supplier Any application arising from this rule shall not be limited or publicly notified.
D5	Any activity not provided for as a permitted, restricted discretionary, or 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, beyond 1 January 2026.

15.6.1.4 Non-complying activities

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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15.6.2 Built form standards – Commercial Banks Peninsula Zone

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

15.6.2.1 Maximum building height

The maximum height of any building shall be as follows:

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

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

15.6.2.2 Maximum site coverage

- a. The maximum site coverage for sites in all areas shall be 65% of the net site area.

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

Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

15.6.2.3 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.

This rule shall not apply to Akaroa or to emergency service facilities.

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

15.6.2.4 Minimum building setback from the boundary with Residential Banks Peninsula, Residential Conservation Zones

- a. The minimum building setback from the boundary with the Residential Banks Peninsula Zone or Residential Conservation Zone shall be 3 metres.

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

15.6.2.5 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.

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.

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

15.6.2.6 Outdoor storage areas

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

This rule shall not apply:

- i. where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year; and
- ii. to activities permitted in accordance with Rule 15.6.1.1 P22.

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

15.6.2.7 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).

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).

15.6.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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 Rules – Commercial Retail Park Zone

15.7.1 Activity status tables – Commercial Retail Park Zone

15.7.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Retail Park Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.7.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.7.1.2, 15.7.1.3 and 15.7.1.4.

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

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.7.1.1 P2 to P17 and P19-P20 below.	Nil
P2	Retail activity, unless specified below	a. The minimum tenancy size of any single retail activity shall be 450m ² GLFA.
P3	Supermarket	Nil
P4	Trade supplier	
P5	Yard-based supplier	
P6	Second-hand goods outlet	
P7	Service station	
P8	Food and beverage outlet	
P9	Ancillary office activity 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	Pre-school	
P14	Gymnasium	
P15	Drive-through services	
P16	Parking lot	
P17	Parking building	
P18	Any activity within the Commercial Retail Park Zone located north of Langdons Road.	<p>a. All activities within the zone shall not result in more than 950 trips per hour being generated during the Thursday PM peak period of 4.00pm to 6.00pm.</p> <p>Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 4.00pm to 6.00pm over a consecutive three week period. The peak hour within each surveyed two hour period is to</p>

	Activity	Activity specific standards
		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.
P19	Office activity within the Commercial Retail Park 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 Zone north of Langdons Road.
P20	Commercial services within the Commercial Retail Park Zone located at Tower Junction.	a. The maximum tenancy size shall be 250 m ² GLFA. b. The maximum GLFA of commercial services within the Commercial Retail Park Zone at Tower Junction shall be 10% of the total GLFA.
P21	Any permitted activity within the Commercial Retail Park Zone at 121 Briggs Road (Lot 2 DP16288).	a. Use of this site shall be limited to access and its associated landscaping.

15.7.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.1, 15.13.2 and 15.13.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.7.1.1 P2 to P21, and Rule 15.7.1.2 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.7.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. Outdoor Storage Areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8. h. Minimum building setback from the railway corridor - Rule 15.13.3.10.
RD2	Activity listed in Rule 15.7.1.1 P9 that does not meet the activity specific standard. Any application arising from this rule shall not be limited or publicly notified.	a. For P9 – (Ancillary office activity) - Rule 15.13.2.6

	Activity	The Council's discretion shall be limited to the following matters:
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 Zone (Langdons Road) – Rule 15.13.3.13

15.7.1.3 Discretionary activities

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 15.7.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

15.7.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity listed in Rule 15.7.1.1 P2 that does not meet the activity specific standard.
NC2	Any activity or building not meeting with the activity specific standard for Rule 15.7.1.1 P21.

15.7.2 Built form standards – Commercial Retail Park Zone

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

15.7.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

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

15.7.2.2 Minimum building setback from road boundaries

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

	Activity	Standard
a.	Any activity unless specified in b – c below	3 metres
b.	Ancillary office activity	1.5 metres
c.	For sites with frontage to two intersecting roads in the Commercial Retail Park Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

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

15.7.2.3 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.

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

15.7.2.4 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 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.

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.

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

15.7.2.5 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.

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

15.7.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped 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. <p>d. On sites adjoining 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>e. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>f. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Note:

1. Any landscaping required by Rule 15.7.2.6 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.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.7.2.7 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).

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).

15.7.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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

15.8 Rules – Commercial Office Zone

15.8.1 Activity status tables - Commercial Office Zone

15.8.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Office Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.8.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table will be restricted discretionary, discretionary or non-complying, as specified in Rules 15.8.1.2, 15.8.1.3 or 15.8.1.4.

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

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.8.1.1 P2 to P12 below.	Nil
P2	Office activity	
P3	Food and beverage outlet	
P4	Commercial services	
P5	Trade and industry training facility	
P6	Public transport facility	
P7	Gymnasium	
P8	Parking lot	
P9	Parking building	
P10	Pre-school	
P11	Community facility	
P12	Emergency service facilities	

15.8.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.8.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.8.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ol style="list-style-type: none"> Maximum height of buildings – Rule 15.13.3.1 Minimum building setback from road boundaries/street scene – Rule 15.13.3.2 Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 Outdoor storage areas – Rule 15.13.3.5 Landscaping and trees - Rule 15.13.3.6 Water supply for fire fighting – Rule 15.13.3.8 Access to the Commercial Office Zone (Wrights Road) – Rule 15.13.3.9. Minimum building setback from the railway corridor - Rule 15.13.3.10

15.8.1.3 Discretionary activities

The activities listed below are discretionary activities.

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

15.8.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Heavy industrial activity.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.

15.8.2 Built form standards – Commercial Office Zone

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

15.8.2.1 Maximum height for buildings and fences or screening structures

- a. The maximum height of buildings shall be 15 metres.

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

15.8.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres.

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

15.8.2.3 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.

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

15.8.2.4 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 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.

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.

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

15.8.2.5 Outdoor storage of materials/ car parking

- 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 Rules 15.8.2.2.

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

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

15.8.2.6 Landscaped areas

Landscaping shall be provided as follows:

	Standard
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 (d) below). This clause shall not apply to emergency service facilities
b.	The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards: <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 frontage or part thereof, evenly spaced with shrubs between each tree. This clause shall not apply to emergency service facilities
c.	On sites adjoining 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.
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
e.	All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.

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/Manawhenua 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.

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

15.8.2.7 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).

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).

15.8.2.8 Access to Commercial Office Zone (Wrights Road)

Access to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
a.	<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> <ul style="list-style-type: none"> i. 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 Jack Hinton Drive and Wrights Road; and ii. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.
b.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

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

15.8.2.9 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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

15.9 Rules – Commercial Mixed Use Zone

15.9.1 Activity status tables – Commercial Mixed Use Zone

15.9.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.9.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.9.1.2, 15.9.1.3 or 15.9.1.4.

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

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.9.1.1 P3 to P8 and P11 to P27 below.	Nil
P2	a. Existing retail activity in an existing building, or b. Existing consented retail activity and associated building; at the DATE OF DECISION AS NOTIFIED	Nil
P3	Ancillary retail activity	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 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	

	Activity	Activity specific standards
	a. Existing consented commercial services and associated building; as at the DATE OF DECISION AS NOTIFIED	
P10	a. Existing office activity in an existing building, or b. Existing consented office activity and associated building; as at the DATE OF DECISION AS NOTIFIED	
P11	Ancillary office activity	
		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 activity fronts the street.
P12	Industrial activity in the Commercial Mixed Use Zone on Blenheim Road and Main South Road	Nil
P13	Warehousing and distribution activities	
P14	Service industry	
P15	High technology industrial activity	
P16	Trade and industry training facility	
P17	Emergency service facilities	
P18	Public transport facility	
P19	Health care facility	
P20	Pre-school	
P21	Gymnasium	
P22	Drive-through services	
P23	Parking lot	
P24	Parking building	
P25	Tertiary education and research activities	
P26	Guest accommodation	
P27	Residential activity in Addington, Mandeville Street and New Brighton	<ul style="list-style-type: none"> a. The activity shall be: <ul style="list-style-type: none"> i. located above ground floor level; or ii. located to the rear of activities listed in Rule 15.9.1.1 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 g. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby

Activity	Activity specific standards																
	<p>and/or reception area, car parking, garaging and balconies) per unit of:</p> <ul style="list-style-type: none">i. Studio 35m²ii. 1 bedroom 45m²iii. 2 bedrooms 60m²iv. 3 or more bedroom 90m² <p>h. 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>i. 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><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><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>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>j. 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>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 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.	More than 3 bedrooms	15m ²	1.5 metres														

15.9.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters set out in Rule 15.13, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.9.1.1 P1 – P27, and Rule 15.9.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.9.2, unless otherwise specified Refer to relevant built form standard for provision regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	Activities listed in Rule 15.9.1.1 P3, P11 and P27 (a) – (d) that do not meet one or more of the activity specific standards in Rule 15.9.1.1. Any application arising from this rule shall not be limited or publicly notified.	a. For Rule 15.9.1.1 P3 and P11 (Ancillary retail and Ancillary office activity): i. Ancillary office and retail activity Rule 15.13.2.6 b. For Rule 15.9.1.1 P27 (Residential activity): i. Residential activity Rule 15.13.2.3; and i. Activity at ground floor level - Rule 15.13.2.2

15.9.1.3 Discretionary activities

The activities listed below are discretionary activities.

