



Chapter 15 Commercial (excludes Central City and New Brighton commercial provisions)

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15.1 Objectives and policies

15.1.1 Objective 1 - Focus of commercial activity

- a. Commercial activity is primarily focussed within a network of centres (comprising the Central City, District, Neighbourhood, Local and Large Format centres) through intensification and in a way and at a rate that:
 - i. supports the function of District and Neighbourhood Centres as community focal points, while giving primacy to the central city, followed by District Centres and Neighbourhood Centres identified as Key Activity Centres;
 - ii. is consistent with the defined role of each centre (refer to [Policy 1](#) Table 15.1 and [Appendix 15.9.1](#));
 - iii. supports a compact and sustainable urban form that provides for the integration of commercial activity with community, residential and recreational activities in locations highly accessible by a range of modes of transport;
 - iv. supports the recovery of centres in the short to medium term, and enhances the vitality and the amenity of centres;
 - v. ensures goods, services and other facilities are readily accessible to residents, visitors and workers by a range of modes of transport;
 - vi. manages strategic adverse effects, including effects on the transport network and public and private infrastructure; and
 - vii. is integrated with the delivery of infrastructure.

15.1.1.1 Policy 1 - Role of centres

- a. Maintain and strengthen commercial centres through intensification within centres that reflects their functions and catchment sizes, and in a way that:
 - i. gives primacy to and does not adversely affect the recovery of the Central City as a regional centre and the primary destination for a concentration of a wide range and scale of activities serving the district's population including shopping, employment, offices, commerce, administration, entertainment, events, tourism and transport services;
 - ii. supports and enhances the role of District Centres as significant focal points of commercial and community activity, serving a wide catchment and providing for a diverse range of commercial and community activities, social interaction and recreation in a highly accessible location by a range of modes of transport;
 - iii. maintains the role of Neighbourhood Centres, while prioritising support for the Neighbourhood centre of Spreydon defined as Key Activity Centre, as a destination for weekly and daily shopping, local employment and community needs, with a range of activities that are accessible to the surrounding residential catchment by a range of modes of transport;
 - iv. maintains Local Centres and their role to cater primarily for the day to day convenience shopping and commercial service needs of the immediate walkable residential catchment; and



- v. maintains the large format retail function of the Commercial Retail Park Zone, located within District Centres at Hornby and Belfast or as standalone 'Large Format Centres', by providing for predominately large format retail activities (excluding supermarkets and department stores), yard based suppliers and trade suppliers and limiting the scale of office activity to an ancillary function .

vi. **Table 15.1 - Centre's role**

	Role	Centre	Zoning can include:
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 comparison shopping, entertainment, events, cultural and tourism activities.</p> <p>Provides for residential, recreational, and community activities as well as civic and cultural venues/ facilities serving the City's population and visitors to the City.</p> <p>The focus for City, sub-regional and wider transport services, accessible to large areas of the city by public transport routes.</p>	Central City	<p>Central City Business</p> <p>Central City Mixed Use</p>
B.	<p>District Centre - Key Activity Centre</p> <p>Major retail destination for shopping and a focal point for employment (including offices), community activities (including libraries, meeting places), entertainment (including</p>	Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast, North Halswell (emerging),	<p>Commercial Core</p> <p>Commercial Fringe</p> <p>Commercial Retail Park in Hornby and Belfast</p>



	Role movie theatres, restaurants, bars) and residential activity. Anchored by large retailers including department store(s) and supermarket(s). Serves a sector of the City's population and in some cases, the greater Christchurch area. Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities/ interchange proposed.	Centre	Zoning can include:
C.	<p>Neighbourhood Centre - Key Activity Centre</p> <p>A retail destination for weekly and daily shopping needs as well as community, entertainment (cafes, restaurants and bars) and residential activities. In some cases, small scale offices provide employment.</p> <p>A focal point for intensification and activity.</p> <p>Anchored by a supermarket(s) and in some cases, a department store.</p> <p>Serves the immediately surrounding suburbs.</p> <p>Accessible by a range of modes of transport, including frequent bus services. Public transport facilities/ interchange</p>	Spreydon/ Barrington	<p>Commercial Core</p> <p>Commercial Fringe</p>



	Role proposed.	Centre	Zoning can include:
D.	<p>Neighbourhood Centre - Other</p> <p>A retail destination for weekly and daily shopping needs as well as community, entertainment (cafes, restaurants and bars) and residential activities. In some cases, small scale offices provide employment.</p> <p>Anchored by a supermarket(s) and in some cases, a department store.</p> <p>Serves the immediately surrounding suburbs.</p> <p>Accessible by a range of modes of transport, including frequent bus services.</p>	<p>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), 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 (emerging), Woolston, Wainoni, Yaldhurst (emerging)</p>	<p>Commercial Core Commercial Fringe Commercial Banks Peninsula at Lyttelton and Akaroa Commercial Local zone at Beckenham and Wigram</p>
E.	<p>Large Format centre</p> <p>Standalone retail centre, comprising stores with large footprints for the display of furniture, whiteware and/or other bulky goods, and/or building improvement centres.</p> <p>Provision of other commercial activities, residential and community uses is limited.</p> <p>Serves large sectors of the</p>	<p>Cranford, Moorhouse Avenue, Shirley Homebase, Tower Junction</p>	<p>Commercial Retail Park</p>



	Role City. Accessible by private vehicle with limited public transport services.	Centre	Zoning can include:
F.	Local Centres A small group of primarily convenience shops and community uses, serving the needs of the immediately surrounding residential area. Accessible by walking, cycling from the area it serves and on a bus route in some instances.	All other commercial centres	Commercial Local

15.1.1.2 Policy 2 - Role, extent and development of key activity centres

- a. Recognise and strengthen the role of the following District and Neighbourhood Centres as Key Activity Centres, being the Commercial Core Zone, Commercial Fringe Zone, and also the Commercial Retail Park Zone at Hornby and Belfast:
Belfast, Hornby, Linwood, Papanui, Riccarton, Shirley, North Halswell (District centres), Spreydon (Neighbourhood centres)
- b. Give primacy to Key Activity Centres ahead of Neighbourhood Centres (excluding Spreydon) as the primary community focal points for those parts of the city they are located in terms of commercial, cultural, community and residential activities and as a focus for the transport network.

15.1.1.3 Policy 3 - Comprehensive approach to development of the Halswell and Belfast Key Activity Centres

- a. Require development within the Halswell and Belfast Key Activity Centres 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 well connected to the surrounding area; and
 - iii. be developed in a manner aligned with roading improvements to avoid adverse effects on the safe, efficient and effective functioning of the road network.
- b. Require development within the Halswell Key Activity Centre to:
 - i. be developed in a manner that ensures the role of District and Neighbourhood centres within



- the city and adjoining towns are not significantly adversely affected;
- ii. provide high quality public open spaces, a strong Main Street with a concentration of finer grain retailing, and strong linkages between key anchor activities;
- iii. be of a human scale that recognises the context of the landscape; and
- iv. achieve a supply of both large and finer grain retail activity (approx 60/40 split) that provides for the long term needs of the population in the south west.
- e. Require development within the Belfast Key Activity Centre to:
 - i. achieve a high quality of landscaping and avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
 - ii. discourage the development of office and retailing at the Styx Centre in excess of the identified total retailing and office caps so as to ensure:
 - A that the central city's role as the region's primary commercial area is protected following the Canterbury earthquakes of 2010 and 2011; and
 - B that the role of other district centres within the city and commercial centres in adjoining towns are not significantly adversely affected.

15.1.1.4 Policy 4 - Activities in district and neighbourhood centres

- a. Enable a wide range of activities in District and Neighbourhood Centres including commercial, transport, residential, guest accommodation, entertainment, cultural and community activities, while providing for retailing as the primary activity.
- b. Support the vitality of centres by facilitating the use of ground floor level for activities that encourage high levels of pedestrian and street activity and convenience to shoppers and visitors, while providing for a mix of activities with offices and residential activity above ground floor level.

15.1.1.5 Policy 5 - New local centres in greenfield areas

- a. In new greenfield residential areas, land identified through zoning and/or on an Outline Development Plan for new Local Centres shall be developed and used for primarily commercial activity to serve the needs of existing and future residents by walking and cycling, while not impacting on the character, coherence or amenity of the adjoining residential area.

15.1.1.6 Policy 6- Banks Peninsula commercial centres

- a. Recognise and protect the special character and role of the commercial areas 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.

15.1.2 Objective 2 - Achieving high quality urban 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 a high quality urban environment and enhances the character of the centre;
 - iii. is integrated with the surroundings;
 - iv. minimises adverse effects on adjoining land uses; and
 - v. recognises Ngāi Tahu/ manawhenua values

15.1.2.1 Policy 7 - Scale and form of development

- a. Provide for development of a significant scale and form in the core of District and Neighbourhood centres, and of a lesser scale and form on the fringe of centres.
- b. The scale and form of development in centres will:
 - i. reflect the context, character and the anticipated scale of the Zone;
 - 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. minimise adverse effects on the surrounding environment, particularly at the interface with residential areas and other more sensitive zones.

15.1.2.2 Policy 8- Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along street frontages and in adjoining public spaces and enabling interaction between public and private space;
 - ii. being of visual interest and a human scale while contributing to the character and coherence of a centre;
 - iii. integrating with adjacent sites and buildings around it;
 - iv. 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;
 - v. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
 - vi. promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design;
 - vii. providing for adaptive re-use of buildings and sites;
 - viii. incorporating principles of environmentally sustainable design including energy efficiency, water conservation and the reuse of stormwater; and
 - ix. promoting or maintaining views to prominent physical features



- x. achieving a high level of amenity as viewed from the street and other public spaces through the location and layout of buildings, landscaping and screening while minimising impacts on adjoining environments.
- xi. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity.
- b. Ensure the design of development makes a positive contribution to the streetscape and character of its surroundings, while having regard to the functional requirements of activities, particularly large format retail activities.
- c. In addition to the above, require residential development to be well-designed and laid out by ensuring:
 - i. a high quality healthy living environment through:
 - A the provision of sufficient and conveniently located internal and outdoor living spaces;
 - B good accessibility within a development and with adjoining areas; and
 - C minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

15.1.2.3 Policy 9 - Suburban centre master plans

- a. Give effect to the actions in Suburban Centre Master Plans that necessitate regulatory methods to ensure the built form and activities in the following centres support their recovery, long term growth and a high level of amenity:
 - i. Lyttelton;
 - ii. Sydenham;
 - iii. Linwood Village;
 - iv. Selwyn Street shops;
 - v. Sumner;
 - vi. Edgeware;
 - vii. Ferry Road
 - viii. Main Road; and
 - ix. New Brighton.

15.1.2.4 Policy 10 - Recognition of Ngāi Tahu/ manawhenu values

- a. To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise the cultural values of Ngāi Tahu/manawhenua

15.2 Rules- Commercial core zone

15.2.1 How to use the rules

- 15.2.1.1 The Rules that apply to activities in the Commercial Core Zone are contained in:



- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule [15.2.2](#); and
- b. Built Form Standards in [15.2.3](#).

- 15.2.1.2 The Rules that apply to activities within the following specific areas of the Commercial Core Zone are contained in the Activity Status Tables and Rules in 15.2.4 – 15.2.9 in addition to the rules in [15.2.2](#) and [15.2.3](#).
- a. Belfast (Rule [15.2.4](#), [Appendix 15.9.2](#)) - land between Radcliffe Road and the Styx River, east of Main North Road
 - b. Ferrymead (Rule [15.2.5](#), [Appendix 15.9.3](#))
 - c. North Halswell (Rule [15.2.6](#), [Appendix 15.9.4](#)) – land off Halswell Road, between Halswell Road and Sparks Road
 - d. Prestons (Rule [15.2.7](#))
 - e. Sydenham (Rule [15.2.8](#), [Appendix 15.9.6](#))
 - f. Yaldhurst (Rule [15.2.9](#))

- 15.2.1.3 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Core Zone (where relevant):

- 5** Natural Hazards;
- 6** General Rules and Procedures
- 7** Transport;
- 8** Subdivision, Development and Earthworks;
- 9** Heritage and Natural Environment;
- 11** Utilities, Energy and Infrastructure; and
- 12** Hazardous Substances and Contaminated Land.

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](#). 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
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:	



Activity		Activity specific standards
P1	Department store, Supermarket	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</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 development is one of the following:</p> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.
P2	Retail Activity excluding Supermarket and Department store, unless otherwise specified	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and iii. not be on a <u>corner site</u> with a <u>Key Pedestrian Frontage</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 development is one of the following:</p> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.
P3	Trade supplier	
P4	Second-Hand Goods Outlet	
P5	Commercial Services	
P6	Entertainment Facility	
P7	Food and Beverage Outlet	
P8	Gymnasium	<p>iv. The activity specific standards above shall not apply where the development is one of the following:</p> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>Publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.



Activity		Activity specific standards
		<p>access building code upgrades.</p> <p>b. Any activity shall have a maximum tenancy size of 500m² GLFA in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p>
P9	<u>Offices</u>	a. Any <u>development</u> shall:
P10	<u>Guest Accommodation</u>	<p>i. comprise less than 500m² GFA 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 500m² GLFA 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 $D_{tr,2m,nTw} + C_{tr}$.</p>
P11	<u>Community facility</u>	a. Any <u>development</u> shall:



Activity		Activity specific standards
P12	<u>Health care facility</u>	<ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u>, defined as a <u>Key Pedestrian Frontage</u>, of less than 20 metres; and iii. not be on a corner site with a <u>Key Pedestrian Frontage</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> <ul style="list-style-type: none"> 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"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a Publicly accessible space; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades. b. Any activity shall have a maximum tenancy size of 500m² <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon. c. Any <u>pre-school</u>, <u>education activity</u>, <u>care facility</u> or <u>health care facility</u> shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps
P13	<u>Education activity</u>	
P14	<u>Pre-school</u>	
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
P19	<u>Residential Activity</u>	<ul style="list-style-type: none"> 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 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: <ul style="list-style-type: none"> i. Studio 35m² ii. 1 Bedroom 45m²



Activity	Activity specific standards																
	<div><div><div>iii. 2 Bedroom 70m²</div><div>iv. 3 Bedroom 90m²</div></div><div><div>c. Each residential unit shall be provided with:<div><div>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;</div><div>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre.</div><div>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.</div></div></div><div>d. Each residential unit shall be provided with a single balcony 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.</div><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><div><div>e. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</div><div>f. Any residential activity shall not be located in the air noise contour (50 dBA Ldn) identified on the planning maps.</div></div></div></div>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m²	1.5 metres	ii.	2 or 3 bedroom	10m²	1.5 metres	iii.	More than 3 bedrooms	15m²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m²	1.5 metres														
ii.	2 or 3 bedroom	10m²	1.5 metres														
iii.	More than 3 bedrooms	15m²	1.5 metres														
P20	<div><div>Activities P1 to P19 in Rule 15.2.2.1 in the Commercial Core zone at Sumner and Sydenham.</div><div><div>a. For activities P1 to P16 any development shall:<div><div>i. comprise less than 250m² GFA at ground floor level; and</div><div>ii. be located on a site without a Key Pedestrian Frontage on the Planning maps</div><div>iii. The activity specific standards in clause a. above shall not apply where the development is one of the following:</div></div></div></div></div>																



Activity	Activity specific standards
	<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 width of the <u>site</u> is less than 6 metres (excluding <u>corner sites</u>); or</p> <p>C the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades</p> <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 250m² 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>

15.2.2.2 Controlled activities

There are no Controlled activities.

