

# The Proposed Christchurch Replacement District Plan

## 15.2.2.1 Permitted activities

In the Commercial Core Zone the activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rules 15.2.3 and 15.7.1. 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 15.2.2.3 – 15.2.2.5 below.

Activity	Activity specific standards
<p>Any new <u>building</u>, alteration, addition or repair to an existing <u>building</u> or a <u>relocatable building</u> or <u>relocation of a building</u> for any of the following activities:</p>	
<p>P1</p>	<p><u>Department store</u>, <u>Supermarket</u> unless specified below (Refer to Rule D6 of Rule 15.2.2.4)</p> <p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and</li> <li>iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</u>.</li> </ul> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <ul style="list-style-type: none"> <li>iv. The activity specific standards above shall not apply where the development is one of the following: <ul style="list-style-type: none"> <li>A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</li> <li>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</li> </ul> </li> </ul>
<p>P2</p>	<p><u>Retail Activity</u> excluding <u>Supermarket</u> and <u>Department store</u>, unless otherwise specified</p>
<p>P3</p>	<p><u>Trade supplier</u></p>
<p>P4</p>	<p><u>Second-Hand Goods Outlet</u></p>
<p>P5</p>	<p><u>Commercial Services</u></p>
<p>P6</p>	<p><u>Entertainment Facility</u></p> <p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and</li> <li>iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</u>.</li> </ul> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <ul style="list-style-type: none"> <li>iv. The activity specific standards above shall not apply</li> </ul>

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Activity		Activity specific standards
P7	<u>Food and Beverage Outlet</u>	<p>where the development is one of the following:</p> <p>A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</p> <p>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p> <p>b. Any activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p>
P8	<u>Gymnasium</u>	
P9	<u>Offices</u>	<p>a. Any <u>development</u> shall:</p> <p>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</p> <p>ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and</p> <p>iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</u>.</p> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <p>iv. The activity specific standards above shall not apply where the <u>development</u> is one of the following:</p> <p>A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</p> <p>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p> <p>b. Any activity shall be located above ground floor level, except for a pedestrian entrance including lobby and/or reception area associated with <u>offices/ guest accommodation</u>, which may be located at ground floor level.</p> <p>c. Any office activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p> <p>d. Any bedroom in <u>guest accommodation</u> must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB D<sub>tr,2m,nTw+Ctr</sub>.</p>
P10	<u>Guest Accommodation</u>	
P11	<u>Community facility</u>	<p>a. Any <u>development</u> shall:</p> <p>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</p>
P12	<u>Health care facility</u>	

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Activity		Activity specific standards
P13	<u>Education activity</u>	<ul style="list-style-type: none"> <li>ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and</li> <li>iii. not be on a corner site with a <u>Key Pedestrian Frontage</u>.</li> </ul> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, <a href="#">15.2.2.3</a> for any <u>development</u> not complying with clause a).</p> <ul style="list-style-type: none"> <li>iv. The activity specific standards above shall not apply where the <u>development</u> is one of the following:                             <ul style="list-style-type: none"> <li>A new <u>buildings</u> or additions to <u>buildings</u> not visible from a Publicly accessible space; or</li> <li>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</li> </ul> </li> <li>b. Any activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</li> <li>c. Any <u>pre-school, education activity, care facility or health care facility</u> shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps</li> </ul>
P14	<u>Pre-school</u>	
P15	<u>Care facility</u>	
P16	<u>Spiritual facility</u>	
P17	<u>Public Artwork</u>	<ul style="list-style-type: none"> <li>a. Nil</li> </ul>
P18	<u>Public Transport Facility</u>	<ul style="list-style-type: none"> <li>a. Nil</li> </ul>