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

15.9.1.4 Non-complying activities

The activities listed below are non-complying activities

NC1	Any residential activity not meeting with Rule 15.9.1.1. P27 (e).
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15.9.2 Built form standards – Commercial Mixed Use Zone

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

15.9.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

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

15.9.2.2 Minimum building setback from road boundaries

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

	Activity	Standard
a.	Any activity unless specified below	3 metres
b.	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

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

15.9.2.3 Minimum building setback from residential zones

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.

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

15.9.2.4 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 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.

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.

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

15.9.2.5 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.

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

15.9.2.6 Landscaping and trees

Landscaping shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped 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. <p>b. On sites adjoining 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.</p> <p>c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.</p> <p>Clause (a) shall not apply to emergency service facilities</p>

Note: 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.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.9.2.7 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).

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).

15.9.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

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 Rules — Commercial Central City Business Zone

15.10.1 Activity status tables — Commercial Central City Business Zone

15.10.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Business Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.10.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary or discretionary, as specified in Rules 15.10.1.2, 15.10.1.3 or 15.10.1.4.

At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.

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

	Activity	Activity specific standards
P1	Retail activity	Nil
P2	Commercial services	Nil
P3	Entertainment facility	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	Pre-school	
P10	Health care facility	
P11	Spiritual facility	
P12	Office	
P13	Residential 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 pedestrian entranceways or reception areas, which may be located at ground floor level. b. Activity specific standard a. shall not apply to the former Christchurch Teachers College building at 25 Peterborough Street.

	Activity	Activity specific standards
		<p>c. Each residential unit shall be provided with an outdoor service space contained within the net area of the site 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, garaging, 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 5m² of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside, 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>Note: Balconies can be recessed, cantilevered or semi-recessed.</p> <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.</p> <p>g. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P14	Guest accommodation	<p>a. 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>

	Activity	Activity specific standards
		b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
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) Refer to built form standards for rules that do not apply to retirement villages.	Nil
P17	The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street: <ul style="list-style-type: none"> i. Retail activity ii. Commercial services iii. Entertainment facility iv. Gymnasium v. Education activity vi. Health care facility vii. Office viii. Art studios and workshops 	<ul style="list-style-type: none"> a. The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site. b. Entertainment activity shall be limited to performances and exhibitions.

15.10.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

	Activity	The matters over which Council reserves its control:
C1	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 15.10.1.1 P1 to P17, which is: <ul style="list-style-type: none"> i. within the Central City Core area; and ii. visible from a publicly owned and accessible space; and 	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

	<p>iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.7 Commercial Central City Business Zone Urban Design.</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.7 have been met.</p> <p>This rule does not apply to any activity requiring consent under C2 below.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
C2	<p>Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <p>i. located at 100 Cathedral Square; and</p> <p>ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.4.1 - Buildings at 100 Cathedral Square.</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.4.1 have been met.</p> <p>The built form standards in Rule 15.10.2 shall not apply to this activity.</p>	<p>a. That the activity is undertaken in accordance with the urban design certification.</p>

Rules C1 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.

Note: 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”

15.10.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13, as set out in the following table.

	Activity	Council’s discretion shall be limited to the following matters:
RD1	Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a	a. Commercial Central City Business Zone urban design – Rule 15.13.2.7

	Activity	Council's discretion shall be limited to the following matters:
	<p>building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is within the Central City Core area; and ii. is visible from a publicly owned and accessible space, and iii. is not a controlled activity under Rule 15.10.1.2 C1. <p>This rule does not apply to activities requiring consent under Rule 15.10.1.2 C2 or Rule 15.10.1.3 RD9.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
RD2	<p>The erection of any new buildings 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>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone urban design – Rule 15.13.2.7 b. Commercial Central City Business Zone - Retail Precinct – Rule 15.13.2.8
RD3	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone - Activity at ground floor level – Rule 15.13.2.9
RD4	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standards relating to residential activities.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zones – Rule 15.13.2.10
RD5	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to RD2 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Business Zone - Building setbacks and continuity – Rule 15.13.3.15 b. Commercial Central City Business Zone and (South Frame) Mixed Use Zones - Verandas – Rule 15.13.3.16 c. Commercial Central City Business Zone - Sunlight and outlook for the street – Rule 15.13.3.17

	Activity	Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> d. Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors – Rule 15.13.3.18 e. Commercial Central City Business Zone - Minimum floor to floor heights on ground floor – Rule 15.13.3.19 f. Commercial Central City Business Zone - Location of on-site car parking – Rule 15.13.3.20 g. Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 h. Screening of outdoor storage and service area / spaces – Rule 15.13.3.22 i. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.23 j. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 k. Water supply and access for fire fighting – Rule 15.13.3.8
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 15.13.2.15 b. Commercial Central City Business Zone urban design – Rule 15.13.2.7
RD7	Retirement village that does not meet any one or more of the built form standards in Rule 15.10.2 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 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Commercial Central City Business Zone - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation 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 15.13.3.23

	Activity	Council's discretion shall be limited to the following matters:
		<p>g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>
RD8	Parking lot/ Parking building	<p>a. Commercial Central City Business Zone urban design – Rule 15.13.2.7</p> <p>Note: Refer to Rule 7.4.2.1 for parking in the Central City, Rule 7.4.1.3 RD1 for non-compliance with this rule, and activity Rule 7.4.1.5 NC3 for non-compliance with this rule in the Core of the Commercial Central City Business Zone.</p> <p>Also refer to Rule 7.4.1 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.</p>
RD9	<p>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 15.10.1.1 P1 to P17, which:</p> <ol style="list-style-type: none"> is located at 100 Cathedral Square; and is not a controlled activity under Rule 15.10.1.2 C2. <p>The built form standards in Rule 15.10.2 shall not apply on this site to the activity listed in Rule 15.10.1.1 P11.</p>	<p>a. Buildings at 100 Cathedral Square – Rule 15.13.4.1</p>

Rules RD1 and RD9 shall not apply to:

- demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- 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
- any signage.

Note: 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”

15.10.1.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
D1	Any activity that does not meet one or more of built form standards in Rules 15.10.2.11 (Building Height) and 15.10.2.12 (Maximum Road Wall Height) unless otherwise specified.
D2	Any activity not provided for as a permitted, controlled or restricted discretionary activity.

15.10.2 Built form standards - Commercial Central City Business Zone

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

15.10.2.1 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 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).

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

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

15.10.2.2 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.

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

15.10.2.3 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, except that this rule shall not apply to access ways, service lanes, or to New Regent Street.

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

15.10.2.4 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.

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

15.10.2.5 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.

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.

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

15.10.2.6 Location of onsite car parking

- a. Car parking 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.

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

15.10.2.7 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.

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.

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

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

15.10.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage or service areas/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.

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

15.10.2.9 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone

- a. Where an internal boundary adjoins a Residential Central City or Residential Guest Accommodation Zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, as indicated in Appendix 15. 15.9 as though the site were zoned the same Residential Central City or Residential Guest Accommodation Zone.

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.

Note: There is no recession plane requirement for sites located in the Commercial Central City Business Zone that adjoin sites also zoned Commercial Central City Business.

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

15.10.2.10 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a building within a Residential Central City or Residential Guest Accommodation Zone no setback is required.
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation Zone,

	Standard
	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.
c.	Any required building setback under a. shall be landscaped 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.
d.	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.

15.10.2.11 Building height

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

	Applicable to	Standard
a.	All buildings, except as provided for in b. and c. below.	The maximum height shall be in accordance with the Central City Maximum Building Height Planning map
b.	All buildings in New Regent Street	The minimum and maximum height shall be 8 metres.
c.	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.

15.10.2.12 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.

15.10.2.13 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).

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 (absent its written approval).

15.11 Rules — Commercial Central City Mixed Use Zone

15.11.1 Activity status tables — Commercial Central City Mixed Use Zone

15.11.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.11.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, as specified in Rules 15.11.1.2, 15.11.1.3, 15.11.1.4 and 15.11.1.5.

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

	Activity	Activity specific standards
P1	Retail activity	<p>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:</p> <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. <p>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:</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

	Activity	Activity specific standards
		<p>Manchester, Salisbury and Madras Streets.</p> <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	<p>a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or:</p> <p>b. Where non-ancillary office activity 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. <p>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.</p>
P6	Office activity	
P7	Entertainment facility	Nil
P8	Recreational facility	
P9	Gymnasium	
P10	Community facility	
P11	Education activity	
P12	Day Care facility	
P13	Pre-School	
P14	Health care facility	
P15	Spiritual facility	
P16	Residential activity	<p>a. Each residential unit shall be provided with an outdoor service area contained within the net area of the site 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; 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.