15.2.2.3 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 [15.8.1](#), [15.8.2](#) and [15.8.3](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	<p>Any Permitted Activity listed in Rule 15.2.2.1 that does not comply with the Activity specific standards for permitted activities P1 - P20 unless specified under Rule 15.2.2.4 (Discretionary activities).</p> <p>Rule 15.2.3.3 shall not</p>	<p>a. Urban Design Matters – 15.8.1.</p>



	<p>Activity</p> <p>apply to any activity subject to this rule.</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>The <u>Council's</u> discretion shall be limited to the following matters:</p>
RD2	<p>Any Permitted Activity that does not meet one or more of the Built Form Standards in 15.2.3, unless otherwise specified</p>	<ul style="list-style-type: none"> a. Maximum Building Height – 15.8.3.1 b. Minimum Floor to Ceiling Heights between Ground and First Floors - 15.8.3.2 c. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 d. Minimum Building Setback from the Boundary with a Residential Zone – 15.8.3.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 15.8.3.5 f. Outdoor Storage Areas – 15.8.3.6 g. Waste management areas– 15.8.3.7 h. Landscaping and Trees – 15.8.3.8
RD3	<u>Yard-based supplier</u>	<ul style="list-style-type: none"> a. Centre Vitality and Amenity – 15.8.2.5
RD4	<u>Service Station</u>	
RD5	<u>Drive-through Services</u>	<ul style="list-style-type: none"> a. Centre Vitality and Amenity – 15.8.2.5 b. Nuisance – 15.8.2.6
RD6	<u>Emergency Service Facilities</u>	
RD7	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD7, 15.2.2.3 is not required if a resource consent (Subdivision</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 15.8.3.14



	<p>Activity</p> <p>and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited</p>	<p>The Council's discretion shall be limited to the following matters:</p>
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15.2.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1	<u>Parking Lot/ Parking Building</u>	a. Parking Lots/ Parking Buildings – 15.8.2.7
D2	<p>Any Activities listed as P2 - P9, P11 - P16 in 15.2.2.1 that are located in <u>Neighbourhood Centres</u> (other than <u>Key Activity Centres</u>) and exceed 500m² <u>GLFA</u> at ground floor level. This rule also applies to activities P2 - P9 and P11 - P16 (Rule 15.2.2.1) in Sumner and Sydenham that exceed 500m² <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– 15.8.2.1</p> <p>b. Centre Vitality and Amenity - 15.8.2.5</p>
D3	Any Activities listed as P9, P10 (<u>Office, Guest Accommodation</u>) in Rule 15.2.2.1 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>a. Activity at Ground Floor Level – 15.8.2.2</p> <p>b. Centre Vitality and Amenity – 15.8.2.5</p>



	<p>Activity</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>The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:</p>
D4	<p>Activity P19 (Residential Activity) that does not comply with one or more of the Activity Specific Standards. This rule also applies to any residential activity 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 - 15.8.2.3</p> <p>b. Activities at Ground Floor Level – 15.8.2.2</p> <p>c. Centre Vitality and Amenity – 15.8.2.5</p>
D5	<p>Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying Activity.</p>	

15.2.2.5 Non-complying activities

The activities listed below are Non-Complying activities

	Activity
NC1	Any Residential activity or Guest Accommodation not complying with rules 15.2.2.1 P10(d) (Guest Accommodation) and P19(e) (Residential Activity).
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) as defined on the Planning maps

15.2.2.6 Prohibited activities

There are no Prohibited Activities.

15.2.3 Built form standards- Commercial core zone

The following Built Form Standards shall be met by all Permitted Activities and for Restricted Discretionary Activities unless otherwise stated.

15.2.3.1 Maximum building height



	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>sites</u> in a <u>District Centre</u> , unless specified below	20 metres	Greater than 20 metres	Maximum Building Height – 15.8.3.1
b.	All <u>sites</u> in a <u>District Centre</u> wholly or partly within 30 metres of a residential zone	12 metres	Greater than 12 metres	
c.	All <u>sites</u> in a <u>Neighbourhood Centre</u>	12 metres	Greater than 12 metres	

15.2.3.2 Minimum floor to ceiling height between ground and first floor

	Permitted	Restricted discretionary	Matters of discretion
a.	Greater than or equal to 3.5 metres	Less than 3.5 metres	Minimum Floor to ceiling Height between Ground and First Floor – 15.8.3.2

Note: Height is taken from the top of the finished floor level surface to ceiling surface.

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.3.3 Building setback from road boundaries/ street scene

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. On the <u>road frontage</u> of a <u>site</u> identified as a <u>Key Pedestrian Frontage</u> (identified on the planning maps), all <u>buildings</u> shall:</p> <p>A be built up to the <u>road boundary</u> with the <u>buildings</u> occupying the full length of the <u>road frontage</u>, except where necessary to provide pedestrian or <u>vehicle access</u> to the rear of the <u>site</u> or to provide a recessed entrance up to a depth of 1.5 metres and width of 2 metres;</p> <p>B provide pedestrian access directly from the <u>road boundary</u>;</p> <p>C provide a veranda or other means of</p>	Non-compliance with permitted standard	Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3



	Permitted	Restricted discretionary	Matters of discretion
	<p>weather protection along the full width of the <u>building</u> fronting the street;</p> <p>D have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street , and</p> <p>E have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street</p> <p>.</p>		
b.	<p>ii. On the <u>road frontage</u> of a <u>site</u> that is not identified as a <u>Key Pedestrian Frontage</u> on the planning maps, all <u>buildings</u> shall:</p> <p>A be built up to the <u>road boundary</u> for a minimum width of 40% of the <u>site's road frontage</u>, unless the <u>site</u> has two or more <u>road frontages</u>, in which case this requirement does not apply to the <u>road frontages</u> not identified as <u>Key Pedestrian Frontages</u>;</p> <p>B be set back a minimum distance of 3 metres from the <u>road boundary</u> for that part of the <u>building</u> not built up to the <u>road frontage</u>;</p> <p>C include tree planting in the <u>setback</u> with at least 1 tree for every 10 metres of <u>road frontage</u> or part thereof, and evenly spaced adjacent to the <u>road frontage</u>, within the <u>setback</u>. (Appendix 15.9.1 also applies); and</p> <p>D have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street , and</p> <p>E have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street</p> <p>.</p>	Non-compliance with permitted standard	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.



15.2.3.4 Minimum building setback from the boundary with a residential zone

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>buildings</u> within <u>sites</u> which share a <u>boundary</u> with a Residential Zone.	6 metres or greater	Less than 6 metres	Minimum building setback from the boundary with a Residential Zone – 15.8.3.4

15.2.3.5 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	Where a <u>site boundary</u> adjoins a Residential Zone (other than the Residential Suburban zone and Residential Suburban Density Transition zone), no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured from any point 2.3 m above the <u>site boundary</u> .	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5
b.	Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by <ol style="list-style-type: none"> 1. a 45 degree recession plane measured from any point 2.3 m above any adjoining north, west or east <u>site boundary</u> 2. a 35 degree recession plane measured at any point 2.3m above any <u>adjoining south site boundary</u> 		



Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

15.2.3.6 Outdoor storage areas

	Permitted	Restricted discretionary	Matters of discretion
a.	<ul style="list-style-type: none"> i. Any <u>outdoor storage area</u> shall be located to the rear of a <u>building</u> on the <u>site</u>; ii. Any <u>outdoor storage area</u> shall be screened by fencing or <u>landscaping</u> so as to not be visible from 1.8 metres above ground level on any <u>adjoining</u> road or <u>adjoining site</u>; and iii. <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 15.2.3.3 and 15.2.3.4. 	Non-compliance with Permitted Standard	Outdoor Storage Area – 15.8.3.6

15.2.3.7 Waste management areas

	Permitted	Restricted discretionary	Matters of discretion																								
a.	<div><div>i. An area shall be identified for waste storage with a minimum area (in m²) as set out below:</div><div>A <u>Retailing and office activity</u></div><table><tr><td></td><td>GLFA (m²) of <u>retailing/office activity</u></td><td>Minimum area required for waste storage</td></tr><tr><td>A.</td><td>0 - 100</td><td>3.5</td></tr><tr><td>B.</td><td>101 - 250</td><td>4.0</td></tr><tr><td>C.</td><td>251 - 500</td><td>5.5</td></tr><tr><td>D.</td><td>501 - 1,000</td><td>9.5</td></tr><tr><td>E.</td><td>1,001 - 2,500</td><td>14</td></tr><tr><td>F.</td><td>2,501 - 5,000</td><td>25</td></tr><tr><td>G.</td><td>Greater than 5,000</td><td>50</td></tr></table></div>		GLFA (m²) of <u>retailing/office activity</u>	Minimum area required for waste storage	A.	0 - 100	3.5	B.	101 - 250	4.0	C.	251 - 500	5.5	D.	501 - 1,000	9.5	E.	1,001 - 2,500	14	F.	2,501 - 5,000	25	G.	Greater than 5,000	50	Non-compliance with Permitted Standard	Waste Management Area – 15.8.3.7
	GLFA (m²) of <u>retailing/office activity</u>	Minimum area required for waste storage																									
A.	0 - 100	3.5																									
B.	101 - 250	4.0																									
C.	251 - 500	5.5																									
D.	501 - 1,000	9.5																									
E.	1,001 - 2,500	14																									
F.	2,501 - 5,000	25																									
G.	Greater than 5,000	50																									



Permitted	Restricted discretionary	Matters of discretion															
<p>B <u>Food and beverage outlet</u></p> <table><tr><th></th><th>GLFA (m²) of <u>Food and beverage outlet</u></th><th>Minimum area required for waste storage</th></tr><tr><td>A.</td><td>0 - 100</td><td>4</td></tr><tr><td>B.</td><td>101 - 250</td><td>6</td></tr><tr><td>C.</td><td>251 - 500</td><td>10</td></tr><tr><td>D.</td><td>500 - 1000</td><td>17</td></tr></table> <p>ii. Rule 15.2.3.6 (outdoor storage) shall apply to <u>Waste Management Areas</u></p>		GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage	A.	0 - 100	4	B.	101 - 250	6	C.	251 - 500	10	D.	500 - 1000	17		
	GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage															
A.	0 - 100	4															
B.	101 - 250	6															
C.	251 - 500	10															
D.	500 - 1000	17															

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.3.8 Landscaping and trees

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. On sites adjoining a Residential Zone, trees shall be provided adjacent to the shared 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>	Non-compliance with Permitted Standard	Landscaping and trees – 15.8.3.8



Permitted	Restricted discretionary	Matters of discretion
<p>iii. All <u>landscaping</u> / trees required under these rules shall be in accordance with the provisions in Appendix 15.9.1.</p>		

Any application arising from non-compliance with clause (ii) will not require written approvals and shall not be limited or publicly notified.

15.2.4 Rules- Commercial core zone (Belfast)

Rules [15.2.4.1 – 15.2.4.3](#) and the Belfast Outline Development Plan ([Appendix 15.9.2](#)) shall apply to the Commercial Core Zone (Belfast) in addition to the requirements in [15.2.2](#).

15.2.4.1 Activity status tables- Commercial core zone (Belfast)

15.2.4.1.1 Restricted discretionary activity (application for approval of a Development Plan)

RD8	<p>A <u>Development Plan</u> shall be submitted for the whole of the area subject to the <u>Outline Development Plan</u> in Appendix 15.9.2 as part of an application for resource consent either prior to or in conjunction with an application for the first <u>development</u> within the zone. The <u>Development Plan</u> shall identify the following:</p> <ol style="list-style-type: none"> Existing and proposed <u>building</u> footprints and their proposed use including commercial, community, residential and other activities Proposed open space and <u>landscaping</u> areas Proposed location of car <u>parking areas</u> Proposed pedestrian and <u>cycle routes</u> including: <ol style="list-style-type: none"> linkages between the proposed <u>public transport interchange</u> and the commercial area linkages between the zone and the surrounding area Proposed area for a proposed <u>public transport interchange</u> Proposed internal road network and <u>access ways</u> for vehicles Proposed stages for <u>development</u> and interim uses The <u>Development Plan</u> shall be accompanied by <ol style="list-style-type: none"> A <u>Context and Site Analysis</u> and <u>Detailed Design Statement</u> (Refer to Appendix 15.9.13) A Landscape plan for the whole of the <u>Outline Development Plan</u> area (as defined in Appendix 15.9.2) Geotechnical assessments of the land and building <u>sites</u> in accordance with
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the Guidelines for the geotechnical investigation and assessment in the Canterbury region (Department of Building and Housing, December 2012). Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [15.2.4.3.1](#) - [15.2.4.3.4](#) and [15.8.1](#).

Written approval may be sought from other landowners within the [Outline Development Plan](#) area (Refer to [Appendix 15.9.2](#))

Refer to NC3 for Activity status if any [development](#) precedes approval of a [Development Plan](#) for the whole of the [Outline Development Plan](#) area (Refer to [Appendix 15.9.2](#)).

