

## COMMERCIAL AND INDUSTRIAL CHAPTERS (PART)

Proposal for a 500m<sup>2</sup> GLFA maximum tenancy for offices

[Notified 9 FEBRUARY 2016]

## COMMERCIAL CHAPTER (PART)

### PROPOSAL for a 500m<sup>2</sup> GLFA Tenancy Cap For Offices

#### Key:

1. Provisions subject to the Independent Hearing Panel's Commercial (part) and Industrial (part) Stage 1 Decision dated 18 December 2015 (Decision 11) and the Panel's Decision to make Minor Corrections dated 27 January 2016 (Correction Decision) are shown in black text for information only, they do not form part of the new Proposal. Where the Correction Decision has corrected Decision 11, the corrected version of the provisions (relevant to Rule 15.2.2.1 (P10) only) is shown in black text.
2. New provisions proposed as part of this proposal are shown in bold underlined font. The use of green underlined text indicates that the term is defined and the definition is in Chapter 2 of the pRDP. It is the bold underlined and green underlined font that forms the scope of the new Proposal.
3. Activity specific standard (a) in Rule 15.2.2.1 (P10) will apply to the Commercial Core zones in the following centres, and for information purposes only are shown on the planning maps in Attachment 1:
  - Riccarton,
  - Hornby,
  - Papanui/Northlands,
  - Shirley/The Palms,
  - Eastgate/Linwood,
  - Belfast/Northwood and
  - Spreydon/Barrington.
4. New Rule 15.5.2.1 (P19), Activity specific standard (b) will apply to the Commercial Retail Park zone (Langdons Road), and for information purposes only is shown on the planning map in Attachment 1.
5. New Rule 16.4.2.1 (P11), Activity specific standard (c) will apply to the Industrial Park (Tait Campus) and (Awatea) zones, and for information purposes only are shown on the planning maps attached in Attachment 1.
6. Activity specific standard (a) in Rule 15.2.2.1 (P10) will apply to the Commercial Core zones in the following centres and for information purposes only are shown on the planning maps attached in Attachment 2:
  - New Brighton, and
  - North Halswell.
7. The scope of this Proposal does not extend to zoning any of the areas identified in Attachments 1 and 2 as Commercial Core, Commercial Retail Park or Industrial Park respectively, as referred to in (3) to (6) above. The planning maps are provided for information purposes only.

# Commercial Proposal

## 15.2 Rules- Commercial Core Zone

### 15.2.2 Activity status tables- Commercial Core Zone

#### 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 Rule 15.2.3. 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 15.2.2.2, 15.2.2.3, 15.2.2.4, 15.2.2.5 and 15.2.2.6.

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

Activity		Activity specific standards
P10	Office activity	a. Any office activity shall have a maximum tenancy size of 500 m <sup>2</sup> GLFA in a <u>District or Neighbourhood</u> centre. <del>This clause does not apply to the Key Activity Centre at Spreydon/Barrington.</del>

## 15.5 Rules- Commercial Retail Park Zone

### 15.5.2 Activity status tables- Commercial Retail Park Zone

#### 15.5.2.1 Permitted activities

In the Commercial Retail Park 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 15.5.3. Note that the built form standards do not apply an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, noncomplying or prohibited as specified in Rules 15.5.2.2, 15.5.2.3, 15.5.2.4, 15.5.2.5 and 15.5.2.6.

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

	Activity	Activity specific standards
P19	Office activity within the Commercial Retail Park Zone located north of Langdons Road.	<ul style="list-style-type: none"><li>a. Office activity shall be limited to a total of 10,000m<sup>2</sup> gross floor area in the Commercial Retail Park Zone north of Langdons Road.</li><li>b. <u>Any office activity shall have a maximum tenancy size of 500 m<sup>2</sup> GLFA.</u></li></ul>

# Industrial Proposal

## 16.4 Rules – Industrial Park Zone

### 16.4.2 Activity status tables – Industrial Park Zone

#### 16.4.2.1 Permitted activities

In the Industrial Park Zone the activities listed below are permitted activities if they comply with any activity specific standards set out in this table and built form standards in Rule 16.4.3. 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, or non-complying, as specified in Rules 16.4.2.2, 16.4.2.3, 16.4.2.4 and 16.4.2.5 below.

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

Activity		Activity specific standards
P11	Office activity	Office activity within each Industrial Park Zone (Tait, Awatea) shall: a. be limited to a total of 5,000 m <sup>2</sup> ; b. 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 <del>and</del> c. <u>have a maximum tenancy size of 500 m<sup>2</sup> GLFA.</u>

#### Attachments:

Attachment A - Planning Maps for the Commercial Core zone in Riccarton, Hornby, Papanui/Northlands, Shirley/The Palms, Eastgate/Linwood, Belfast/Northwood and Spreydon/Barrington; Commercial Retail Park zone (Langdons Road) and Industrial Park (Tait Campus) and (Awatea) zones.

Attachment B - Planning Maps for the Commercial Core zone at North Halswell and New Brighton