	Activity	Activity specific standards
		<p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, 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 10m² of the area, with each dimension being a minimum of 1.5m, 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 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>Note: Balconies 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 internal living area of the residential unit.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P17	Guest accommodation	Nil
P18	Industrial activity	
P19	Motor-servicing facility	
P20	Drive-through service	
P21	Retirement village Refer to built form standards for rules that do not apply to retirement villages.	

15.11.1.2 Controlled activities

The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
C1	Any building on the site at 136 Barbadoes Street The built form standards in Rule 15.11.2 for the Commercial Central City Mixed Use Zone shall not apply.	a. Buildings at 136 Barbadoes Street – Rule 15.13.4.2

15.11.1.3 Restricted discretionary

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Residential activity that does not meet one or more of the activity specific standards listed in Rule 15.11.1.1 P16 unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zone – Rule 15.13.2.10
RD2	Any activity listed in Rule 15.11.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.11.2, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation 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 15.13.3.23 g. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8
RD3	Retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum Building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22

	Activity	The Council's discretion shall be limited to the following matters:
		<p>f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation 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 15.13.3.23</p> <p>g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>

15.11.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Parking lot / parking building.
D2	Any activity not provided for as permitted, restricted discretionary or non-complying.

15.11.1.5 Non-complying activities

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 15.11.1.1 P1.
NC2	Any commercial service or office activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P5 or P6.

15.11.2 Built form standards — Commercial Central City Mixed Use Zone

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

15.11.2.1 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2 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;

	Standard
b.	Trees planted shall consist of one tree planted for every 10 metres of boundary;
c.	Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
d.	A minimum of 5% 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. above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
e.	All landscaping 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.

15.11.2.2 Maximum building height

- a. The maximum height of any building shall be in accordance with the height specified on the Central City Maximum Building Height Planning Map.

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

15.11.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- 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.

- a minimum depth of 10 metres for a ground floor that fronts the street.

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

15.11.2.4 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:
- 2 metres, where at least 50% of the fence structure is visually transparent; or
 - 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City and Commercial Central City Mixed Use.

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

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

15.11.2.5 Screening of outdoor storage and service areas / spaces

- a. Any outdoor storage or service areas/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.

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

15.11.2.6 Sunlight and outlook at boundary with a Residential Central City, Residential Guest Accommodation, 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 Central City or Residential Guest Accommodation Zone, in relation to that boundary, buildings shall not project beyond a building envelope 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 Central City or Residential Guest Accommodation 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 as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries adjoining those zones.

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.

Note: 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.

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

15.11.2.7 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a

	Standard
	building within a Residential Central City or Residential Guest Accommodation Zone no setback is required;
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation 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;
c.	Any required building setback under a. shall be landscaped 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
d.	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.

15.11.2.8 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).

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).

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

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

15.12.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City (South Frame) Mixed Use Zone if they meet any activity specific standards set out in this table and the built Form standards in 15.12.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying, as specified in Rules 15.12.1.2, 15.12.1.3, 15.12.1.4 and 15.12.1.5.

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

Activity	Activity specific standards
P1 Retail activity	<ul style="list-style-type: none"> 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: <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. b. For sites with frontage to Colombo Street and High Street: <ul style="list-style-type: none"> i. the maximum GLFA for each retail activity tenancy shall be 150m²; and ii. retail activities on Colombo Street and High Street shall only occupy the ground floor of any building. 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: <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;

Activity		Activity specific standards
		<ul style="list-style-type: none"> 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.
P2	Commercial services	<p>Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> a. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and b. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² 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 50% of the GLFA of the overall development. <p>Within the Innovation Precinct:</p> <ul style="list-style-type: none"> c. Any single commercial service or office activity tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of GLFA. d. For the purposes of this rule, GLFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal: <ul style="list-style-type: none"> i. reception areas; ii. meeting rooms; iii. kitchens and staff lunch rooms; iv. copy and file rooms; v. computer server rooms; and vi. workshops and testing facilities <p>where the use of such rooms is shared between more than one tenancy.</p>
P3	Office activity	
P4	Entertainment facility	Nil
P5	Recreational activity	
P6	Gymnasium	
P7	Community facility	
P8	Education activity	
P9	Day Care facility	
P10	Pre-School facility	
P11	Health facility	
P12	Spiritual facility	
P13	Residential activity	<ul style="list-style-type: none"> 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.

Activity	Activity specific standards
	<p>The required 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>b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garaging 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 10m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit.</p> <p>d. 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 5m² of the area, with each dimension being a minimum of 1.5 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 that is not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4m that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <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>
P14 Guest accommodation	Nil
P15 Tertiary education and research facilities	

15.12.1.2 Controlled activities

The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
<p>C1 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 15.12.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.12 Urban design in the Commercial Central City (South Frame) Mixed Use Zone <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.12 have been met.</p> <p>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>

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

15.12.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table.

Activity	Matters of Discretion
<p>RD1 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 15.10.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is not a controlled activity under Rule 15.10.1.2 C1. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12</p>
<p>RD2 Any retail activity that does not meet activity specific standard c. in Rule 15.12.1.1 P1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.13.2.13</p>

Activity	Matters of Discretion
RD3 Any commercial services or office activity that does not meet activity specific standard c. in Rule 15.12.1.1 P2 or P3. Any application arising from this rule shall not be limited or publicly notified.	a. Offices and commercial services in the Innovation Precinct – Rule 15.13.2.14
RD4 Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.12.1.1 P13. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.2.11
RD5 Any activity listed in Rule 15.12.1.1 P1 to P15 and Rule 15.13.1.2 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.12.2, unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.12.2.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Building height in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.28 b. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.29 d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.30 e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.31 f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.32 g. Commercial Central City Business Zone and (South Frame) Mixed Use Zones Verandas – Rule 15.13.3.16 h. Commercial Central City Business Zone and (South Frame) Mixed Use Zone Minimum number of floors Rule 15.13.3.18 i. Water supply and access for fire fighting – Rule 15.13.3.8
RD6 Retirement village	a. Retirement villages – Rule 15.13.2.15 b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12

15.12.1.4 Discretionary activities

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 other activity that is not listed as permitted, restricted discretionary or non-complying.

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

15.12.1.5 Non-complying activities

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 15.12.1.1. P1
NC2	Any commercial services or office activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1 P2 and P3.
NC3	Motor-servicing facility
NC4	Industrial activity
NC5	Service stations
NC6	Trade suppliers
NC7	Wholesalers and wholesaling
NC8	Yard-based suppliers

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

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

15.12.2.1 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings	The maximum height of all buildings shall be in accordance with Central City Maximum Building Height Planning Map;
b.	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;
c.	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.

15.12.2.2 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 3.6 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 road, measured from the exterior faces of the exterior walls.

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

15.12.2.3 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 Hagley Park.

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.

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

15.12.2.4 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: <ol style="list-style-type: none"> i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor roads, the garage shall be set back a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5 metres; ii. Where a garage has a vehicle door facing a shared accessway, the garage door shall be set back 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 set back a minimum of 8 metres.
c.	Where buildings do not extend to the road boundary of a site, a minimum 2 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

	Standard
	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;
d.	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 of 8 metres and shall not be less than 1.5 metres high at the time of planting;
e.	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 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;
f.	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 of 8 metres and shall not be less than 1.5 metres high at the time of planting;
g.	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;
h.	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 or open space areas, 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
i.	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 or open space area/s, 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.

15.12.2.5 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.

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

15.12.2.6 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 accessways and service lanes) shall be limited to retail activity, commercial services, entertainment facility, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

15.12.2.7 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.

15.12.2.8 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.

15.12.2.9 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).

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).

15.13 Rules - Matters of control and discretion

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.

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 15.15.5).

15.13.1 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:**
 1. **Rule 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;**
 2. **Rule 9.5.5.2 – Ngā Tūranga Tūpuna; and**
 3. **Rule 9.5.5.3 – Ngā Wai.**

15.13.2 Matters of discretion for activity specific standards

15.13.2.1 Maximum tenancy size

- a. The extent to which the scale of the activity:
 - i. affects recovery of the Central City 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);

15.13.2.2 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 visual impact of any activity upon the street façade of a building and streetscene.
- c. Any potential for residential activity to restrict the ability of existing or future commercial activities to operate or establish without undue constraint.
- d. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e. In the Commercial Core Zone at North Halswell, the effect of residential activity at ground floor on the ability to accommodate commercial activities over the long term while achieving a compact and mixed use centre.

15.13.2.3 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.
- 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 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 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.

15.13.2.4 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 and District 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.

15.13.2.5 Nuisance

- a. Whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining properties in terms of noise, traffic generation, odour, operating hours and lighting.

15.13.2.6 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.
- 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.
- f. The extent to which further retail and office activity supports the function of the Central City, District Centres and Neighbourhood 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.