15.2.4.1.2 Permitted activities

The activities listed below are Permitted Activities if they comply with the specified Activity Specific Standards in [15.2.2.1](#) and an approved [Development Plan](#) for the whole of the [Outline Development Plan](#) area (as defined in [Appendix 15.9.2](#)).

Activities that are not listed in this table or that do not meet the standards will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules [15.2.4.1.4](#) - [15.2.4.1.6](#) below.

Activity		Activity specific standards
P21	Activities P1 - P19 in rule 15.2.2.1 , which does not involve any development .	a. Refer to 15.2.2.1

15.2.4.1.3 Controlled activities

There are no Controlled Activities.

15.2.4.1.4 Restricted discretionary activities

The activities listed below and activities RD1 - RD7 in [15.2.2.3](#) are Restricted Discretionary Activities in the Commercial Core zone (Belfast)

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [15.8.1](#), [15.8.2](#), [15.8.3](#) and [15.2.4.3](#) for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following
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		matters:
RD9	<p>Activities P1 - P19 in 15.2.2.1 involving <u>development</u> subject to complying with a, b and c below:</p> <p>a. all the <u>Key Structuring Elements</u> on the Belfast <u>Outline Development Plan</u> (refer to Appendix 15.9.2):</p> <ul style="list-style-type: none"> i. <u>Public Transport Interchange</u>; ii. <u>Basement Car Parking Area</u>; iii. <u>Building Restriction Area</u>; iv. <u>Styx River Riparian Setback/Esplanade Reserve</u>; v. <u>Vehicle Access Points</u>; vi. <u>Community Linkages</u>; vii. <u>Alignment of North/South Main Street</u>; viii. <u>Maximum Building Height Areas</u>; ix. <u>Special Area A</u>; and x. <u>Special Area B</u>; <p>Compliance with a <u>Key Structuring Element</u> as shown on the Belfast <u>Outline Development Plan</u> (Refer to Appendix 15.9.2) is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance with the <u>Key Structural Element</u> on the land proposed for the activity.</p> <p>b. Built Form Standards in Rules 15.2.3, 15.2.4.2 and the Activity Specific Standards set out in 15.2.2.1. Where there is a conflict between a rule in 15.2.3 and 15.2.4.2, the rule in 15.2.4.2 shall prevail.</p> <p>c. a <u>Development Plan</u> for the whole of the <u>Outline Development Plan</u> area (refer to Appendix 15.9.2) approved prior to the first <u>development</u> within the zone.</p>	<p>a. Matters of discretion for Belfast- 15.2.4.3</p> <p>b. Urban Design Matters- 15.8.1</p>
RD10	<p>P1 - P19 involving <u>development</u> that does not comply with one or more of the Built form standards in 15.2.4.2, unless otherwise specified.</p>	<p>a. Maximum building height - 15.8.3.1</p> <p>b. Design and amenity - 15.2.4.3.2 and 15.8.1</p> <p>c. Landscaping - 15.8.3.8</p> <p>d. Urban Design matters - 15.8.1</p>



	Activity	<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> e. Rooding, access and parking - 15.2.4.3.4 f. Maximum total number of vehicles exiting the site - 15.2.4.3.6 g. Maximum retail activity thresholds - 15.2.4.3.5
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15.2.4.1.5 Discretionary activities

The activities listed below and activities D1 - D5 in 15.2.2.4 are Discretionary Activities in the Commercial Core zone (Belfast)

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D6	Activities P1 to P19 that do not comply with one or more of the Key Structuring Elements on the Belfast Outline Development Plan (Refer to Appendix 15.9.2)	<ul style="list-style-type: none"> a. Urban Design Matters – 15.8.1; b. Outline Development Plan – 15.2.4.3.1.
D7	Activities P1 to P19 in 15.2.2.1 that does not comply with an approved Development Plan for the zone	<ul style="list-style-type: none"> a. Nil
D8	Any application under 15.2.4.1.1 RD8 that does not identify one or more of the matters required as	<ul style="list-style-type: none"> a. Nil



	<p>Activity</p> <p>part of the <u>Development Plan</u> in Rule 15.2.4.1.1</p>	<p>The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u>:</p>
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15.2.4.1.6 Non- complying activities

The activities listed below and activity NC1 in [15.2.2.5](#) are Non-complying activities in the Commercial Core zone (Belfast)

	Activity
NC3	Any <u>development</u> within the Commercial Core Zone (Belfast) ahead of approval of a <u>Development Plan</u> for the whole of the <u>Outline Development Plan</u> area (refer to Appendix 15.9.2).
NC4	Any <u>building</u> within the 'Building Restriction Area' and 'Styx River Riparian Setback' identified on the <u>Outline Development Plan</u> in Appendix 15.9.2
NC5	Any activity not complying with Rule 15.2.4.2.8 (Maximum threshold for non-residential activities)

15.2.4.1.7 Prohibited activities

There are no Prohibited activities.

15.2.4.2 Built form standards- Commercial core zone (Belfast)

15.2.4.2.1 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	Land on north-western corner of zone as identified on the <u>Outline Development Plan</u> in Appendix 15.9.2 .	20 metres	Non-compliance with Permitted standard	Maximum Building Height – 15.8.3.1
b.	Land on north-eastern corner of zone as identified on the <u>Outline Development Plan</u> in Appendix 15.9.2 .	15 metres		
c.	Land <u>adjoining</u> eastern <u>boundary</u> of zone as identified on the <u>Outline Development Plan</u> in Appendix 15.9.2 . Land fronting Main North Road north of the	12 metres		



	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
	indicative alignment of the internal spine road, as identified on the Outline Development Plan in Appendix 15.9.2 ,			
d.	Land within area identified as 'Special Area A' on the Outline Development Plan in Appendix 15.9.2 .	8 metres		
e.	Land within area identified as 'Special Area B' on the Outline Development Plan in Appendix 15.9.2 .	5 metres		
f.	All other areas	16 metres		

15.2.4.2.2 Design and amenity

	Permitted	Restricted Discretionary	Matters of discretion
a.	All walls and roofs facing and on sites adjoining the eastern boundary of the zone and buildings in 'Special Areas A and B' identified on the Outline Development Plan in Appendix 15.9.2 shall be painted or clad in recessive earth tone colours with less than 30% reflectivity.	Non-compliance with Permitted Standard	a. Design and amenity - 15.2.4.3.2 b. Urban Design Matters- 15.8.1
b.	Any building within 'Special Area B' on the Outline Development Plan in Appendix 15.9.2 shall not exceed a total floor area of 300m ² .		
c.	There shall be no freestanding signage or signage on building elevations directly facing the Styx River.		

15.2.4.2.3 Landscaping

	Permitted	Restricted Discretionary	Matters of discretion
a.	The Styx River riparian setback (refer to Appendix 15.9.2ii) shall be: <ul style="list-style-type: none"> i. planted with native species; and ii. completed prior to any retail activities being open to the public within the zone. 	Non-compliance with Permitted Standard	<ul style="list-style-type: none"> a. Landscaping – 15.2.4.3.3 b. Landscaping and trees – 15.8.3.8



	Permitted	Restricted Discretionary	Matters of discretion
b.	A landscaped strip with a minimum width of 3 metres shall be provided and planted along the Main North Road <u>frontage</u> , excluding access points.		
c.	Parking associated with any service lane parallel to Main North Road shall be landscaped in accordance with rule 15.2.3.8 .		
d.	A landscaped strip shall be provided and planted along the <u>site frontage</u> with the eastern <u>boundary</u> and shall be: <ul style="list-style-type: none"> i. a minimum width of 5 metres; and ii. planted with trees, evenly spaced and not more than 3 metres apart. 		
e.	A landscaped strip with a minimum width of 3 metres shall be provided along the Radcliffe Road <u>frontage</u> excluding: <ul style="list-style-type: none"> i. access points; ii. the <u>road frontage</u> of the area identified on the <u>Outline Development Plan</u> for the <u>public transport interchange</u> in Appendix 15.9.2 (if established); and iii. areas used for on-site vehicle parking <u>adjoining</u> the <u>road boundary</u> with Radcliffe Road. 		
f.	On-site car <u>parking areas adjoining</u> the <u>road boundary</u> with Radcliffe Road shall: <ul style="list-style-type: none"> i. be landscaped in accordance with Rule 15.2.3.8(a)(ii); and ii. not extend to a depth greater than 21 metres from the <u>road boundary</u> with Radcliffe Road. 		
g.	Requirements of Appendix 16.1 Part A shall apply to all <u>landscaping</u> within the <u>Outline Development Plan</u> area defined in Appendix 15.9.2 .		
h.	Planting shall be completed within the first planting season (April to September) after the commencement of construction of the first <u>buildings</u> on any <u>site adjoining</u> the <u>boundary</u> that <u>landscaping</u> is required on.		



	Permitted	Restricted Discretionary	Matters of discretion
i.	A Landscape Planting and Management Plan shall accompany any resource consent application for new <u>development</u> in the Commercial Core zone (Belfast).		

Any application arising from non-compliance with clauses b, c, e and f will not require written approvals and shall not be limited or publicly notified.

15.2.4.2.4 Rooding, access and parking

	Permitted	Restricted discretionary	Matters of discretion
a.	All vehicle access points shall only be provided in the locations specified on the <u>Outline Development Plan</u> in Appendix 15.9.2 .	Non-compliance with Permitted Standard	Rooding, access and parking - 15.2.4.3.4
b.	The point marked on the <u>Outline Development Plan</u> in Appendix 15.9.2 for a 'future left in/ left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.		
c.	Any basement or underground parking shall only be provided only within the area identified on the <u>Outline Development Plan</u> in Appendix 15.9.2 as 'extent of basement car parking"		

15.2.4.2.5 Maximum total number of vehicles exiting the site

	Applicable To	Permitted	Restricted Discretionary	Matters of Discretion
a.	Thursday Evening Peak Hour, until the Northern Arterial has been constructed and open to traffic (See c-g below)	625 vehicles	Non-compliance with Permitted standard	Maximum Total Number of Vehicles Exiting the Site – 15.2.4.3.6
b.	Saturday Peak Hour, until the Northern Arterial has been constructed and open	700 vehicles	Non-compliance with Permitted standard	Maximum Total Number of Vehicles Exiting the Site – 15.2.4.3.6



	to traffic (See c-g below)			
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Where there is non-compliance with this rule, written approval shall be obtained from the [New Zealand Transport Agency](#)

- c. The total traffic volume emerging from the site shall be determined through monitoring all intersections providing egress from the site, at intervals of no more than six months.
- d. Monitoring shall be undertaken over four consecutive Thursdays and four consecutive Saturdays, between the hours of 1600 and 1800 on Thursday and 1200 to 1400 on Saturday
- e. The total traffic volume emerging from the site shall be deemed to be the mean of the four Thursday peak hours and the mean of the four Saturday peak hours.
- f. Monitoring shall commence no later than six months following completion of the first building on the site.
- g. Monitoring shall be undertaken by a qualified traffic engineer on behalf of and funded by the applicant and results shall be lodged with the Christchurch City Council within 20 working days of the completion of each six monthly monitoring period.

15.2.4.2.6 Maximum thresholds for office activities

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	Up to 1 February 2015	<ol style="list-style-type: none"> a. The total amount of <u>office</u> floorspace within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>Outline Development Plan (Appendix 15.9.2)</u> shall not exceed 3,000m² <u>GLFA</u>. b. No single tenancy shall exceed 400 m² <u>GLFA</u>. 	Non-compliance with Permitted Standard	Maximum retail/ office activity thresholds - 15.2.4.3.5
b.	Between 1 February 2015 and 1 February 2020	<ol style="list-style-type: none"> a. The total amount of <u>office</u> floorspace within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>Outline Development Plan (Appendix 15.9.2)</u> shall not exceed 8,000m² <u>GLFA</u>. 		
c.	1 February 2020 onwards	<ol style="list-style-type: none"> a. The total amount of <u>office</u> floorspace within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>ODP (Appendix 15.9.2)</u> shall not exceed 12,000m² <u>GLFA</u>. 		



15.2.4.2.7 Maximum thresholds for retailing activities

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	Up to 1 July 2017	The total amount of floorspace for <u>retailing</u> within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>ODP (Appendix 15.9.2)</u> shall not exceed 10,000m ² <u>GLFA</u> and <u>retailing</u> tenancies of 2,000m ² <u>GLFA</u> or less shall not exceed 6,000m ² <u>GLFA</u> .	Non-compliance with Permitted Standard	Maximum retail/office activity thresholds - 15.2.4.3.5
b.	From 1 July 2017	The total amount of floorspace for <u>retailing</u> within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>ODP (Appendix 15.9.2)</u> area shall not exceed 20,000 m ² <u>GLFA</u> .		

15.2.4.2.8 Maximum threshold for non- residential activities

	Permitted	Non-complying
a.	The total amount of floorspace for non-residential activities within the 'Commercial Core zone (Belfast) zone boundary' as defined on the <u>ODP (Appendix 15.9.2)</u> shall not exceed 45,000m ² <u>GLFA</u> .	Non-compliance with Standard

15.2.4.3 Matters of discretion for the Belfast outline development plan area

15.2.4.3.1 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.
 - 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.
 - 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 18 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.
 - 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.
 - 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.

15.2.4.3.2 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.

15.2.4.3.3 Landscaping

- a. The extent and quality of landscaping, and the effectiveness of proposed planting and trees in screening car parking areas and buildings from adjoining zones.
- b. 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.
- c. Whether consideration has been given to the retention of existing trees until new planting is sufficiently established.
- d. The extent to which the historic use of the area for market gardening and horticultural activities is retained through landscaping or other features.

15.2.4.3.4 Roothing, 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 parking areas/access points on adjoining zones and whether mitigation minimises these effects.
- d. The extent to which the location and design of parking, access and manoeuvring areas supports pedestrian safety.



15.2.4.3.5 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 and outside the 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.

15.2.4.3.6 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.

15.2.5 Rules- Commercial core zone (Ferryhead)

Rules [15.2.5.1 – 15.2.5.3](#) and the Ferryhead Outline Development Plan ([Appendix 15.9.3](#)) shall apply to the Commercial Core Zone (Ferryhead), in addition to the requirements in [15.2.2](#).