Activity		Activity specific standards																
P19	<u>Residential Activity</u>	<p>a. <u>Residential activity</u> shall be located above ground floor level, except for a pedestrian entrance including lobby and/or reception area associated with <u>residential activity</u>, which may be located at ground floor level; and</p> <p>b. Any <u>residential activity</u> shall have a minimum <u>net floor area</u> (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"> <li>i. Studio 35m<sup>2</sup></li> <li>ii. 1 Bedroom 45m<sup>2</sup></li> <li>iii. 2 Bedroom 70m<sup>2</sup></li> <li>iv. 3 Bedroom 90m<sup>2</sup></li> </ul> <p>c. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none"> <li>i. an <u>outdoor service space</u> of 3m<sup>2</sup> and a <u>waste management area</u> of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</li> <li>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre.</li> <li>iii. any space designated for waste management, whether private or communal, shall not be located between the <u>road boundary</u> and any <u>building</u> and shall be screened from <u>adjoining sites, roads, and adjoining outdoor living spaces</u> by screening from the floor level of the <u>waste management area</u> to a <u>height</u> of 1.5 metres.</li> </ul> <p>d. Each <u>residential unit</u> shall be provided with a single <u>balcony</u>, with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal <u>living area</u> of the <u>residential unit</u>.</p> <table border="1" data-bbox="724 1451 1401 1675"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m<sup>2</sup></td> <td>1.5 metres</td> </tr> </tbody> </table> <p>e. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw+Ctr}</math>.</p> <p>f. Any <u>residential activity</u> shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres															
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Activity		Activity specific standards
P20	Activities P1 to P19 in Rule 15.2.2.1 in the Commercial Core zone at Sumner, Sydenham and New Brighton..	<p>a. For activities P1 to P16 any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 250m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. be located on a <u>site</u> without a <u>Key Pedestrian Frontage</u> on the Planning maps</li> <li>iii. The activity specific standards in clause a. above shall not apply where the <u>development</u> is one of the following: <ul style="list-style-type: none"> <li>I. new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</li> <li>II. the width of the <u>site</u> is less than 6 metres (excluding <u>corner sites</u>); or</li> <li>III. the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades</li> </ul> </li> </ul> <p>Clause a. replaces clause a. of the Activity specific standards for P1 to P16 of rule 15.2.2.1.</p> <p>Refer to RD1, 15.2.2.3 for any <u>development</u> greater than 250m<sup>2</sup> outside a <u>Key Pedestrian Frontage</u>, or with a <u>Key Pedestrian Frontage</u>.</p> <p>b. All other activity specific standards for P1 to P19 shall apply.</p>

*In the Commercial Core Zone the activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 15.2.3. 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 15.2.2.3 – 15.2.2.5 below.*

Activity	Activity specific standards
	<p><i>Any new <u>building</u>, alteration, addition or repair to an existing <u>building</u> or a <u>relocatable building</u> or <u>relocation of a building</u> for any of the following activities:</i></p>

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Activity		Activity specific standards
P1	<u>Department store</u> <u>Supermarket</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. <u>comprise less than 500m<sup>2</sup> GFA</u> at ground floor level; and</li> <li>ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and</li> <li>iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</u>.</li> </ul> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <ul style="list-style-type: none"> <li>iv. The activity specific standards above shall not apply where the development is one of the following: <ul style="list-style-type: none"> <li>A <u>new buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</li> <li>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</li> </ul> </li> </ul> <p>b. Any activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p>
P2	<u>Retail Activity</u> excluding <u>Supermarket</u> and <u>Department store</u> , unless otherwise specified	
P3	<u>Trade supplier</u>	
P4	<u>Second-Hand Goods Outlet</u>	
P5	<u>Commercial Services</u>	
P6	<u>Entertainment Facility</u>	
P7	<u>Food and Beverage Outlet</u>	
P8	<u>Gymnasium</u>	

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Activity		Activity specific standards
P9	<u>Offices</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. have a <u>road frontage</u> defined as a <u>Key Pedestrian Frontage</u> of less than 20 metres; and</li> <li>iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</u>.</li> </ul> <p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <ul style="list-style-type: none"> <li>iv. The activity specific standards above shall not apply where the <u>development</u> is one of the following: <ul style="list-style-type: none"> <li>A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</li> <li>B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</li> </ul> </li> </ul> <p>b. Any activity shall be located above ground floor level, except for a pedestrian entrance including lobby and/or reception area associated with <u>offices/ guest accommodation</u>, which may be located at ground floor level.</p> <p>c. Any office activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p> <p>d. Any bedroom in <u>guest accommodation</u> must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw+Ctr}</math>.</p>
P10	<u>Guest Accommodation</u>	
P11	<u>Community facility</u>	
P12	<u>Health care facility</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. have a <u>road frontage</u> defined as a <u>Key Pedestrian Frontage</u> of less than 20 metres; and</li> <li>iii. not be on a corner site with a <u>Key Pedestrian Frontage</u>.</li> </ul>
P13	<u>Education activity</u>	

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Activity		Activity specific standards
P14	<u>Pre-school</u>	<p><u>Key Pedestrian Frontages</u> are defined on the Planning maps. (Refer to RD1, 15.2.2.3 for any <u>development</u> not complying with clause a).</p> <p>iv. The activity specific standards above shall not apply where the <u>development</u> is one of the following:</p> <p style="margin-left: 40px;">A new <u>buildings</u> or additions to <u>buildings</u> not visible from a Publicly accessible space; or</p> <p style="margin-left: 40px;">B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p> <p>b. Any activity shall have a maximum tenancy size of 500m<sup>2</sup> <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p> <p>c. Any <u>pre-school, education activity, care facility, or health care facility</u> shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps</p>
P15	<u>Care facility</u>	
P16	<u>Spiritual facility</u>	
P17	<u>Public Artwork</u>	a. Nil
P18	<u>Public Transport Facility</u>	a. Nil