15.13.2.7 Commercial Central City Business Zone 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 Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and public open spaces;
 - ii. in having regard to the relationship of Ngai Tūāhuriri/ Ngai 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;
 - 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.

15.13.2.8 Commercial Central City Business 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.

15.13.2.9 Commercial Central City Business 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.

15.13.2.10 Residential activity in the Commercial Central City Business 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 the amount of storage and waste management spaces, 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 the configuration of storage and waste management 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 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.
- e. 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.

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

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 service space; and
- c. The extent to which the amenity of surrounding properties may be adversely affected by the location of 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.

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

- 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.
- e. In having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi, 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.

15.13.2.13 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 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.

15.13.2.14 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.

15.13.2.15 Retirement villages

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.

- a. Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:
 - i. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - A. fencing and boundary treatments;
 - B. sightlines;
 - C. building orientation and setback;
 - D. configuration of pedestrian entrances;
 - E. windows and internal living areas within buildings; and
 - F. if on a corner site is designed to emphasise the corner;
 - ii. integration of access, car parking and garaging 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;
 - iii. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
 - iv. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;

- v. 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;
- vi. residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;
- vii. 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.

15.13.3 Matters of discretion for built form standards

15.13.3.1 Maximum building height

- a. The extent to which an increase in height of the 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 allow better use of the site 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 in the context of the 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.
 - 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.

15.13.3.2 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.

15.13.3.3 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;
 - iii. Impacts on the privacy 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 Business Zone and its likely effects on properties in the Residential Central City or Residential Guest Accommodation 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.

15.13.3.4 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;
 - 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 of London Street in Lyttelton or other public space.
- c. In the Central City,
 - i. the visual impacts on adjoining Residential Central City or Residential Guest Accommodation 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.

15.13.3.5 Outdoor storage areas

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

15.13.3.6 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/~~M~~anawhenua 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.

15.13.3.7 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.

15.13.3.8 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.

15.13.3.9 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.

15.13.3.10 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.

15.13.3.11 Outline 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.

15.13.3.12 Drive-through services

- a. The extent to which the activity and development is consistent with the following criteria:
 - i. Whether the development:
 - 1. 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.
 - 2. 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/ Manawhenua, 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:
 - 1. Orientating the principal façade of the building and its main pedestrian access to the street;
 - 2. Providing a high level of glazing across the principal facade and orientating active areas of buildings, towards the street and other publicly accessible spaces.

3. Providing the opportunity for open space to connect with the street.
 4. 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.
 5. 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:
 1. 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.
 2. Providing for legible vehicle movement to the site and links to key connections external to the site.
 3. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.
 4. 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.

15.13.3.13 Transport effects at Commercial Retail Park 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.

15.13.3.14 Access off Otara Street at Commercial Core 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.

15.13.3.15 Commercial Central City Business Zone - Building setback and continuity

- a. The extent to which buildings are of sufficient height to enclose the street 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, 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.

15.13.3.16 Commercial Central City Business and (South Frame) Mixed Use Zones - Verandas

- a. In the Central City Business 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.

15.13.3.17 Commercial Central City Business 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 wind funnelling effects at street level.

15.13.3.18 Commercial Central City Business Zone and (South Frame) Mixed Use Zone - 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.

15.13.3.19 Commercial Central City Business 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.

15.13.3.20 Commercial Central City Business 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 and associated driveways disrupt active frontages, and pedestrian circulation and safety.
- c. Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

15.13.3.21 Fencing and screening structures in the Commercial Central City Business 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 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.

15.13.3.22 Screening of outdoor storage and service area/ spaces

- a. The extent to which the lack of screening of any outdoor storage or 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.

15.13.3.23 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation 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 Central City or Residential Guest Accommodation Zone, 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 Central City or Residential Guest Accommodation Zone and the sensitivity of those activities to effects on their amenity.

15.13.3.24 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining Residential Central City or Residential Guest Accommodation 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;
- d. The presence of any non-residential activity on sites or within any buildings in adjoining Residential Central City or Residential Guest Accommodation Zones and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of the 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 adjoining sites.

15.13.3.25 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 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.

15.13.3.26 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 and Mixed Use Zones.

15.13.3.27 Central City - 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 Zone, the effect of the reduced floor height on the continuity of built form with adjacent buildings.

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

- 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 and Commercial Central City Mixed Use Zones; and
- c. The extent to which the increased height facilitates the reuse of heritage buildings or façades.

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

- 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.

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

- a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, 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 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.

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

- 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 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 or 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.

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

- 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.

15.13.3.33 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.

15.13.3.34 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.

15.13.4 Matters of control and discretion for other matters

15.13.4.1 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:
 - 1. interaction with activities within the Cathedral, where appropriate;
 - 2. safety in design of the built form; and
 - 3. 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:
 - 1. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
 - 2. 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.

15.13.4.2 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, cultural elements and the heritage setting;
 - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - 1. interaction with activities within the Cathedral, where appropriate,
 - 2. safety in design of the built form, and
 - 3. 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.