15.2.5.1 Activity status tables- Commerical core zone (Ferryhead)

15.2.5.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Ferryhead):

	Activity
P21	<p>Activities P1 - P19 in rule 15.2.2.1 subject to complying with a. – c. below:</p> <ol style="list-style-type: none"> a. All the <u>Key Structuring Elements</u> on the Ferryhead <u>Outline Development Plan</u> (see Appendix 15.9.3): <ol style="list-style-type: none"> i. Pedestrian Link ii. Pedestrian Accessway iii. Key <u>Mixed Modal Link</u> iv. Future and Secondary Vehicular and Pedestrian Accessways v. Boundary with Sensitive Environment vi. Pedestrian <u>Interface</u> vii. Key Public Vehicle Access viii. Landscape Access ix. <u>Development Blocks</u> <p>Compliance with a <u>Key Structuring Element</u> as shown on the Ferryhead <u>Outline Development Plan</u> in Appendix 15.9.3 is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance with the <u>Key Structuring Element</u> on the land proposed for the activity.</p>



Activity
<p>b. Built Form Standards in Rules 15.2.3 and 15.2.5.2. Where there is a conflict between a rule in 15.2.3 and 15.2.5.2, the rule in 15.2.5.2 shall prevail.</p> <p>c. Activity Specific Standards set out in 15.2.2.1 P20.</p>

15.2.5.1.2 Controlled activities

There are no Controlled Activities.

15.2.5.1.3 Restricted discretionary activities

The activities listed below and RD1 - RD7 in [15.2.2.3](#) are Restricted Discretionary Activities in the Commercial Core zone (Ferryroad)

	Activity	The Council's discretion shall be limited to the following matters:
RD8	Activities P1 - P19 in 15.2.2.1 that do not comply with the Key Structuring Elements on the Ferryroad Outline Development Plan in Appendix 15.9.3 .	<p>a. Urban Design Matters – 15.8.1.</p> <p>b. Pedestrian and Cycle Movement to and from adjoining Area - 15.2.5.3.1</p> <p>c. Roading and Access - 15.2.5.3.2</p>
RD9	Activities P1 - P19 specified in 15.2.2.1 that do not meet one or more of the Built Form Standards in 15.2.5.2	<p>a. Maximum Building Height - 15.8.3.1</p> <p>b. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3(i)</p> <p>c. Pedestrian and cycle movement with adjoining area - 15.2.5.3.1</p> <p>d. Landscaping and Trees – 15.8.3.8</p> <p>e. Roading and access – 15.2.5.3.2</p>
RD10	Any retail activity resulting in the total GLFA in the Commercial Core Zone (Ferryroad) to exceed 30,000 m².	a. Maximum retail/office activity thresholds - 15.2.5.3.3

15.2.5.1.4 Discretionary activities

Activities D1 to D5 in Rule [15.2.2.4](#) are Discretionary activities in the Commercial Core zone



(Ferrymead).

15.2.5.1.5 Non-complying activities

Activity NC1 in Rule [15.2.2.5](#) is a non-complying activity in the Commercial Core zone (Ferrymead).

15.2.5.1.6 Prohibited activities

There are no Prohibited Activities.

15.2.5.2 Built form standards- Commercial core zone (Ferrymead)

15.2.5.2.1 Maximum building height

	Permitted	Restricted Discretionary	Matters of discretion
a.	20 metres	Greater than 20 metres	Maximum Building Height- 15.8.3.1

15.2.5.2.2 Minimum building setback from Ferry Road

	Permitted	Restricted Discretionary	Matters of discretion
a.	10 metres	Less than 10 metres	Minimum Building Setback from Road boundaries/ Street scene - 15.8.3.3(i)

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.5.2.3 Pedestrian and cycle movement to and from adjoining area

	Permitted	Restricted Discretionary	Matters of discretion
a.	Any access points to Charlesworth <u>reserve</u> shall be sited to avoid ecologically areas <u>adjoining</u> the zone.	Non-compliance with standard	Pedestrian and cycle movement to and from adjoining area- 15.2.5.3.1

15.2.5.2.4 Landscaping- Minimum width of landscaping strip

	Applicable to	Permitted	Restricted	Matters of
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			Discretionary	discretion
a.	A landscaped strip with a minimum width as specified shall be provided along and adjacent to the <u>boundary</u> with Charlesworth Reserve.	5 metres	Less than 5 metres	Landscaping and Trees – 15.8.3.8
b.	A landscaped strip with a minimum width as specified shall be provided along and adjacent to the <u>road boundary</u> of Ferry Road.	3 metres	Less than 3 metres	

Any application arising from non-compliance with clause b. will not require written approvals and shall not be limited or publicly notified.

15.2.5.2.5 Roding and access

	Permitted	Restricted Discretionary	Matters of discretion
a.	There shall be only one <u>vehicle access</u> point onto Kite Lane.	Non-compliance with standard	Roding and access – 15.2.5.3.2(a)

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.5.3 Matters of discretion for the Ferrymead outline development plan area

15.2.5.3.1 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.

15.2.5.3.2 Roding 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.

- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

15.2.5.3.3 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.
- 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.

15.2.6 Rules- Commercial core zone (North Halswell)

Rules [15.2.6.1 – 15.2.6.3](#) and the North Halswell Outline Development Plan ([Appendix 15.9.4](#)) shall apply to the Commercial Core Zone (North Halswell) in addition to the requirements in [15.2.2](#)

15.2.6.1 Activity status tables- Commercial core zone (North Halswell)

15.2.6.1.1 Restricted discretionary activity- Development plan

RD8	<p>A <u>Development Plan</u> shall be submitted for the whole of the area subject to the <u>Outline Development Plan</u> in Appendix 15.9.4 or the first or subsequent stage that <u>development</u> is proposed within, as part of an application for resource consent either prior to or in conjunction with an application for the first <u>development</u> within the <u>Outline Development Plan</u> area (as defined in Appendix 15.9.4) or stage that <u>development</u> is for. The <u>Development Plan</u> shall identify the following:</p> <ol style="list-style-type: none"> a. A <u>Context and Site analysis</u> (Refer to Appendix 15.9.13 for requirements); b. A <u>Detailed Design Statement</u> (Refer to Appendix 15.9.13 for requirements); c. Plans and documents addressing the following matters: <ol style="list-style-type: none"> i. Assessment to demonstrate compliance with the North Halswell <u>Outline Development Plan</u> (Refer to Appendix 15.9.4); ii. A description of the anticipated character, <u>sense of place</u> and <u>Turangawaewae</u> of the <u>Key Activity Centre</u> and key design elements for achieving this; iii. Proposed staging of <u>development</u>; iv. The design intent for <u>interfaces</u> both between <u>development</u> phases and with the surrounding environment; v. Location, range and scale of <u>building</u> typologies including the activities anticipated; vi. Location of an open air <u>Main Street</u> as a focus for <u>finer grain retailing</u>; vii. Indicative locations of different formats of <u>retail activity</u> i.e. areas for <u>anchor stores</u>, other large format <u>retail activity</u>, and <u>finer grain retailing</u>; viii. Location of a <u>Public Transport Interchange</u> in close proximity to the <u>Main Street</u>
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	<p>including defined, safe and legible pedestrian routes between the two;</p> <ul style="list-style-type: none"> ix. Identification of <u>Key Pedestrian Frontages</u>; x. The indicative scale and form of <u>Main Street development</u> and the design of the <u>building</u> elevations; xi. The greenspace network, including a visually prominent <u>Civic Park</u> which forms the heart of the <u>Key Activity Centre</u>; xii. The stormwater network, including land for storm water treatment, retention and drainage paths and associated recreational corridors including appropriate <u>setbacks</u>; xiii. Pedestrian linkages between the <u>Key Activity Centre</u> and Spreydon Lodge and its surrounds; xiv. A comprehensive landscape plan including the design of streets (in addition to compliance with rules in the Subdivision chapter), lanes and other public and <u>publicly accessible spaces</u>; xv. Location of car <u>parking areas</u> including safe and legible pedestrian routes through car <u>parking areas</u> to activities and <u>development</u>; xvi. Safe pedestrian/cycle crossing facilities on Halswell and Sparks Road as well as <u>roads</u> within the <u>development</u>; xvii. The Dunbars Road extension as a strategically important <u>road</u> that is the primary link across the <u>Outline Development Plan</u> (Refer to Appendix 15.9.4). <p>Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 15.2.6.3 and 15.8.1.</p> <p>Written approval may be sought from other landowners within the area subject to the <u>Development Plan</u></p> <p>Refer to NC3 for Activity status if any <u>development</u> precedes approval of a <u>Development Plan</u> for the area that <u>development</u> is proposed within.</p>
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15.2.6.1.2 Permitted activities

The activities listed below are Permitted Activities if they comply with the Activity Specific Standards in [15.2.2.1](#), and an approved Development Plan for the whole of the Outline Development Plan area (as defined in [Appendix 15.9.4](#)) or the part of the Outline Development Plan area that the activity is proposed within.

Activities that are not listed in this table or that do not meet the standards will be Restricted Discretionary, Discretionary, or Non-complying activities as specified in Rules [15.2.6.1.4-15.2.1.6](#)

Activity		Activity specific standards
P21	Activities P1 - P19 in rule 15.2.2.1 , which do not involve any <u>development</u> .	Refer to 15.2.2.1



15.2.6.1.3 Controlled activities

There are no Controlled activities.

15.2.6.1.4 Restricted discretionary activities

The Activities listed below and RD1 - RD7 in [15.2.2.3](#) are Restricted Discretionary Activities in the Commercial Core zone (North Halswell)

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [15.8.1](#), [15.8.2](#), [15.8.3](#) and [15.2.6.3](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD9	<p>Activities P1 - P19 in 15.2.2.1 involving development subject to complying with a. – c. below:</p> <p>a. All the <u>Key Structuring Elements</u> on the North Halswell <u>Outline Development Plan</u> (refer to Appendix 15.9.4):</p> <ul style="list-style-type: none"> i. Road Access Points (including pedestrian/ cycle access) ii. Collector Roads iii. Reserves iv. Green Corridor v. Stormwater Network vi. <u>Public Transport Interchange</u> <p>Compliance with a <u>Key Structuring Element</u> as shown on the North Halswell <u>Outline Development Plan</u> in Appendix 15.9.4 is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance with the <u>Key Structuring Element</u> on the land proposed for the activity.</p> <p>b. Built Form Standards in Rules 15.2.3, 15.2.6.2 and the Activity Specific Standards set out in 15.2.2.1. Where there is a conflict between a rule in 15.2.3 and 15.2.6.2, the rule in 15.2.6.2 shall prevail.</p> <p>c. A <u>Development Plan</u> for the whole of the Commercial Core Zone (North Halswell) or the stage that the proposed development forms a part.</p>	<p>All matters in - 15.2.6.3</p>
RD10	<p>Activities P1 - P19 involving <u>development</u> that does not meet one or more of the Built form standards in 15.2.6.2, unless otherwise specified.</p>	<ul style="list-style-type: none"> a. Maximum Building Height - 15.8.3.1 b. Type of retail



Activity	The Council's discretion shall be limited to the following matters: activity: i. General matters - 15.2.6.3.1 ii. Commercial layout- 15.2.6.3.2
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15.2.6.1.5 Discretionary activities

The Activities listed below and D1 - D5 in [15.2.2.4](#) are Discretionary Activities in the Commercial Core zone (North Halswell)

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D6	Activities P1 - P19 in 15.2.2.1 that do not comply with one or more of the Key Structuring Elements on the North Halswell Outline Development Plan in Appendix 15.9.4 .	a. Urban Design Matters – 15.8.1 b. All matters in 15.2.6.3 c. Any other matter the Council considers appropriate.
D7	Activities P1 - P19 in 15.2.2.1 that do not comply with an approved Development Plan for the zone or stage for which development is proposed.	a. Nil
D8	Any application under rule 15.2.6.1.1 RD8 that do not identify one or more of the matters required as part of the Development Plan .	a. Nil
D9	Any activity not complying with Rules 15.2.6.2.3 (Maximum retail activity threshold) and 15.2.6.2.5 (Maximum office activity threshold)	a. NIL

15.2.6.1.6 Non- Complying activities



The activities listed below and NC1 in [15.2.2.5](#) are Non-complying activities in the Commercial Core Zone (North Halswell)

	Activity
NC3	Any <u>development</u> within the Commercial Core Zone (North Halswell) ahead of <u>approval</u> of a <u>Development Plan</u> for the whole of the Commercial Core Zone (North Halswell) or the relevant stage that the proposed <u>development</u> forms a part.
NC4	Any activity not complying with the Rule 15.2.6.2.2 (Intersection Upgrades)

15.2.6.1.7 Prohibited activities

There are no Prohibited Activities.

15.2.6.2 Built form standards- Commercial core zone (North Halswell)

16.2.6.2.1 Minimum and maximum building height

	Standard	Permitted	Restricted Discretionary	Matters of discretion
a.	<u>Minimum Building Height</u>	8 metres (2 storeys)	Less than 8 metres or 2 storeys	Maximum Building Height - 15.8.3.1
b.	<u>Maximum Building Height</u>	14 metres (4 storeys including 1 storey in the roof space)	Greater than 14 metres or 4 storeys (including 1 additional storey in the roof space)	

15.2.6.2.2 Intersection upgrades

	Permitted	Non-complying
a.	<p>No <u>retailing</u> within the Commercial Core Zone (North Halswell) shall be open to the public until:</p> <ul style="list-style-type: none"> i. the construction of the upgrade of the intersection of Augustine Drive and Halswell Road to traffic lights has been completed. ii. the construction of the upgrade of the intersection of Aidanfield Drive and Halswell Road incorporating traffic lights has commenced. 	Non-compliance with permitted standard

15.2.6.2.3 Maximum retail activity threshold



	Permitted	Discretionary
a.	The total amount of retail floorspace within the Commercial Core zone (North Halswell) shall not exceed 25,000m ² (<u>GFA</u>)	Greater than 25,000m ² (<u>GFA</u>)

15.2.6.2.4 Type of retail activity

	Permitted	Restricted Discretionary	Matters of discretion
a.	<u>Development</u> shall ensure the achievement of a 60:40 split between large format (greater than 450m ²) and <u>finer grain retailing</u> (Less than 450m ²).	Non-compliance with Permitted Standard	General matters - 15.2.6.3.1 Commercial layout- 15.2.6.3.2

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.6.2.5 Maximum office activity threshold

	Permitted	Discretionary
a.	The total amount of <u>office</u> floorspace within the Commercial Core zone (North Halswell) shall not exceed 5,000 m ² (<u>GFA</u>)	Non-compliance with Permitted standard

15.2.6.3 Matters of discretion- Commercial core zone (North Halswell)

15.2.6.3.1 General

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.