Activity		Activity specific standards																
P19	<u>Residential Activity</u>	<p>a. <u>Residential activity</u> shall be located above ground floor level, except for a pedestrian entrance including lobby and/or reception area associated with <u>residential activity</u>, which may be located at ground floor level; and</p> <p>b. Any <u>residential activity</u> shall have a minimum <u>net floor area</u> (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"> <li>i. Studio 35m<sup>2</sup></li> <li>ii. 1 Bedroom 45m<sup>2</sup></li> <li>iii. 2 Bedroom 70m<sup>2</sup></li> <li>iv. 3 Bedroom 90m<sup>2</sup></li> </ul> <p>c. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none"> <li>i. an <u>outdoor service space</u> of 3m<sup>2</sup> and a <u>waste management area</u> of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</li> <li>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre.</li> <li>iii. any space designated for waste management, whether private or communal, shall not be located between the <u>road boundary</u> and any <u>building</u> and shall be screened from <u>adjoining sites, roads, and adjoining outdoor living spaces</u> by screening from the floor level of the <u>waste management area</u> to a <u>height</u> of 1.5 metres.</li> </ul> <p>d. Each <u>residential unit</u> shall be provided with a single <u>balcony</u>, with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an <u>internal living area</u> of the <u>residential unit</u>.</p> <table border="1" data-bbox="724 1451 1401 1675"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m<sup>2</sup></td> <td>1.5 metres</td> </tr> </tbody> </table> <p>e. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw+Ctr}</math>.</p> <p>f. Any <u>residential activity</u> shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
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i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres															
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Activity		Activity specific standards
P20	<p>Activities P1 to P19 in Rule 15.2.2.1 in the Commercial Core zone at Sumner, <del>and</del> Sydenham and New Brighton..</p>	<p>a. For activities P1 to P16 any <u>development</u> shall:</p> <ul style="list-style-type: none"> <li>i. comprise less than 250m<sup>2</sup> <u>GFA</u> at ground floor level; and</li> <li>ii. be located on a <u>site</u> without a <u>Key Pedestrian Frontage</u> on the Planning maps</li> <li>iii. The activity specific standards in clause a. above shall not apply where the <u>development</u> is one of the following: <ul style="list-style-type: none"> <li>I. new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or</li> <li>II. the width of the <u>site</u> is less than 6 metres (excluding <u>corner sites</u>); or</li> <li>III. the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades</li> </ul> </li> </ul> <p>Clause a. replaces clause a. of the Activity specific standards for P1 to P16 of rule 15.2.2.1.</p> <p>Refer to RD1, 15.2.2.3 for any <u>development</u> greater than 250m<sup>2</sup> outside a <u>Key Pedestrian Frontage</u>, or with a <u>Key Pedestrian Frontage</u>.</p> <p>b. All other activity specific standards for P1 to P19 shall apply.</p>

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## 15.2.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

	Activity	The <b>Council</b> will consider the <b>Matters of Discretion</b> specified below and any other relevant matter under <b>Section 104 of the Act</b> :
D1	<u>Parking Lot/ Parking Building</u>	a. Parking Lots/ Parking Buildings – <a href="#">15.8.2.7</a>
D2	<p>Any Activities listed as P2 - P9, P11 - P16 in <a href="#">15.2.2.1</a> that are located in <u>Neighbourhood Centres</u> (other than <u>Key Activity Centres</u>) and exceed 500m<sup>2</sup> <u>GLFA</u> at ground floor level. This rule also applies to activities P2 - P9 and P11 - P16 (Rule <a href="#">15.2.2.1</a>) in Sumner and Sydenham that exceed 500m<sup>2</sup> <u>GLFA</u> at ground floor level.</p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Maximum Tenancy Size– <a href="#">15.8.2.1</a></p> <p>b. Centre Vitality and Amenity - <a href="#">15.8.2.5</a></p>
D3	<p>Any Activities listed as P9, P10 (<u>Office, Guest Accomodation</u>) in Rule <a href="#">15.2.2.1</a> that are located at ground floor level (other than as permitted by those rules). This rule also applies to any <u>office</u> or <u>guest accommodation</u> at ground floor level in Sumner and Sydenham.</p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Activity at Ground Floor Level – <a href="#">15.8.2.2</a></p> <p>b. Centre Vitality and Amenity – <a href="#">15.8.2.5</a></p>
D4	<p>Activity P19 (<u>Residential Activity</u>) that does not comply with one or more of the Activity Specific Standards. This rule also applies to any <u>residential activity</u> in Sumner and Sydenham that does not comply with one or more of the Activity Specific Standards specified for P19.</p>	<p>a. Residential Activity - <a href="#">15.8.2.3</a></p> <p>b. Activities at Ground Floor Level – <a href="#">15.8.2.2</a></p> <p>c. Centre Vitality and Amenity – <a href="#">15.8.2.5</a></p>
D5	Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying Activity.	
D6	<u>Department store, supermarket on land at 75 London Street (Lot 1 DP69452) and 311 Stanmore Road (Lot 2 DP67066)</u>	