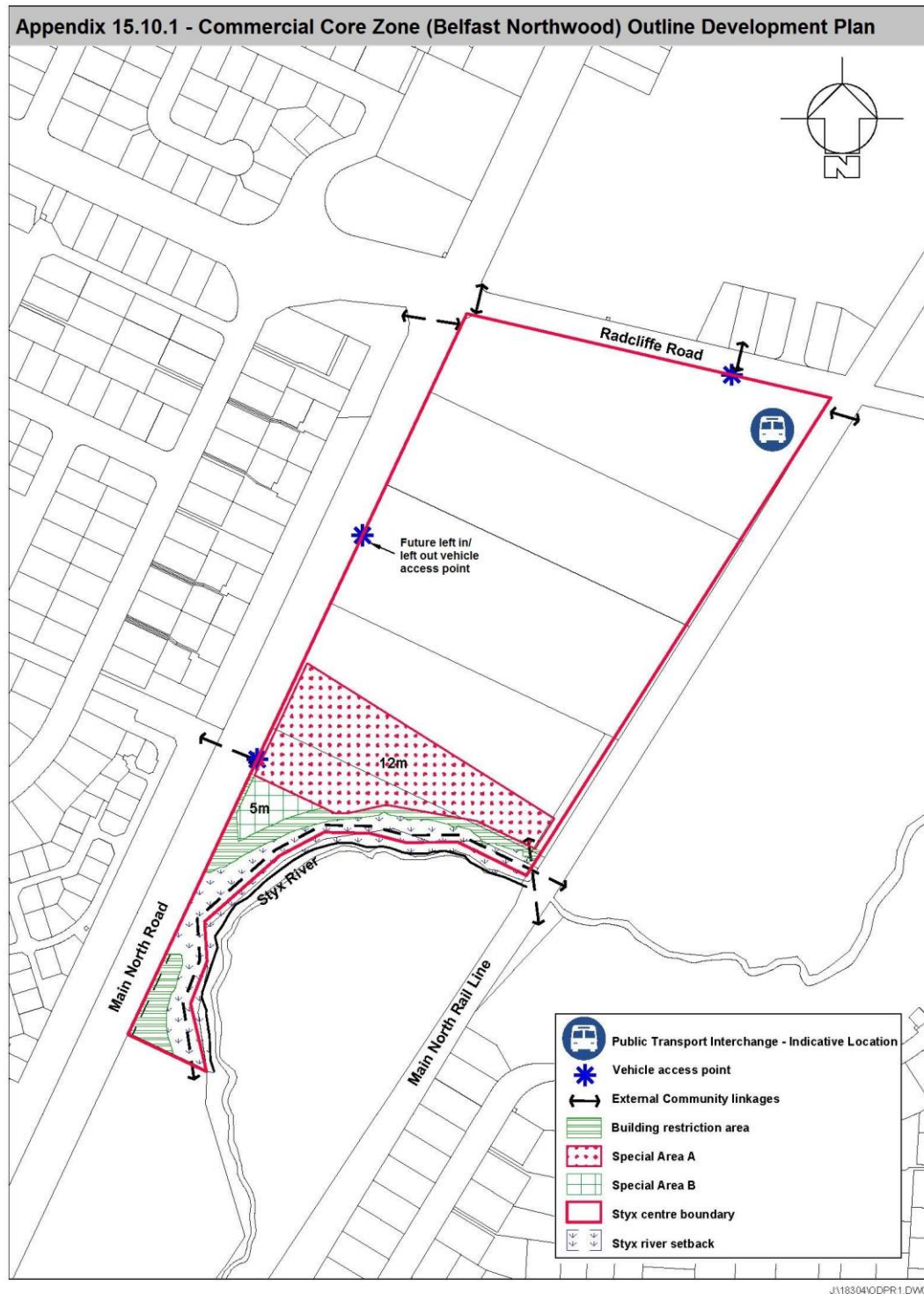
15.14 Rules – Other methods

15.14.1 Non-regulatory methods

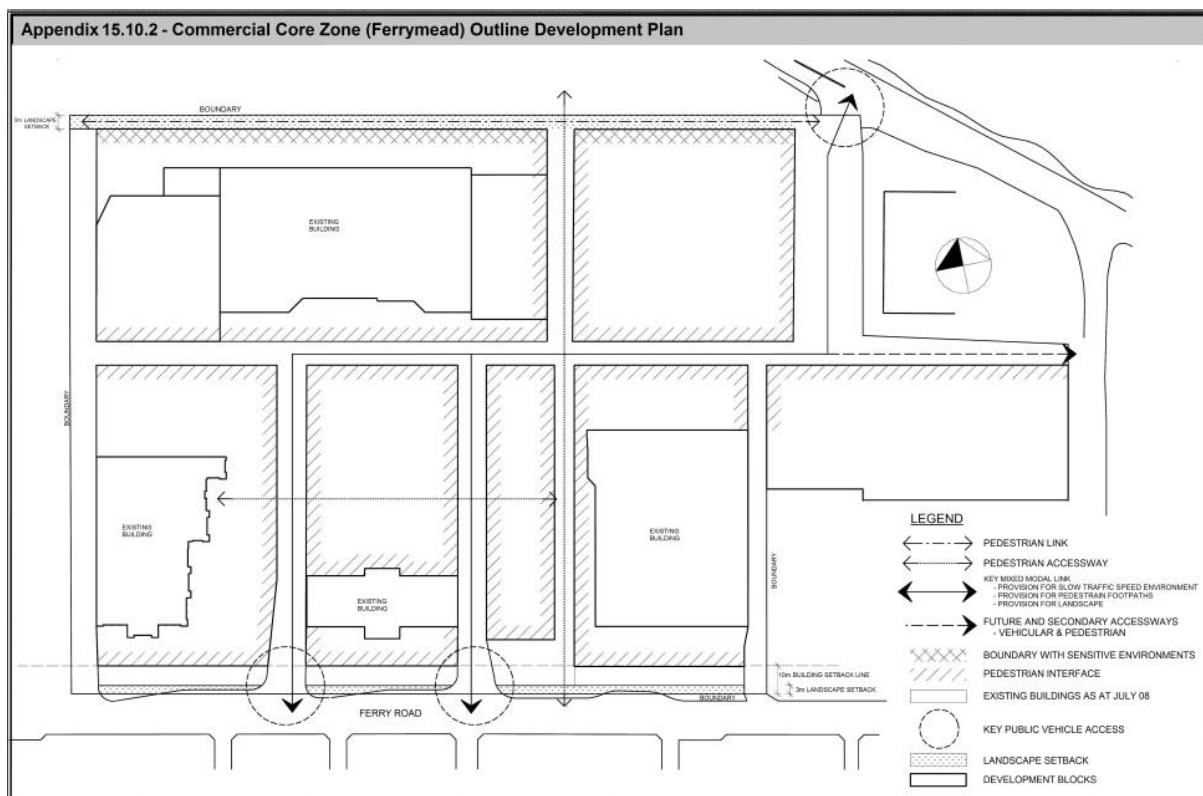
- a. Planning studies to investigate issues and opportunities in Key Activity Centres and initiate appropriate mechanisms over time to address these.
- b. Undertake regular monitoring of District and Neighbourhood Centres including surveys to determine whether a centre is performing as anticipated.
- 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.

15.15 Appendices

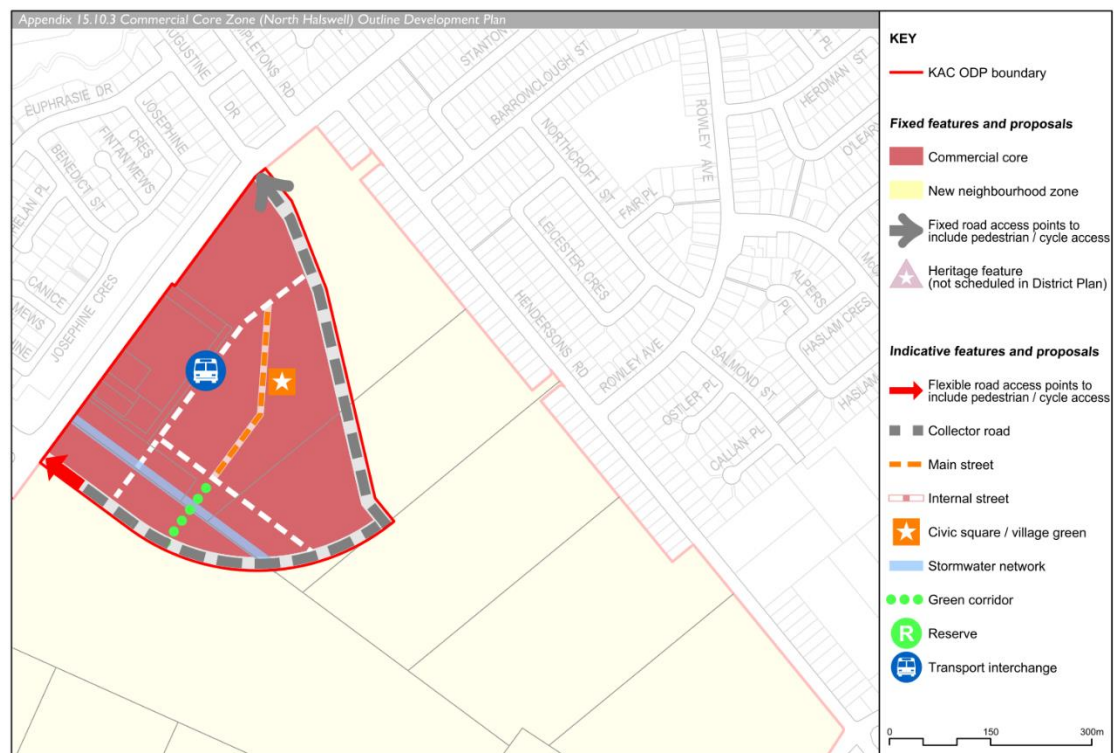
15.15.1 Commercial Core Zone (Belfast/Northwood) Outline Development Plan



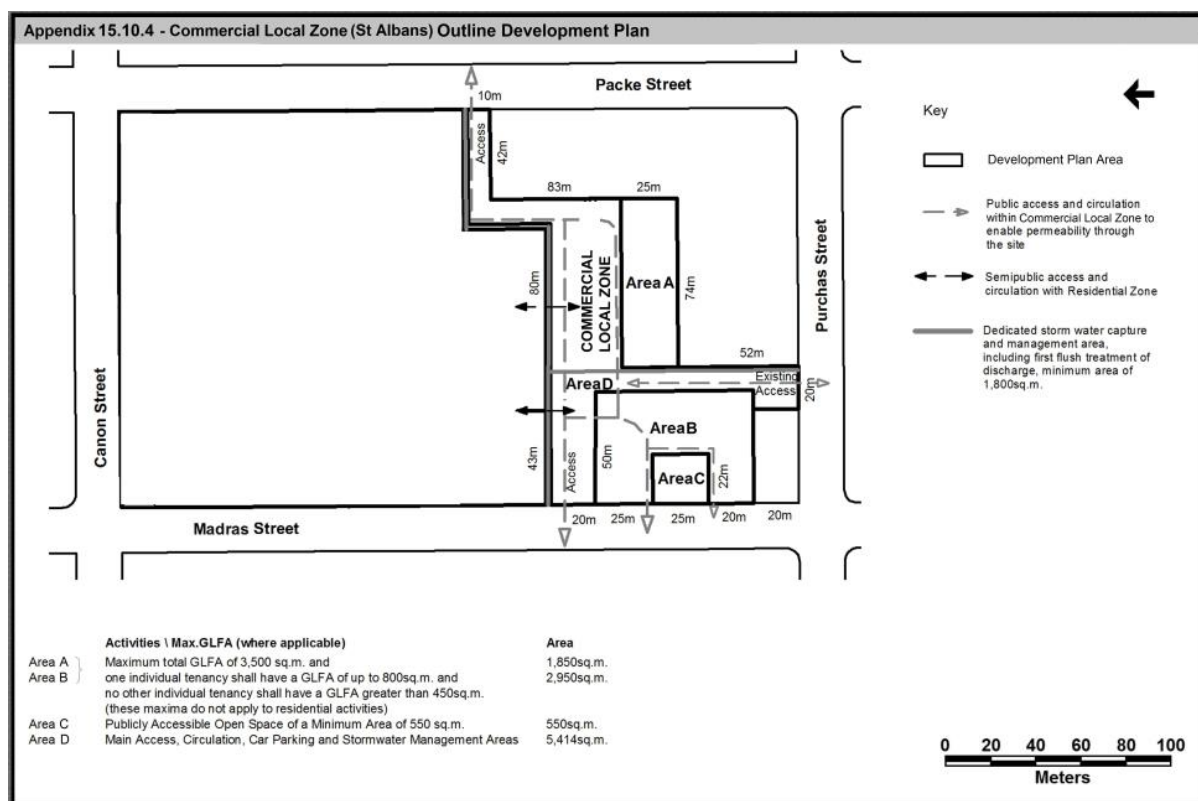
15.15.2 Commercial Core Zone (Ferryroad) Outline Development Plan



15.15.3 Commercial Core Zone (North Halswell) Outline Development Plan



15.15.4 Commercial Local Zone (St Albans) Outline Development Plan



15.15.5 Design guidelines – Akaroa Commercial Banks Peninsula Zone

a. Introduction

- i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town's surviving historic buildings and maintaining or enhancing the town's present character.