15.2.6.3.2 Commercial layout

The extent to which development :

- ensures a critical mass of activity is centred upon the open air Main Street including a concentration of finer grain commercial activities;



- b. 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
- c. functions operationally and visually as an integrated commercial entity.

15.2.6.3.3 Design and amenity

The extent to which development :

- a. provides a strong visual relationship and high quality urban interface with State Highway 75;
- b. provides primary active ground floor frontages on all sites intended for commercial and community focussed activity where they face an accessible public open space;
- c. enables a continuous frontage of retailing on the Main Street in order to ensure a high intensity of commercial activity;
- d. orientates buildings, streets, and open space to take advantage of solar access and views, and to mitigate other climatic effects such as wind;
- e. provides high quality public open space, including streets, squares and lanes;
- f. 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.

15.2.6.3.4 Transport

The extent to which development:

- a. provides for an easily accessible, readily visible Public Transport Interchange located centrally within the commercial core of the Key Activity Centre;
- b. provides car parking as shared spaces, available for shared use, which does not visually or physically dominate the area;
- c. provides for pedestrian priority within the retail core, particularly in respect to the open air Main Street environment;
- d. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area;
- e. identifies safe crossing facilities on Halswell and Sparks Road between the Halswell North Outline Development Plan area and adjacent areas/communities and within the development;
- f. supports a high level of permeability within the Key Activity Centre;
- g. supports the strategic importance of the Dunbars Road extension as the primary link through the Outline Development Plan area;
- h. provides opportunities for walking, cycling and public transport use; and
- i. supports the construction and operation of the movement network as shown on the Outline Development Plan.

15.2.6.3.5 Civic park

The extent to which development:



- a. connects the Civic Park and the Main Street, both visually and physically;
- b. provides for a civic park of a sufficient size to allow for a range of community activities, events and interaction; and
- c. provides a high quality civic park laid out and designed in a manner that achieves a high quality and safe open space environment.

15.2.7 Rules- Commercial core zone (Prestons)

Rules 15.2.7.1 – 15.2.7.3 shall apply to the Commercial Core Zone (Prestons), in addition to the requirements in 15.2.2.

15.2.7.1 Activity status tables- Commercial core zone (Prestons)

15.2.7.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Prestons)

Activity	
P21	Activities P1 - P19 in rule 15.2.2.1 subject to complying with the following: <ul style="list-style-type: none"> a. Built Form Standards in Rules 15.2.3, 15.2.7.2 and the Activity Specific Standards set out in 15.2.2.1. Where there is a conflict between a rule in 15.2.3 and 15.2.7.2, the rule in 15.2.7.2 shall prevail.

15.2.7.1.2 Controlled activities

There are no Controlled Activities.

15.2.7.1.3 Restricted discretionary activities

The activities listed below and RD1 - RD7 in [15.2.2.3](#) are Restricted Discretionary Activities in the Commercial Core zone (Prestons)

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [15.8.1](#), [15.8.2](#), [15.8.3](#) and [15.2.7.3](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD8	Activities P1-P19 in Rule 15.2.2.1 that do not meet one or more of the Built Form Standards in 15.2.7.2 .	<ul style="list-style-type: none"> a. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 b. Minimum building setback from the boundary with a Residential Zone – 15.8.3.4



	Activity	<p>The Council's discretion shall be limited to the following matters:</p> <p>c. Landscaping and Trees – 15.8.3.8</p> <p>d. Staging of development to align with intersection upgrades – 15.2.7.3.1</p>
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15.2.7.1.4 Discretionary activities

Activities D1 to D5 in Rules [15.2.2.4](#) are Discretionary activities in the Commercial Core zone (Prestons)

15.2.7.1.5 Non-Complying activities

The activities listed below and NC1 in Rule [15.2.2.5](#) are Non-complying activities in the Commercial Core zone (Prestons)

	Activity
NC3	Any activity not complying with Rules 15.2.7.2.5 (Staged Development) and 15.2.7.2.6 (Maximum Retail Activity Thresholds)

15.2.7.1.6 Prohibited activities

There are no Prohibited Activities.

15.2.7.2 Built form standards- Commercial core zone (Prestons)

15.2.7.2.1 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	Marshland Road <u>Boundary</u>	10 metres	Less than 10 metres	Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.



15.2.7.2.2 Minimum building setback from the zone boundary

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	<u>Boundary</u> of the area identified as 'Commercial B' on the <u>Outline Development Plan</u> , adjacent to the Rural Zone	3 metres	Less than 3 metres	Minimum building setback from the boundary with a Residential Zone – 15.8.3.4

15.2.7.2.3 Landscaping

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	A Landscaped Strip with a minimum width as specified shall be provided along and adjacent to the <u>boundary</u> with Marshland Road.	10 metres	Less than 10 metres	Landscaping and Trees – 15.8.3.8

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.7.2.4 Staging of development to align with intersection upgrades

	Permitted	Restricted discretionary	Matters of discretion
a.	No non-residential activities shall occur until upgrades of the following intersections has commenced: <ul style="list-style-type: none"> i. Marshland Road / Mairehau Road,; ii. Marshland Road / Prestons Road; and iii. Lower Styx Road / Marshland Road (including traffic signals). 	Non-compliance with Permitted standard	Staging of development to align with intersection upgrades – 15.2.7.3.1
b.	No more than 7200m ² of non-residential activities (comprising 4000m ² for a <u>supermarket</u> and 3200m ² for other non-residential activities) shall occur until such time as: <ul style="list-style-type: none"> i. 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 		



Permitted	Restricted discretionary	Matters of discretion
<p>ii. The portion of the main primary <u>road</u> linking Prestons Road to Mairehau Road is open to traffic.</p>		

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

15.2.7.2.5 Staged development

Permitted	Non-Complying
<p>a. No <u>development</u> shall occur until:</p> <p>i. Either:</p> <p style="padding-left: 40px;">A a comprehensive plan which shows the overall wastewater system for all activities is provided; or</p> <p style="padding-left: 40px;">B it is demonstrated that such a plan has already been provided to <u>Council</u> pursuant to clause (i) above or as part of a subdivision application.</p> <p>And, either:</p> <p style="padding-left: 40px;">A an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or</p> <p style="padding-left: 40px;">B it is demonstrated that such an approved wastewater system has already been established.</p>	<p>Non-compliance with standard</p>

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.7.2.6 Maximum retail activity threshold

Applicable to	Permitted	Non-Complying
<p>a. The maximum <u>gross leasable floor area</u> for <u>retail activities</u> within the Commercial Core Zone (Prestons) shall be -</p> <p>Note: This includes all existing lawfully established retail</p>	<p>12,000m²</p>	<p>Non-compliance with standard</p>



	Applicable to	Permitted	Non-Complying
	activity as at 27 March 2010.		
b.	<p>The maximum <u>gross leasable floor area</u> of any single tenancy for a <u>retail activity</u> within the Commercial Core zone (Prestons) shall be -</p> <p>Note: This does not apply to that area identifies as 'Commercial A', on the <u>Outline Development Plan</u>.</p>	150m ²	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.7.3 Matters of discretion- Commercial core zone (Prestons)

15.2.7.3.1 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.

15.2.8 Rules- Commercial core zone (Sydenham)

Rules [15.2.8.1 – 15.2.8.3](#) and the Sydenham Master Plan overlay ([Appendix 15.9.6](#)) shall apply to the Commercial Core Zone (Sydenham), in addition to the requirements in [15.2.2](#).

15.2.8.1 Activity status tables- Commercial core zone (Sydenham)

15.2.8.1.1 Permitted activities

The activities listed below are permitted activities.

	Activity
P21	<p>Activities P1 - P19 in Rule 15.2.2.1 subject to complying with the following</p> <ol style="list-style-type: none"> a. Built Form Standards in Rules 15.2.3 and 15.2.8.2. Where there is a conflict between a rule in 15.2.3 and 15.2.8.2, the rule in 15.2.8.2 shall prevail. b. Activity specific standards in Rule 15.2.2.1 P20

15.2.8.1.2 Controlled activities



There are no Controlled activities.

15.2.8.1.3 Restricted discretionary activities

The Activities listed below and activities RD1-RD7 in Rules [15.2.2.3](#) are Restricted Discretionary activities in the Commercial Core Zone (Sydenham)

	Activity	The Council's discretion shall be limited to the following matters:
RD8	<p>Activities P1 - P19 within the area identified as 'Site for comprehensive mixed use development' on the Sydenham Master Plan overlay (Appendix 15.9.6), subject to a Development Plan being submitted for the whole of the mixed use area as part of an application for resource consent or development being in accordance with an approved Development Plan.</p> <p>The Development Plan shall identify the following for the whole of the area identified on the Master Plan Overlay (Appendix 15.9.6) as 'mixed use retail, commercial and residential development area':</p> <ol style="list-style-type: none"> the bulk and location of all existing and proposed buildings; the nature of each activity and the integration of areas identified for different activities; access, circulation (vehicular/pedestrian/cycle) and parking areas; overall landscaping concepts; areas of open space, including the degree to which such spaces are private, shared by on-site residents or available for wider public use; and stormwater capture and management, including first flush. <p>Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 15.2.8.3 and 15.8.1.</p> <p>Written approval may be sought from other landowners within the area subject to the Development Plan</p> <p>Refer to NC3 for Activity status if any development precedes approval of a Development Plan for the area that development is proposed within.</p>	



	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD9	Activities P1-P19 specified in Rule 15.2.2.1 that do not meet one or more of the built form standards in 15.2.8.2.	a. Maximum Building Setback from Road Boundaries/Street Scene – 15.2.8.3

15.2.8.1.4 Discretionary activities

Activities **D1 - D5** are Discretionary activities in the Commercial Core zone (Sydenham)

15.2.8.1.5 Non-complying activities

The activities listed below and NC1 in 15.2.2.5 are Non-complying activities in the Commercial Core zone (Sydenham)

	Activity
NC3	Any <u>development</u> within the area identified as 'site for comprehensive mixed use development' on the Sydenham <u>Master Plan</u> overlay (Appendix 15.9.6) ahead of approval of a <u>Development Plan</u> .

15.2.8.1.6 Prohibited activities

There are no Prohibited activities.

15.2.8.2 Built form standards- Commercial core zone (Sydenham)

15.2.8.2.1 Sites with frontage to Colombo Street

	Permitted	Restricted Discretionary	Matters of discretion
a.	Rule 15.2.3.3 shall apply to <u>sites</u> with <u>frontage</u> to Colombo Street except as follows: <ul style="list-style-type: none"> i. there shall be no <u>vehicle access</u> ways onto Colombo Street from <u>sites</u> fronting Colombo Street; 	Non-compliance with standard	Maximum building setback from road boundaries/



Permitted	Restricted Discretionary	Matters of discretion
<p>ii. <u>buildings</u> shall be <u>setback</u> no more than 2 metres from the <u>road boundary</u> on <u>sites</u> with a <u>boundary</u> marked 'potential for ground floor building setback' on the Sydenham <u>Master Plan</u> overlay (Appendix 15.9.6); and</p> <p>iii. the <u>setback</u> from the <u>road</u> shall not be used for car parking.</p>		<p>streetscene - 15.8.8.3</p>

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.2.8.3 Matters of discretion- Commercial Core zone (Sydenham)

15.2.8.3.1 Development plan

- The extent to which the development, including ground floor tenancies on Colombo Street, contribute to the diversity, vitality and economic viability of Sydenham.
- The extent to which the development provides for safe vehicle access that does not compromise the safety and attractiveness of the pedestrian environment, centre vitality (particularly with regard to the Colombo Street frontage) or the efficient functioning of the State Highway Network.
- The extent to which development is integrated with any other existing or committed development within or adjoining the site.
- Whether the development creates a landmark and provides a gateway that retains strong visual connections with the Port Hills while reinforcing the existing and historical character and identity of the Sydenham commercial area.
- Whether the scale and nature of development is consistent with that anticipated for a Neighbourhood centre.
- The extent to which publicly open space is provided on the site and is comprehensively designed with good pedestrian connections (including lane ways to Colombo Street) to the surrounding area to maximise community use and enjoyment.
- Whether the design and layout of buildings is effective in achieving a high amenity environment for residents and visitors, particularly the internal noise environment, while providing for good pedestrian and cycle movement and safety, having regard to Brougham Street's role as a busy road corridor.
- The extent to which the development incorporates design features such as balconies, roof top gardens and courtyards at upper levels to maximise connections between internal activities and public or publicly accessible space.
- The extent to which stormwater treatment areas are integrated with open space.

15.2.9 Rules- Commercial core zone (Yaldhurst)

Rules [15.2.9.1](#) – [15.2.9.2](#) shall apply to the Commercial Core Zone (Yaldhurst), in addition to the



requirements in [15.2.2](#).

15.2.9.1 Activity status tables- Commercial core zone (Yaldhurst)

15.2.9.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Yaldhurst).

	Activity	Activity Specific Standards
P21	Activities P1 - P19 in rule 15.2.2.1 subject to complying with a. below: a. Built Form Standards in Rules 15.2.3 , 15.2.9.2 and the Activity Specific Standards set out in 15.2.2.1 . Where there is a conflict between a rule in 15.2.3 and 15.2.9.2 , the rule in 15.2.9.2 shall prevail.	
P22	<u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	<p>a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area</p> <p>b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u>.</p> <p>c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).</p>

15.2.9.1.2 Controlled activities

There are no Controlled activities.

15.2.9.1.3 Restricted discretionary activities

Activities RD1 to RD7 in Rule [15.2.2.3](#) are Restricted Discretionary activities in the Commercial Core zone (Yaldhurst).

15.2.9.1.4 Discretionary activities

Activities D1 to D5 in Rule [15.2.2.4](#) are Discretionary activities in the Commercial Core zone (Yaldhurst).

15.2.9.1.5 Non-complying activities



The activities listed below and NC1 - NC2 in Rule 15.2.2.5 are Non-complying activities in the Commercial Core zone (Yaldhurst)

	Activity
NC3	Any activity not complying with the Built Form Standards specified in 15.2.9.2.
NC4	Any <u>building</u> or <u>sensitive activity</u> within 12 metres of a transmission line support structure.
NC5	Any fence within 5 metres of a transmission line support structure.
NC6	Any <u>building</u> for a <u>sensitive activity</u> or <u>sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in P22 Rule 15.2.9.1.1.
NC7	Any individual <u>site access</u> to Yaldhurst Road.

15.2.9.1.6 Prohibited activities

There are no Prohibited Activities.

15.2.9.2 Built form standards- Commercial core zone (Yaldhurst)

15.2.9.2.1 Minimum building setback for residential activities on sites adjoining limited access roads

	Applicable to	Permitted	Non-Complying
a.	Residential activities where no acoustic mitigation is provided (as specified in (b) and (c) below).	80 metres	Non-compliance with Permitted standard
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 <u>site</u> by at least 10dBA is to be provided within 20 metres of the <u>road boundary</u> across the entire width of the <u>site</u>, provided that such mounding or barrier shall be screened from the <u>adjoining road</u> by <u>landscaping</u>. ii. The <u>landscaping</u> 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 <u>adjoining road</u>. 	40 metres	
c.	Residential activities where the following measures are proposed:	20 metres	



Applicable to	Permitted	Non-Complying
i. In addition to (b) above, all external windows and doors of <u>residential units</u> including those <u>installed</u> in the roof should be acoustically treated to achieve a an external to internal noise reduction of at least 25dBA with windows and doors closed.		

15.2.9.2.2 Roading and access

Permitted	Non-complying
a. <u>Sites</u> having <u>frontage</u> to Yaldhurst Road shall not have any direct vehicular <u>access</u> to Yaldhurst Road, other than via the intersection marked A on the Yaldhurst <u>Outline Development Plan</u> .	Non-compliance with standard

15.3 Rules- Commercial fringe zone

15.3.1 How to use the rules

- 15.3.1.1 The Rules that apply to activities in the Commercial Fringe Zone are contained in:
- The Activity Status Tables (including Activity Specific Standards) in Rule [15.3.2](#); and
 - Built Form Standards in [15.3.3](#).

- 15.3.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Fringe Zone (where relevant):

- 5** Natural Hazards;
- 6** General Rules and Procedures
- 7** Transport;
- 8** Subdivision, Development and Earthworks;
- 9** Heritage and Natural Environment;
- 11** Utilities, Energy and Infrastructure; and
- 12** Hazardous Substances and Contaminated Land.

15.3.2 Activity status tables- Commercial fringe zone



15.3.2.1 Permitted activities

In the Commercial Fringe Zone the Activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in the table below and the Built Form Standards in Rule 15.3.3. Note the Built Form Standards do not apply to an activity that does not involve any development.

Activities may also be Restricted Discretionary, Discretionary, Non-Complying or Prohibited, as specified in Rules 15.3.2.3- 15.3.2.5 below.

Activity		Activity specific standards
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:		
P1	<u>Department Store, Supermarket,</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u> of less than 20 metres; and iii. not be on a <u>corner site</u>. <p>(Refer to RD1, 15.3.2.3 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> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.
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>	
		<p>b. Any <u>development</u> shall have a maximum tenancy size of 500m² <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p>



Activity		Activity specific standards
P8	<u>Gymnasium</u>	
P9	<u>Offices</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u> of less than 20 metres; and iii. not be on a <u>corner site</u>. <p>(Refer to RD1, 15.3.2.3 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> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades. <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 <u>office</u> activity shall have a maximum tenancy size of 500m² <u>GLFA</u> in a <u>Neighbourhood Centre GLFA</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 $D_{tr,2m,nTw} + C_{tr}$.</p>
P10	<u>Guest Accommodation</u>	
P11	<u>Community Facility</u>	
P12	<u>Health Care Facility</u>	
P13	<u>Education activity</u>	
P14	<u>Pre-School</u>	
P15	<u>Care Facility</u>	<p>a. Any <u>development</u> shall:</p> <ul style="list-style-type: none"> i. comprise less than 500m² <u>GFA</u> at ground floor level; and ii. have a <u>road frontage</u> of less than 20 metres; and iii. not be on a <u>corner site</u>. <p>(Refer to RD1, 15.3.2.3 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> <ul style="list-style-type: none"> A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u>; or B the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades. <p>b. Any activity shall have a maximum tenancy size of 500m² <u>GLFA</u> in a <u>Neighbourhood Centre</u>. This clause does not apply to the <u>Key Activity Centre</u> at Spreydon.</p>
P16	<u>Spiritual Facility</u>	



Activity		Activity specific standards																
P17	Public Artwork	a. Nil																
P18	Public Transport Facility	a. Nil																
P19	Residential Activity	<div>a. Any residential activity shall be located above ground floor level, except for a pedestrian entrance including lobby and/or reception area associated with Residential Activity, which may be located at ground floor level.</div> <div>b. 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:<div><div>i. Studio 35m²</div><div>ii. 1 Bedroom 45m²</div><div>iii. 2 Bedroom 70m²</div><div>iv. 3 Bedroom 90m²</div></div></div> <div>c. Each residential unit shall be provided with:<div><div>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;</div><div>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres; and</div><div>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.</div></div></div> <div>d. Each residential unit shall be provided with a single balcony with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</div> <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</td><td>15m²</td><td>1.5 metres</td></tr></table>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m²	1.5 metres	ii.	2 or 3 bedroom	10m²	1.5 metres	iii.	More than 3	15m²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m²	1.5 metres															
ii.	2 or 3 bedroom	10m²	1.5 metres															
iii.	More than 3	15m²	1.5 metres															



Activity		Activity specific standards			
			bedrooms		
		e. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.			
P20	Activities P1 to P19 in Rule 15.3.2.1 in the Commercial Fringe zone at Sumner.	a. For activities P1 to P16 any <u>development</u> shall: i. comprise less than 250m2 <u>GFA</u> at ground floor level; and ii. be located on a <u>site</u> without a <u>Key Pedestrian Frontage</u> on the Planning maps iii. The activity specific standards in clause a. above shall not apply where the <u>development</u> is one of the following: A new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u> ; or B the width of the site is less than 6 metres (excluding <u>corner sites</u>); or C the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades Clause a. replaces clause a. of the Activity specific standards for P1 to P16 of rule 15.3.2.1. Refer to RD1, 15.3.2.3 for any <u>development</u> greater than 250m2 outside a <u>Key Pedestrian Frontage</u> , or with a <u>Key Pedestrian Frontage</u> . b. All other activity specific standards for P1 to P19 shall apply.			

15.3.2.2 Controlled activities

There are no Controlled activities.

15.3.2.3 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 15.8.1, 15.8.2 and 15.8.3 for each standard, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:



	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	<p>Any Permitted Activity listed in Rule 15.3.2.1 that does not comply with the Activity specific standards for permitted activities P1 - P20 unless specified under Rule 15.3.2.4 (Discretionary activities).</p> <p>Rule 15.3.3.3 shall not apply to any activity subject to this rule.</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. Urban Design Matters – 15.8.1</p>
RD2	<p>Any Permitted Activity that does not meet one or more of the Built Form Standards in 15.3.3, unless otherwise specified.</p>	<p>a. Maximum Building Height – 15.8.3.1</p> <p>b. Minimum Floor to Ceiling Heights between Ground and First Floors - 15.8.3.2</p> <p>c. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3</p> <p>d. Minimum Building Setback from the Boundary with a Residential Zone – 15.8.3.4</p> <p>e. Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5</p> <p>f. Outdoor Storage Areas – 15.8.3.6</p> <p>g. Waste management areas– 15.8.3.7</p> <p>h. Landscaping and Trees – 15.8.3.8</p>
RD3	<u>Drive-through Services</u>	<p>a. Centre Vitality and Amenity – 15.8.2.5</p>



	Activity	The Council's discretion shall be limited to the following matters: b. Nuisance – 15.8.2.6
RD4	Emergency Service Facilities	a. Centre Vitality and Amenity – 15.8.2.5 b. Nuisance – 15.8.2.6
RD5	Yard-based Supplier	a. Centre Vitality and Amenity – 15.8.2.5
RD6	Service Station	a. Centre Vitality and Amenity – 15.8.2.5
RD7	<p>The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD7, 15.3.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited</p>	a. Surface water management structures and Birdstrike Risk – 15.8.3.14

15.3.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D1	Parking Lot/ Parking Building	a. Parking Lots/ Parking Buildings – 15.8.2.7
D2	Any Activities listed as P2 - P9 and P11 - P16 in 15.3.2.1 that are located in Neighbourhood Centres (other than Key	a. Maximum Tenancy Size – 15.8.2.1



	<p>Activity</p> <p>Activity Centres) and exceed 500m² GLFA at ground floor level. This rule also applies to activities P2 - P9 and P11 - P16 (Rule 15.3.2.1) in Sumner that exceed 500m² GLFA 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>The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:</p> <p>b. Centre Vitality and Amenity – 15.8.2.5</p>
D3	<p>Any Activities listed as P9, P10 (Office, Guest Accommodation) in Rule 15.3.2.1 that are located at ground floor level (other than as permitted by those rules). This rule also applies to any office or guest accommodation at ground floor level in Sumner.</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 – 15.8.2.2</p> <p>b. Centre Vitality and Amenity – 15.8.2.5</p>
D4	<p>Activity P19 (residential activity) that does not comply with any one or more of the Activity Specific Standards. This rule also applies to any residential activity in Sumner that does not comply with one or more of the Activity Specific Standards specified for P19.</p>	<p>a. Residential Activity - 15.8.2.3</p> <p>b. Activities at Ground Floor Level – 15.8.2.2</p> <p>c. Centre Vitality and Amenity – 15.8.2.5</p>
D5	<p>Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying Activity.</p>	

15.3.2.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any Residential Activity or Guest Accommodation not complying with Rules 15.3.2.1 P10(d) (Guest Accommodation) and P19(e) (Residential Activity).
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) as defined on the Planning maps



15.3.2.6 Prohibited activities

There are no Prohibited Activities.

15.3.3 Built form standards- Commercial fringe zone

The following Built Form Standards shall be met by all Permitted Activities and Restricted Discretionary Activities unless otherwise stated.

15.3.3.1 Maximum building height

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All sites in a <u>District Centre</u>	12 metres	Greater than 12 metres	Maximum Building Height – 15.8.3.1
b.	<u>Corner sites</u> , being sites with frontage to two intersecting roads in the Commercial Fringe zone of a <u>District Centre</u>	16 metres where the top storey of the <u>building</u> shall not extend more than 25 metres in length from the intersection, or 25 metres in depth from the <u>road frontage</u>	Non-compliance with permitted standard	
c.	All sites in a <u>Neighbourhood Centre</u>	10 metres	Greater than 10 metres	
d.	<u>Corner sites</u> , being sites with <u>frontage</u> to two intersecting roads in a <u>Neighbourhood Centre</u> in the Commercial Fringe Zone	12 metres where the top storey of the <u>building</u> shall not extend more than 25 metres in length from the intersection, or 25 metres in depth from the <u>road frontage</u>	Non-compliance with standard	
e.	14 – 16 Wakefield Street, Sumner	12 metres	Non-compliance with standard	

15.3.3.2 Minimum floor-to-ceiling height between ground and first floor

	Permitted	Restricted Discretionary	Matters of discretion
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a.	Greater than or equal to 3.5 metres	Less than 3.5 metres	Minimum floor-to-ceiling heights between ground and first floors – 15.8.3.2
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Note: Height is taken from the top of the finished floor level surface to ceiling surface.

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.3.3.3 Building setback from road boundaries/ street scene

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. All <u>buildings</u> shall:</p> <p>A be built up to the <u>road boundary</u> with <u>buildings</u> occupying the full length of the <u>road frontage</u> of the <u>site</u>, except where necessary to provide pedestrian or <u>vehicle access</u> to the rear of the <u>site</u> or to provide a recessed entrance up to a depth of 1.5 metres and width of 2 metres;</p> <p>B provide pedestrian access directly from the <u>road boundary</u>;</p> <p>C provide a veranda or other means of weather protection along the full width of the <u>building</u> fronting a <u>road</u>;</p> <p>D have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street, and</p> <p>E have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p>	Non-compliance with permitted standard	Minimum Building Setback from Road Boundaries/ Street scene– 15.8.3.3

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.3.3.4 Minimum building setback from residential zones

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	All <u>buildings</u> within <u>sites</u> which share a <u>boundary</u> with a Residential Zone.	3 metres or greater	Less than 3 metres	Minimum building setback from the



Applicable to	Permitted	Restricted Discretionary	Matters of discretion
			boundary with a Residential Zone – 15.8.3.4

15.3.3.5 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	Where a <u>site boundary</u> adjoins a Residential zone (other than the Residential Suburban zone and Residential Suburban Density Transition zone) no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured from any point 2.3m above the <u>site boundary</u> .	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5
b.	Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by <ol style="list-style-type: none"> a 45 degree recession plane measured from any point 2.3 m above any <u>adjoining</u> north, west or east <u>site boundary</u> a 35 degree recession plane measured at any point 2.3m above any adjoining south <u>site boundary</u> 		

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

15.3.3.6 Outdoor storage areas

	Permitted	Restricted discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> Any <u>outdoor storage area</u> shall be located to the rear of a <u>building</u> on the <u>site</u>; Any <u>outdoor storage area</u> shall be screened by fencing or <u>landscaping</u> so as to not be visible from 1.8 metres above ground level on any <u>adjoining road</u> or <u>adjoining site</u>; 	Non-compliance with permitted standard	Outdoor Storage Area – 15.8.3.6



Permitted	Restricted discretionary	Matters of discretion
<p>iii. <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 15.3.3.3 and 15.3.3.4.</p>		