- ii. Figure 1: Typical Akaroa streetscape
 - iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.
 - iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:
 - 1. New development and additions to existing structures should:
 - A Recognise and respect the unique historic character of Akaroa.
 - B Relate well to surrounding buildings and the general environment.
 - C Avoid dominating neighbouring buildings.
 - D Respect important views from public places.
- b. Why guidelines?
- i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and registered as a Historic Area. The Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.
 - ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.
 - iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.
 - iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.
- c. The Planning Framework
- i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the

Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.

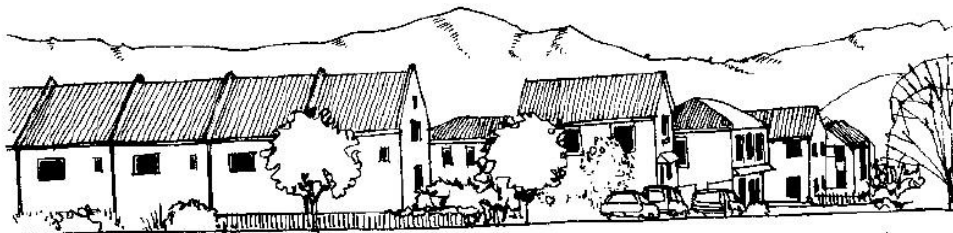
- ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.
 - iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.
 - iv. The Commercial Banks Peninsula Zone lies within the Historic Area registered by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. Approval from the Heritage New Zealand Pouhere Taonga is needed for work on any building within the Historic Area, or on any building elsewhere in the town which has been registered by the Trust.
 - v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, the Council may take advice from Heritage New Zealand Pouhere Taonga or any qualified expert. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the District Council, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga before formally applying for resource consent for the work. Early consultation can often facilitate subsequent consent processes, resulting in reduced time delays and costs.
- d. Akaroa's architectural history
- i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.
 - ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.
 - iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and

commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.

- iv. Figure 2: Examples of early colonial cottages



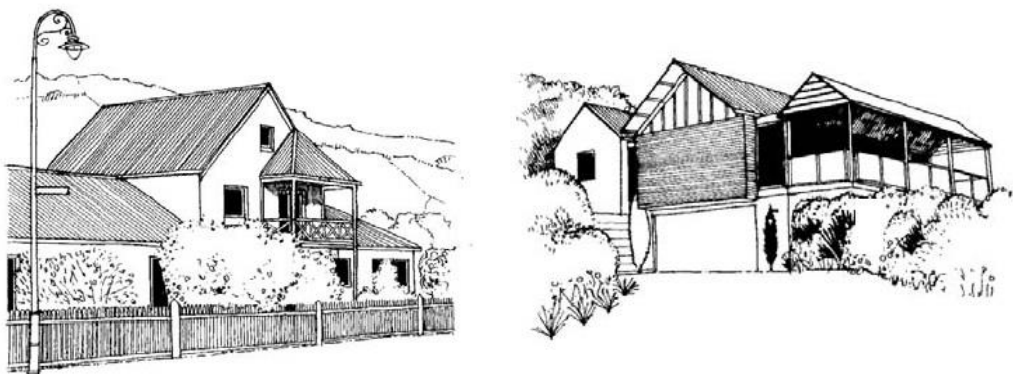
- v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary building materials.
- vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.



- vii. Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new building design, without introducing styles, or details that would appear out of place. It is important that new buildings and extensions reflect existing architectural themes and styles.
- e. Akaroa's setting and urban form
- i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The

close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills. Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.

- ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.
- f. Diversity and innovation
- i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.
 - ii. Successful approaches are:
 - 1. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.
 - 2. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.
 - iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.



- iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings

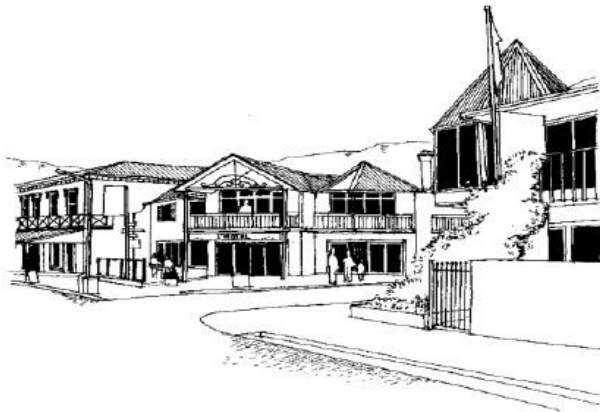
are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.

- v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.



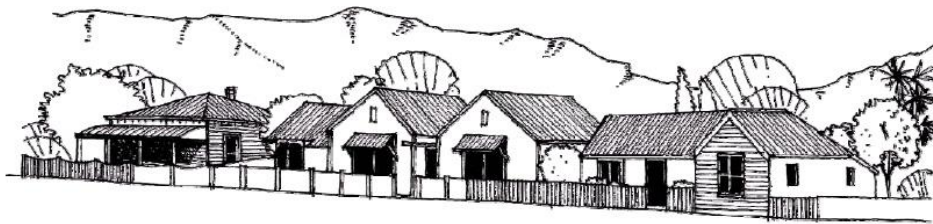
g. Building on specific sites

- i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.
- ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

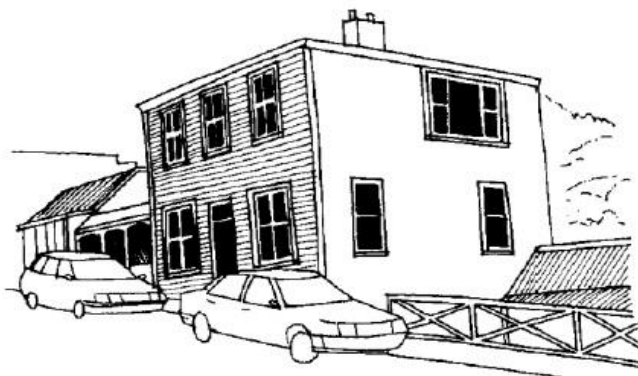


- iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.
 - iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.
- h. Key concepts
- i. Streetscape, rhythm and scale

1. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
2. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
3. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.



4. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
5. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
6. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.



7. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the

use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

8. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

ii. Replica buildings

1. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.
2. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

iii. Additions and alterations to historic buildings

1. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.
2. Registration by Heritage New Zealand Pouhere Taonga, or listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
3. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.
4. Key principles to bear in mind when adding to an historic building are:
 - i. Alterations should be the minimum necessary.
 - ii. They should not detract from the heritage value of the place and/or building.
 - iii. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.
 - iv. They should be of a quality that does not detract from the heritage values of the place.
5. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. Heritage New Zealand Pouhere Taonga can provide advice on these matters.
6. Figure 9: Sensitive alteration to an historic building.



7. In the example to the right similar roof forms and window details have been used.
8. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga should be consulted. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.
9. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.

i. Specific guidelines

i. Roof forms

1. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.
2. Figure 10: Roof shapes and forms



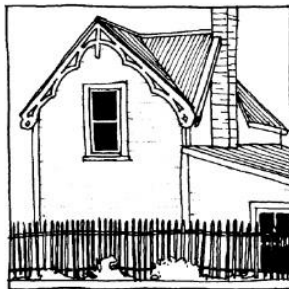
Villa Gable and Verandah



Verandah and simple gable with roof domers



Two Storey Hipped Roof domers



Two Storey Gable with Lean-to at rear



Multiple Gable Ends Roofs

ii. Cladding, texture and roofing materials

1. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.
2. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

iii. Windows

1. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.
2. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.



Figure 12: Window shapes and types



Dormer in a roof



Modern blend of windows
- all simple shapes

iv. Colours

1. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Area.

v. Verandas

1. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.
2. Figure 13: Akaroa street verandas

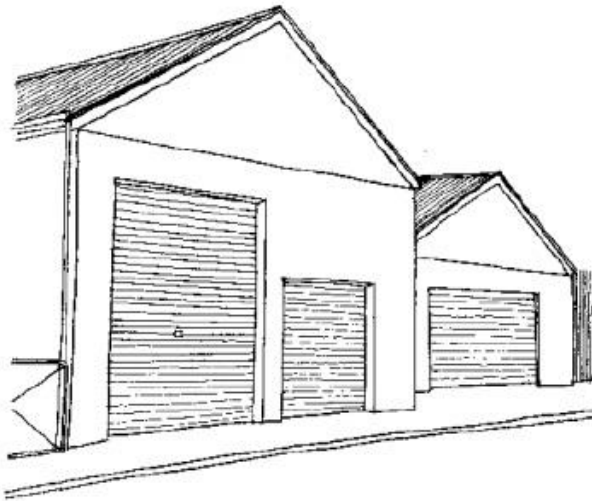


vi. Setback and fences

1. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.
2. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
3. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

1. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.
2. Figure 14: Garages on street front - these buildings detract from the streetscape.