15.3.3.7 Waste management areas

Permitted	Restricted discretionary	Matters of discretion																																							
<p>a.</p> <p>i. An area shall be identified for waste storage with a minimum area (in m²) as set out below:</p> <p>A <u>Retailing and office activity</u></p> <table border="1"> <thead> <tr> <th></th><th>GLFA (m²) of <u>retailing/office activity</u></th><th>Minimum area required for waste storage</th></tr> </thead> <tbody> <tr> <td>A.</td><td>0 - 100</td><td>3.5</td></tr> <tr> <td>B.</td><td>101 - 250</td><td>4.0</td></tr> <tr> <td>C.</td><td>251 - 500</td><td>5.5</td></tr> <tr> <td>D.</td><td>501 - 1,000</td><td>9.5</td></tr> <tr> <td>E.</td><td>1,001 - 2,500</td><td>14</td></tr> <tr> <td>F.</td><td>2,501 - 5,000</td><td>25</td></tr> <tr> <td>G.</td><td>Greater than 5,000</td><td>50</td></tr> </tbody> </table> <p>B <u>Food and beverage outlet</u></p> <table border="1"> <thead> <tr> <th></th><th>GLFA (m²) of <u>Food and beverage outlet</u></th><th>Minimum area required for waste storage</th></tr> </thead> <tbody> <tr> <td>A.</td><td>0 - 100</td><td>4</td></tr> <tr> <td>B.</td><td>101 - 250</td><td>6</td></tr> <tr> <td>C.</td><td>251 - 500</td><td>10</td></tr> <tr> <td>D.</td><td>501 - 1000</td><td>17</td></tr> </tbody> </table> <p>ii. Rule 15.3.3.6 (outdoor storage) shall apply to <u>Waste Management Areas</u></p>		GLFA (m ²) of <u>retailing/office activity</u>	Minimum area required for waste storage	A.	0 - 100	3.5	B.	101 - 250	4.0	C.	251 - 500	5.5	D.	501 - 1,000	9.5	E.	1,001 - 2,500	14	F.	2,501 - 5,000	25	G.	Greater than 5,000	50		GLFA (m ²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage	A.	0 - 100	4	B.	101 - 250	6	C.	251 - 500	10	D.	501 - 1000	17	<p>Non-compliance with Permitted Standard</p>	<p>Waste Management Area – 15.8.3.7</p>
	GLFA (m ²) of <u>retailing/office activity</u>	Minimum area required for waste storage																																							
A.	0 - 100	3.5																																							
B.	101 - 250	4.0																																							
C.	251 - 500	5.5																																							
D.	501 - 1,000	9.5																																							
E.	1,001 - 2,500	14																																							
F.	2,501 - 5,000	25																																							
G.	Greater than 5,000	50																																							
	GLFA (m ²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage																																							
A.	0 - 100	4																																							
B.	101 - 250	6																																							
C.	251 - 500	10																																							
D.	501 - 1000	17																																							



Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.3.3.8 Landscaping and trees

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. On <u>sites adjoining</u> a Residential Zone, trees shall be provided adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, and evenly spaced.</p> <p>ii. In addition to the above, one tree shall be planted for every 5 car parking spaces provided between <u>buildings</u> and the street. Trees shall be planted within or adjacent to the car <u>parking area</u> at the front of the <u>site</u>.</p> <p>iii. All <u>landscaping</u> / trees required for these rules shall be in accordance with the provisions in Appendix 16.7.1.</p>	Non-compliance with permitted standard	Landscaping and Trees – 15.8.3.8

Any application arising from non-compliance with clause (ii) will not require written approvals and shall not be limited or publicly notified.

15.4 Rules- Commercial local zone

15.4.1 How to use the rules

- 15.4.1.1 The Rules that apply to activities in the Commercial Local Zone are contained in:
- The Activity Status Tables (including Activity Specific Standards) in Rule [15.4.2](#); and
 - Built Form Standards in [15.4.3](#).
- 15.4.1.2 The Rules that apply to activities within the following specific areas of the Commercial Local Zone are contained in the Activity Status Tables particular to the Outline Development Plan area and rules in [15.4.4](#) in addition to the rules in [15.4.2](#) and [15.4.3](#).
- St Albans (Rule [15.4.4](#), [Appendix 15.9.7](#))
- 15.4.1.3 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Local Zone (where relevant):
- 5** Natural Hazards;
 - 6** General Rules and Procedures



- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Heritage and Natural Environment;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

15.4.2 Activity status tables- Commercial local zone

15.4.2.1 Permitted activities

In the Commercial Local 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 15.4.3. Note that the Built Form Standards do not apply an activity that does not involve any development.

Activities may also be Restricted Discretionary, Discretionary or Non-Complying as specified in Rules 15.4.2.3 – 15.4.2.5 below.

Activity		Activity specific standards
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:		
P1	<u>Retail Activity</u> excluding <u>Supermarket</u> unless otherwise specified	<ul style="list-style-type: none"> a. The maximum tenancy size for an individual tenancy at ground floor level shall be 250 m² <u>GLFA</u> unless specified below b. The maximum size for an individual tenancy in the Commercial Local zones at East Belfast (Blakes Road) and Halswell West (Caufield Avenue)) shall be as follows <ul style="list-style-type: none"> i. East Belfast 300m² <u>GLFA</u> ii. Halswell West 1,000m² <u>GLFA</u>
P2	<u>Supermarket</u>	<ul style="list-style-type: none"> a. The maximum tenancy size at ground floor level shall be 1,000 m² <u>GLFA</u> unless specified below. b. The maximum size for an individual tenancy in the Commercial Local zones at East Belfast (Blakes Road) and Wigram (The Runway) shall be as follows <ul style="list-style-type: none"> i. East Belfast 500m² <u>GLFA</u> ii. Wigram 2,600m² <u>GLFA</u>
P3	<u>Yard-based Supplier</u>	<ul style="list-style-type: none"> a. The maximum tenancy size at ground floor level shall be 250 m² <u>gross leasable floor area</u>.
P4	<u>Trade Supplier</u>	
P5	<u>Second-Hand Goods</u>	



Activity		Activity specific standards
	<u>Outlet</u>	
P6	<u>Service Station</u>	
P7	<u>Commercial Services</u>	
P8	<u>Office Activity</u>	<p>a. The <u>Office</u> Activity shall comprise a maximum tenancy size of 250 m² <u>GLFA</u>.</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 bedroom in <u>Guest Accommodation</u> 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>
P9	<u>Guest Accommodation</u>	
P10	<u>Community Facility</u>	<p>a. The maximum tenancy size at ground floor level shall be 250 m² <u>gross leasable floor area</u>.</p> <p>b. 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>
P11	<u>Health Care Facility</u>	
P12	<u>Education Activity</u>	
P13	<u>Care Facility</u>	
P14	<u>Pre-School</u>	
P15	<u>Spiritual Facility</u>	
P16	<u>Public Artwork</u>	<p>a. Nil</p>
P17	<u>Residential Activity</u>	<p>a. Any <u>Residential Activity</u> shall be located above ground floor level, unless provided for below:</p> <ol style="list-style-type: none"> The use at ground floor level is limited to a pedestrian entrance including lobby and/or reception area associated with <u>Residential Activity</u>. <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> <ol style="list-style-type: none"> Studio 35m² 1 Bedroom 45m² 2 Bedroom 70m² 3 Bedroom 90m²



Activity		Activity specific standards																
		<p>c. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none">i. an <u>outdoor service space</u> of 3m² and a <u>waste management area</u> 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; andiii. 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</u>, <u>roads</u>, and <u>adjoining outdoor living spaces</u> by screening from the floor level of the <u>waste management area</u> to a height of 1.5 metres. <p>d. Each <u>residential unit</u> shall be provided with a single <u>balcony</u> with a minimum area and dimension as follows, located immediately outside and accessible from an internal <u>living area</u> of the <u>residential unit</u>.</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>e. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p> <p>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 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															
P18	<u>Public Transport Facility</u>	a. Nil																
P19	<u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	<p>a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area</p> <p>b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the <u>height</u> and within the footprint of the existing <u>building</u>.</p> <p>c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).</p>																



Activity		Activity specific standards
P20	P1 to P19 in the Commercial Local Zones at Awatea, East Belfast, Halswell West, Highfield, North West Belfast, Upper Styx/ Highsted and Wigram	<p>a. Any <u>development</u> shall comprise less than 100 m² (Refer to RD2 for any <u>development</u> greater than 100m²).</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>b. The total amount of floorspace for <u>retail activity</u> in the following <u>local centres</u> shall be as follows:</p> <ul style="list-style-type: none"> i. East Belfast 2,000m² (<u>GLFA</u>) ii. Wigram 6,000m² (<u>GLFA</u>) iii. Upper Styx/ Highsted 2,000m² (<u>GLFA</u>)

Note for P19: The requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 2001) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

Note for P20: The location of the Commercial Local Zones specified in P20 are as described below:

- a. Awatea (Awatea Road)
- b. East Belfast (Blakes Road)
- c. Halswell West (Caufield Avenue)
- d. Highfield (comprising two areas west of Hills Road)
- e. North west Belfast (North of Johns Road/ West of Main North Road)
- f. Upper Styx/ Highsted (Claridges Road)
- g. Wigram (The Runway)

15.4.2.2 Controlled activities

There are no Controlled Activities.

15.4.2.3 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 [15.8.1](#), [15.8.2](#) and [15.8.3](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any Permitted Activity that does not meet one or more of the Built Form Standards in 15.4.3 ,	a. Maximum Building Height – 15.8.3.1



	<p>Activity</p> <p>unless otherwise specified</p>	<p>The <u>Council</u>'s discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> b. For the Commercial Local zone (Wigram), Building Height in the Commercial Local zone at Wigram - 15.4.5.4 c. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 d. Minimum Building Setback from the Boundary with a Residential Zone – 15.8.3.4 e. Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5 f. Outdoor Storage Areas – 15.8.3.6 g. Waste management areas– 15.8.3.7 h. Landscaping and Trees – 15.8.3.8
RD2	<p>Any Permitted Activity that does not meet one or more of the Activity Specific Standards specified in Rule 15.4.2.1</p>	<ul style="list-style-type: none"> a. For P1 – P8, P10 – P15 - Maximum Tenancy Size – 15.8.2.1. b. For P8-P9, P17 – Activity at Ground Floor Level – 15.8.2.2 c. For P17 – Residential Activity – 15.8.2.3 d. For P17 in the Commercial Local zone at Highfield - Residential activities in the Commercial Local zone at Highfield - 15.4.5.3 e. For P20 - Design and amenity - 15.4.5.1 f. For P1, P2 and P20 applicable to East Belfast, Halswell West, Wigram and Upper Styx/ Highstead - Maximum retail activity threshold - 15.4.5.2
RD3	<p><u>Drive-through Services</u></p>	<ul style="list-style-type: none"> a. Centre Vitality and Amenity – 15.8.2.5 b. Nuisance – 15.8.2.6



RD4	<p>Activity</p> <p><u>Food and Beverage Outlet</u></p>	<p>The <u>Council</u>'s discretion shall be limited to the following matters:</p> <p>a. Centre Vitality and Amenity – 15.8.2.5</p> <p>b. Nuisance – 15.8.2.6</p>
RD5	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD5, 15.4.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited</p>	<p>a. Surface water management structures and Birdstrike Risk – 15.8.3.14</p>

15.4.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

	Activity	The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u>:
D1	<u>Parking Lot/ Parking Building</u>	a. Parking Lots/ Parking Buildings – 15.8.2.7
D2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	a. Buildings, Structures and Activities near a National Grid substation – 15.8.3.13 .
D3	Any activity not provided for as a Permitted, Restricted Discretionary, or Non-Complying Activity.	

15.4.2.5 Non-complying activities



The activities listed below are Non-complying Activities	
NC1	Any <u>Residential Activity</u> or <u>Guest Accommodation</u> not complying with Rules 15.4.2.1 P9(c) (<u>Guest Accommodation</u>) and P17(e) (<u>Residential Activity</u>).
NC2	Any <u>building</u> or <u>sensitive activity</u> within 12 metres of a transmission line support structure.
NC3	Any fence within 5 metres of a transmission line support structure.
NC4	Any <u>building</u> for a <u>sensitive activity</u> or <u>sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 15.4.2.1 .
NC5	<u>Sensitive activity</u> within the air noise contour (50 dBA Ldn) as defined on the Planning maps

15.4.2.6 Prohibited activities

There are no Prohibited Activities.

15.4.3 Built form standards- Commercial local zone

The following Built Form Standards shall be met by all Permitted Activities and Restricted Discretionary Activities unless otherwise stated.

15.4.3.1 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	All <u>sites</u> unless specified below	8 metres	Greater than 8 metres	Maximum Building Height – 15.8.3.1
b.	Commercial Local zone at Wigram (The Runway) excluding the 'Special building height area' defined on the <u>Outline Development Plan</u> .	15 metres	Greater than 15 metres	
c.	Within the 'Special building height area' defined on the <u>Outline Development Plan</u> .	2 <u>buildings</u> up to 32 metres with a maximum <u>GFA</u> of 800 m ² on any single floor	Non-compliance with the permitted activity	



	Applicable to	Permitted	Restricted Discretionary standard	Matters of discretion
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15.4.3.2 Building setback from road boundaries

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. On <u>sites</u> with a <u>road frontage</u>, all <u>buildings</u> shall:</p> <p>A be built up to the <u>road boundary</u>, with <u>buildings</u> occupying the full length of the <u>road frontage</u> of the <u>site</u>, except where necessary to provide pedestrian or <u>vehicle access</u> to the rear of the <u>site</u> or to provide a recessed entrance up to a depth of 1.5 metres and width of 2 metres;</p> <p>B provide pedestrian access directly from the <u>road boundary</u>;</p> <p>C provide a veranda or other means of weather protection along the full width of the <u>building</u> fronting a <u>road</u>;</p> <p>D have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and</p> <p>E have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</p>	Non-compliance with permitted standard	Minimum Building Setback from Road Boundaries/ Street scene— 15.8.3.3

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.4.3.3 Minimum building setback from residential zones

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	All <u>buildings</u> within <u>sites</u> which share a <u>boundary</u> with a Residential Zone.	3 metres or greater	Less than 3 metres	Minimum building setback from the boundary with a Residential Zone— 15.8.3.4



15.4.3.4 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted Discretionary	Matters of discretion
a.	Where a <u>site boundary</u> adjoins a Residential zone (other than the Residential Suburban zone and Residential Suburban Density Transition zone) no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured from any point 2.3m above the <u>site boundary</u> .	Non-compliance with permitted standard	Sunlight and Outlook at Boundary with a Residential Zone— 15.8.3.5
b.	Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by <ol style="list-style-type: none"> 1. a 45 degree recession plane measured from any point 2.3 m above any <u>adjoining</u> north, west or east <u>site boundary</u> 2. a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u> 		
c.	In the Commercial Local Zone Wigram (The Runway), where a <u>site boundary</u> adjoins a Residential Zone and <ol style="list-style-type: none"> 1. Immediately adjoins an <u>access</u> or part of an <u>access</u>, the recession plane shall be constructed from points 2.3m above the far side of the <u>access</u>; and 2. where <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> or a wall is not <u>setback</u> from the internal <u>boundary</u>, the recession plane shall not apply along that part of the <u>boundary</u> covered by such a wall. 		