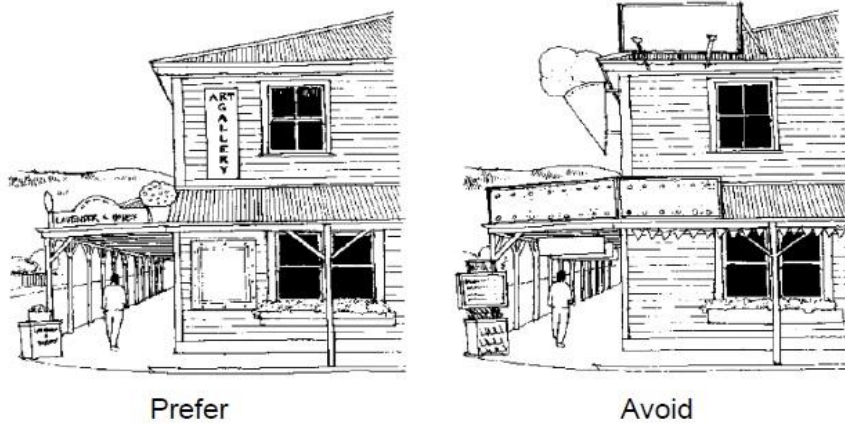


3. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.
4. Figure 15: Car parking visually softened by location behind buildings and screen planting



viii. Signs

1. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.
2. Figure 16: Signage



3. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

1. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.

15.15.6 Design guidelines – Lyttelton Commercial Banks Peninsula Zone

a. Introduction

- i. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and the residential and port zones. Lyttelton has been described as quirky and creative, with a mix of old and new development, but overall, the buildings create a sense of place because, although they are all different, they are unified by their similarity in scale, form and relationship to the street.
- ii. The town centre was significantly damaged in the 2011 Canterbury earthquakes, with the loss of many of the buildings that provided the heritage values and identity of the commercial heart. Despite the loss of buildings much of the physical framework for a vital and vibrant town centre remains in place.

b. Purpose

- i. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any new development in accordance with the rules in order to achieve the objectives and policies contained in the District Plan. The intention of the guidelines is not to stifle flair or creativity, but by paying attention to and incorporating the aspects of Lyttelton town centre that make it special, the development can support, rather than diminish, its character and identity.

c. How the design guidelines work

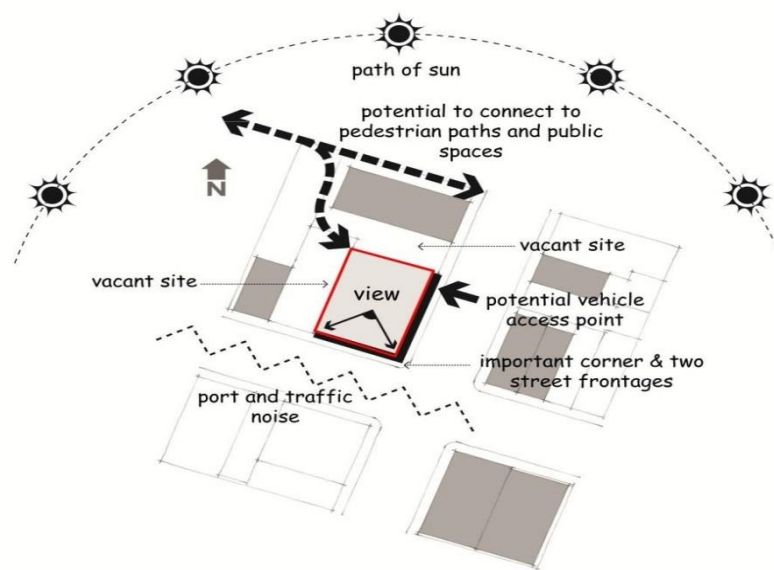
- i. The District Plan requires that the design of all new developments and external alterations to existing buildings within the Commercial Banks Peninsula Zone in Lyttelton is assessed through the resource consent process. All development proposals will be assessed against the principles in these guidelines, as applicable.



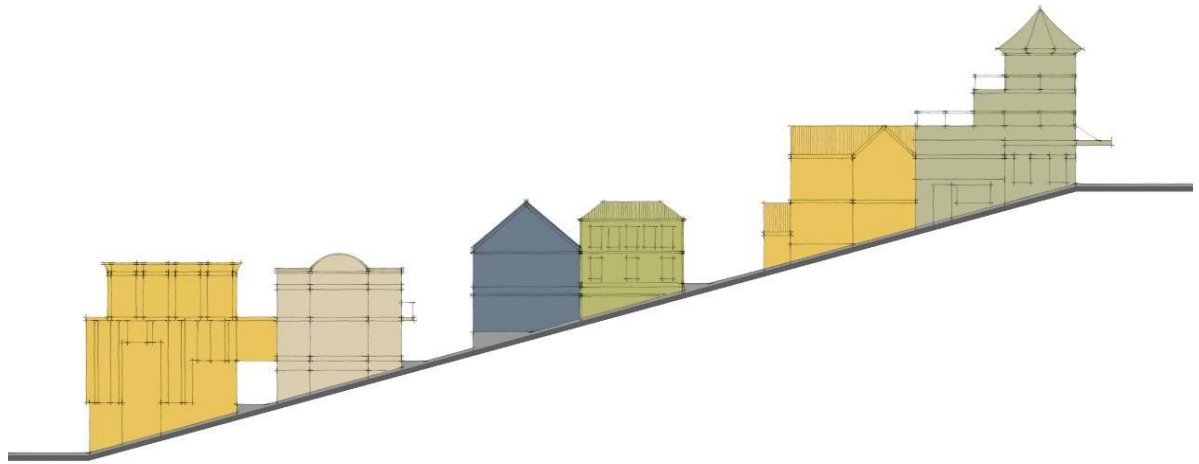
d. Principle 1: Reflect the context

- i. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. The area also has a special significance to Ngāi Tahu due to their historic and contemporary occupation of the area and use of Whakaraupo / Lyttelton Harbour.

- ii. The four primary streets (London, Oxford and Canterbury Streets and Norwich Quay) have different characteristics, but are all important in defining and reinforcing the formality of the town centre layout. The land in the middle of the block without street frontage, and the area around Donald Street, lend themselves to more informal designs.
- iii. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the colonial and Ngāi Tahu cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
- iv. Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation and includes built and natural environment and artefacts, including customs, practices, places, objects, artistic expressions and values.
- v. Figure 1: A simple context analysis identifying influences on the development site.



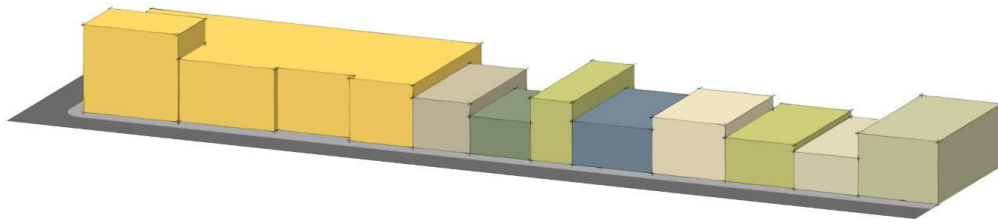
- vi. Reflecting the context means:
 1. Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
 2. Recognising the site topography, particularly building to suit and take advantage of sloping ground.
 3. Recognising that the streets and spaces within the town centre have differing character attributes. On Norwich Quay designs will need to take account of traffic and port noise.
 4. Taking advantage of the views to the south and sunny aspect to the north.
 5. Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
 6. Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.
 7. Figure 2: Addressing the slope, views and existing building form



- e. The scale of a building is the product of its height and size as well as the design details. While the town centre buildings vary considerably in height and size they are all compatible in terms of scale. The width of lots has played a large part in establishing the existing scale of development.
- i. To keep in scale means:
1. Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.
 2. Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing



3. Considering the scale of neighbouring buildings and the overall scale of the street in which the building is to be located. London Street has an enclosed, intimate scale. Norwich Quay is a wider street, single sided for the majority of its length, with an open outlook to the port and beyond. As such taller buildings would be more appropriate in this streetscape than in London Street.
4. If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
5. If building a single storey building, ensuring that the building height is sufficiently high to maintain a similar scale of building on the street frontage to those buildings adjacent and the streetscape as a whole.
6. Breaking a large building into modules so that it reads as smaller joined buildings rather than one monolithic one. As a rule of thumb, modules of 4m to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.
7. Figure 4: Creating vertical and horizontal modulation in a large development block



8. Designing the building with both horizontal and vertical divisions (articulation), particularly on elevations facing the street or adjacent to high use pedestrian lanes and spaces. Identifying each storey is important.
- f. Principle 3: Respect the street pattern and building form
- i. The grid pattern of wide straight streets is defined by building frontages along the street, which enclose the street space. The building forms are solid, rectilinear and positioned square to the street.
 - ii. Respecting the street pattern and building form means:
 1. Building right up to the street edge, particularly on London Street, Norwich Quay and the western side of Oxford Street, and across the whole of the street frontage, (except where access is required from Norwich Quay).
 2. Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre



3. If building on a corner site, reinforcing the corner and supporting the street form with a taller building of a minimum of two storeys in height.
4. Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.
5. Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.

6. Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
7. Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.

g. Principle 4: Address the street

- i. Buildings in Lyttelton address the street. The building frontages are interesting and encourage activity, creating a lively atmosphere. Good visibility from buildings to the street and publicly accessible areas allows for casual surveillance. Addressing the street means:
 1. Providing windows on all street elevations or elevations adjacent to pedestrian lanes and public spaces. On Canterbury and Oxford Streets windows will also be needed at lower ground level.
 2. Providing highly legible pedestrian entrances accessed directly from the street.
 3. On corner sites, wrapping the building around the corner and providing a high level of architectural detail particularly in respect to entrances and windows, and the quality of façade materials.
 4. Incorporating generous shop windows on the ground floor along London Street.
 5. Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
 6. Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
 7. Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.
 8. Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street



h. Principle 5: Incorporate variety and pay attention to detail

- i. Lyttelton had a wide variety of buildings of different ages and styles which, as a collection, created an eclectic, vibrant townscape. Although diminished, this variety, and particularly the level of detail within the building facades, remains. There is the opportunity for creative design and to incorporate features and details which are characteristic of Lyttelton, or a contemporary take on them. Incorporating variety and paying attention to detail means:
 1. Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.

2. Avoiding being exactly the same height as the neighbouring building.
3. Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.
4. Figure 7: Creating interest and variety along the street frontage



- ii. Creating depth to the building surface through the utilisation of, for example, recessed windows and doorways, protruding window and door surrounds, textured cladding and applied decorative features.
- iii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iv. Picking up on historical references and traditional features such as angled corners, high parapets with a curvilinear top, corner towers, volcanic stone walls or mural.
- v. Orientating windows vertically to reinforce the fine grain of the town centre.
- vi. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vii. Integrating signage, where needed, within the design of the building to ensure that it does not visually dominate or detract from the architectural form and quality of the building.
- viii. Figure 8: Integrated signage within the building form and design features



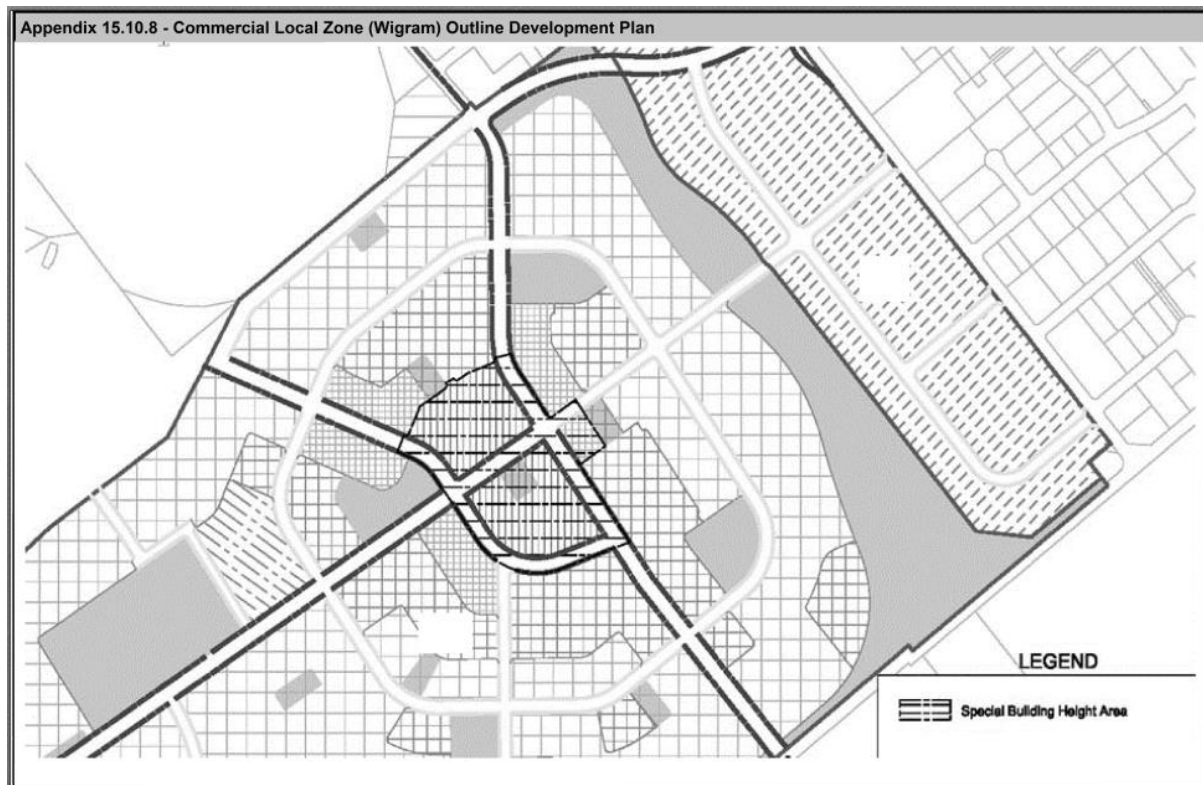
i. Principle 6: Promote sustainable building initiatives

- i. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:
 1. Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.
 2. Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
 3. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
 4. Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
 5. Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
 6. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

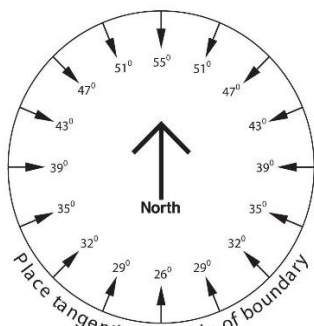
15.15.7 Lyttelton Master Plan Overlay

DEFERRED

15.15.8 Commercial Local Zone (Wigram) Outline Development Plan

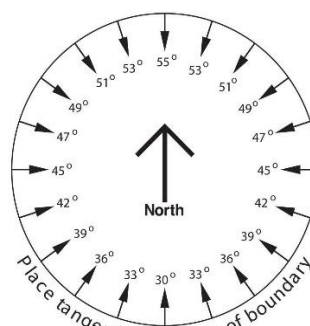


15.15.9 Recession plane diagrams



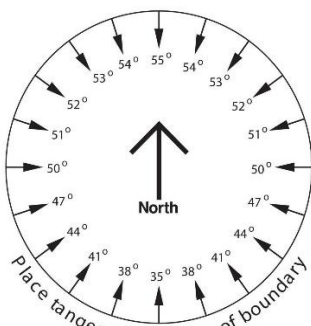
A Applicable to all buildings:

- in the Residential Suburban Zone
- on sites in other non residential zones that adjoin the Residential Suburban Zone



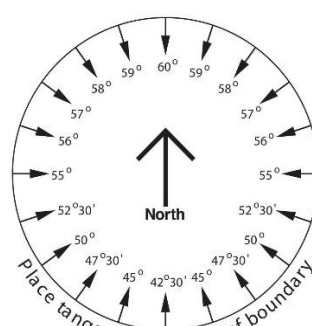
B Applicable to all buildings:

- Residential Suburban density overlay
- On sites on other non residential zones that adjoin the Residential Suburban density overlay area



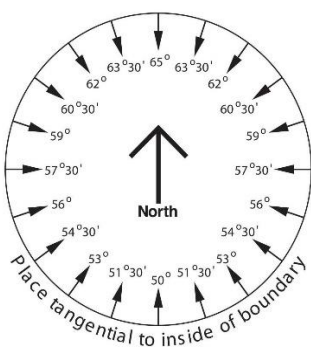
C Applicable to all buildings:

- in the Residential Medium Density Zone
- on sites in other non residential zones that adjoin the Residential Medium Density Zone



D Applicable to all buildings:

- in the medium density higher height limit zones
- on sites in other non residential zones that adjoin the medium density higher height limit zones
- in the medium density higher height limit zones (except those buildings over 11 metres in height)
- on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



E Applicable to all buildings:

- over 11 metres in height in the medium density higher height limit zones
- over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

Note: North is true north

15.15.10 Commercial Core Zone (land between Huxley Street and King Street) Outline Development Plan