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

15.4.3.5 Outdoor storage areas

	Permitted	Restricted Discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> i. Any <u>outdoor storage area</u> shall be located to the rear of a <u>building</u> on the site; 	Non-compliance	<u>Outdoor Storage</u>



Permitted	Restricted Discretionary	Matters of discretion
<p>ii. Any <u>outdoor storage area</u> shall be screened by fencing or <u>landscaping</u> so as to not be visible from 1.8 metres above ground level on any <u>adjoining road</u> or <u>adjoining site</u>; and</p> <p>iii. <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 15.4.3.2 and 15.4.3.3.</p>	with permitted standard	<u>Area</u> – 15.8.3.6

15.4.3.6 Waste management areas

	Permitted	Restricted discretionary	Matters of discretion																														
a.	<div><div>i. An area shall be identified for waste storage with a minimum area (in m²) as set out below:</div><div><div>A <u>Retailing and office activity</u></div><table><tr><td></td><td>GLFA (m²) of <u>retailing/office</u> activity</td><td>Minimum area required for waste storage</td></tr><tr><td>A.</td><td>0 - 100</td><td>3.5</td></tr><tr><td>B.</td><td>101 - 250</td><td>4.0</td></tr><tr><td>C.</td><td>251 - 500</td><td>5.5</td></tr><tr><td>D.</td><td>501 - 1,000</td><td>9.5</td></tr><tr><td>E.</td><td>1,001 - 2,500</td><td>14</td></tr><tr><td>F.</td><td>2,501 - 5,000</td><td>25</td></tr><tr><td>G.</td><td>Greater than 5,000</td><td>50</td></tr></table><div><div>B <u>Food and beverage outlet</u></div><table><tr><td></td><td>GLFA (m²) of <u>Food and beverage outlet</u></td><td>Minimum area required for waste storage</td></tr><tr><td>A.</td><td>0 - 100</td><td>4</td></tr></table></div></div></div>		GLFA (m²) of <u>retailing/office</u> activity	Minimum area required for waste storage	A.	0 - 100	3.5	B.	101 - 250	4.0	C.	251 - 500	5.5	D.	501 - 1,000	9.5	E.	1,001 - 2,500	14	F.	2,501 - 5,000	25	G.	Greater than 5,000	50		GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage	A.	0 - 100	4	Non-compliance with Permitted Standard	Waste Management Area – 15.8.3.7
	GLFA (m²) of <u>retailing/office</u> activity	Minimum area required for waste storage																															
A.	0 - 100	3.5																															
B.	101 - 250	4.0																															
C.	251 - 500	5.5																															
D.	501 - 1,000	9.5																															
E.	1,001 - 2,500	14																															
F.	2,501 - 5,000	25																															
G.	Greater than 5,000	50																															
	GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage																															
A.	0 - 100	4																															



Permitted	Restricted discretionary	Matters of discretion									
<table><tr><td>B.</td><td>101 - 250</td><td>6</td></tr><tr><td>C.</td><td>251 - 500</td><td>10</td></tr><tr><td>D.</td><td>501 - 1000</td><td>17</td></tr></table> <p>ii. Rule 15.2.3.6 (outdoor storage) shall apply to <u>Waste Management Areas</u></p>	B.	101 - 250	6	C.	251 - 500	10	D.	501 - 1000	17		
B.	101 - 250	6									
C.	251 - 500	10									
D.	501 - 1000	17									

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.4.3.7 Landscaping and trees

Permitted	Restricted discretionary	Matters of discretion
<p>a.</p> <p>i. On sites adjoining a Residential Zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.</p> <p>ii. In addition to the above, 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 for these rules shall be in accordance with the provisions in Appendix 16.9.1.</p>	Non-compliance with permitted standard	Landscaping and Trees – 15.8.3.8

Any application arising from non-compliance with clause (ii) will not require written approvals and shall not be limited or publicly notified.

15.4.3.8 Minimum floor levels in the Commercial Local zone (Highfield)

Permitted	Non-complying
<p>a. The minimum design standard for building floor levels shall be above a 0.5% AEP return period flood event.</p>	Non-compliance with the permitted activity standard

Note: The Commercial Local zone (Highfield) comprises two areas west of Hills Road.

15.4.4 Rules- Commercial local zone (St Albans)

Rules [15.4.4. 1 – 15.4.4.3](#) and the St Albans Outline Development Plan ([Appendix 15.9.7](#)) shall apply to the Commercial Local Zone (St Albans) in addition to the requirements in [15.4.2](#).



15.4.4.1 Activity status tables- Commercial local zone (St. Albans)

15.4.4.1.1 Restricted discretionary activity- Development Plan

A Development Plan shall be submitted for the whole of the area subject to the Outline Development Plan as part of an application for resource consent, either prior to or in conjunction with an application for the first development within the zone. The Development Plan shall identify the following for the whole of the area subject to the Outline Development Plan:

RD6	<p>a. The bulk and location of all <u>buildings</u></p> <p>b. The nature of each activity and the integration of areas identified for different activities</p> <p>c. Access, circulation (vehicular/pedestrian/cycle) and <u>parking areas</u></p> <p>d. Overall <u>landscaping</u> concepts</p> <p>e. Areas of open space, including the degree to which such spaces are private, shared by on <u>site</u> residents or available for wider public use</p> <p>f. Stormwater capture and management, including first flush</p> <p>Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 15.4.4.3 and 15.8.1.</p> <p>Written approval may be sought from other landowners within the area subject to the <u>Development Plan</u>.</p> <p>Refer to NC1 for Activity status if any <u>development</u> precedes approval of a <u>Development Plan</u>.</p>
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15.4.4.1.2 Permitted activities

The activities listed below are Permitted Activities if they comply with the Activity Specific Standards in [15.4.2.1](#) and an approved Development Plan for the whole of the Outline Development Plan area.

Activities that are not listed in this table or that do not meet the standards will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules [15.4.4.1.4](#)- [15.4.4.1.6](#) below.

Activity	Activity specific standards
P20 Activities P1-P19 in Rule 15.4.2.1 , which do not involve any <u>development</u> .	a. Refer to 15.4.2.1

15.4.4.1.3 Controlled activities



There are no Controlled Activities.

15.4.4.1.4 Restricted discretionary activities

The activities listed below and activities RD1-RD5 in [Rule 15.4.2.3](#) are Restricted Discretionary Activities in the Commercial Local Zone (St Albans).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [15.8.1](#), [15.8.2](#), [15.8.3](#) and [15.4.4.3](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD7	<p>Activities P1-P19 in Rule 15.4.2.1 involving <u>development</u> subject to complying with a-c below:</p> <p>a. All the Key Structuring Elements on the St Albans <u>Outline Development Plan</u> (see Appendix 15.9.7):</p> <p>i. Public Access and Circulation; and</p> <p>ii. Semi-public Access and Circulation.</p> <p>Compliance with a <u>Key Structuring Element</u> as shown on the St Albans <u>Outline Development Plan</u> is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance with the <u>Key Structuring Element</u> on the land proposed for the activity.</p> <p>b. Built Form Standards in Rules 15.4.3, 15.4.4.2 and the Activity Specific Standards set out in 15.4.2.1. Where there is a conflict between a rule in 15.4.3 and 15.4.4.2, the rule in 15.4.4.2 shall prevail.</p> <p>c. A <u>Development Plan</u> for the whole of the Commercial Core Zone (St Albans) approved prior to the first <u>development</u> within the zone.</p>	<p>a. Urban Design Matters- 15.8.1</p>
RD8	<p>Activities P1-P19 involving <u>development</u> that does not comply with one or more of the built form standards in Rule 15.4.4.2 in the Commercial Local Zone (St Albans).</p>	<p>a. Maximum retail activity threshold - 15.4.4.3.2</p>

15.4.4.1.5 Discretionary activities



The activities listed below and activities D1-D3 under [Rule 15.4.2.4](#) are Discretionary Activities.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D4	Activities P1-P19 in Rule 15.4.2.1 that do not comply with Key Structuring Elements on the St Albans Outline Development Plan .	a. Urban Design Matters – 15.8.1 b. Outline Development Plan – 15.4.4.3.1
D5	Activities P1-P19 in Rule 15.4.2.1 that do not comply with an approved Development Plan for the zone.	a. Urban Design Matters– 15.8.1 b. Outline Development Plan – 15.4.4.3.1
D6	Any application under RD6 in Rule 15.4.4.1.1 that does not identify one or more of the matters required as part of the Development Plan in Rule 15.4.4.1.1 .	a. Nil

15.4.4.1.6 Non-complying activities

The activities listed below and NC1 in Rule [15.4.2.5](#) are Non-Complying activities in the Commercial Local Zone (St Albans).

	Activity
NC1	Any development within the Commercial Local Zone (St Albans) before a Development Plan has been approved for the whole of the area subject to the Outline Development Plan .

15.4.4.1.7 Prohibited activities

There are no Prohibited Activities.

15.4.4.2 Built form standards- Commercial local zone (St. Albans)

15.4.4.2.1 Maximum retail floorspace limits

	Permitted	Ristricted Discretionary	Matters of discretion
a.	There shall be a maximum total GLFA of 3500m ² for non-residential activites within combined areas D and E defined on the Outline Development Plan ; and	Non-compliance with	Maximum Retail Activity Threshold -



Permitted	Ristricted Discretionary	Matters of discretion
<p>i. one individual tenancy in areas d and e shall have a <u>GLFA</u> of up to 800m²; and</p> <p>ii. No other individual tenancy in areas d and e shall have a <u>GLFA</u> of greater than 450m².</p> <p>Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>Permitted Standard</p>	<p>15.4.4.3.2</p>

15.4.4.3 Matters of discretion- Commercial local zone (St. Albans)

15.4.4.3.1 Outline development plan

- The extent to which comprehensive, mixed-use development would continue to be achieved.
- The nature and degree of any adverse effects caused by proposals not in accordance with the Outline Development Plan.
- The relationship and interigation of proposals with any other existing development within the block.
- Whether the scale and nature of development is consistent with that anticipated for a local centre.
- 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.
- The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development.
- The extent to which stormwater treatment areas are integrated with open space.

15.4.4.3.2 Maximum retail activity threshold

- The effects of any larger floor space for non-residential activity on District and Neighbourhood Centres.
- Any effects in terms of traffic generation and access.
- 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.
- Form, amenity and function of the Commercial Local zoned area as a local centre would be maintained.
- Any potential for significant distributional effects on other commercial centres and any wider transport network effects from any associated transport generation.

15.4.5 Matters of Discretion for Commercial Local zones in greenfield areas



15.4.5.1 Design and amenity

- a. The quality of architectural design of main elevations including building design, architectural features and details, use of colour and building materials.
- b. The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- c. The extent to which tree planting, including species, height and calibre, achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- d. The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- e. The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- f. The extent to which any signage on buildings is integrated with a buildings' architectural detail.
- g. The extent to which the location of outdoor storage areas, loading, and parking areas are located behind buildings, away from public areas.
- h. The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites, such as rainwater collection tanks, permeable paving, rainwater gardens and swales.

15.4.5.2 Maximum retail activity threshold

- a. The extent to which the local centre will remain dominated by finer grain retailing.
- b. The potential for strategic and/or retail distributional effects on the function and amenity values of the Central City, District and Neighbourhood centres and their ability to provide 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.
- 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.

15.4.5.3 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 living, rural, cultural, zones



while still permitting commercial development on the site or adjoining sites.

- 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.

15.4.5.4 Building height in the Commercial Local centre 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.
- 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.

15.5 Rules- Commercial Banks Peninsula zone

15.5.1 How to use the rules

- 15.5.1.1 The Rules that apply to activities in the Commercial Banks Peninsula Zone are contained in:
 - a. The Activity Status Tables (including Activity Specific Standards) in Rule [15.5.2](#); and
 - b. Built Form Standards in [15.5.3](#).
- 15.5.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Banks Peninsula Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures
7	Transport;
8	Subdivision, Development and Earthworks;
9	Heritage and Natural Environment;
11	Utilities, Energy and Infrastructure; and
12	Hazardous Substances and Contaminated Land.

15.5.2 Activity status tables- Commercial Banks Peninsula zone

15.5.2.1 Permitted activities

The Activities listed below are Permitted Activities if they comply with the 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 to an activity that does not involve any development.

Activities that are not listed in this table or that do not meet the standards will be Restricted



Discretionary, Discretionary or Non-complying, as specified in Rules [15.5.2.3](#) – [15.5.2.5](#) below.

Activity		Activity specific standards
The use of an existing <u>building</u> for the following activities in Lyttelton or Akaroa and the erection of <u>buildings</u> , <u>relocatable building</u> or <u>relocation of a building</u> , external additions, alterations, and repairs for the following activities in the Commercial Banks Peninsula Zone at Governors Bay, Diamond Harbour, Church Bay and Little River.		
P1	<u>Retail Activity</u>	a. Nil
P2	<u>Second-hand Goods Outlet</u>	a. Nil
P3	<u>Supermarket</u>	a. Nil
P4	<u>Commercial Services</u>	a. Nil
P5	<u>Office</u>	a. Nil
P6	<u>Entertainment Facility</u>	a. Nil
P7	<u>Gymnasium</u>	a. Nil
P8	<u>Community Facility</u>	a. Nil
P9	<u>Health Care Facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. Nil
P10	<u>Education Activity</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. Nil
P11	<u>Care facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. Nil
P12	<u>Pre-School</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. Nil



Activity		Activity specific standards																
P13	<u>Public Artwork</u>	a. Nil																
P14	<u>Residential Activity</u> outside the Lyttelton Port Influences Overlay Area	<p>a. Any <u>Residential Activity</u> shall:</p> <ul style="list-style-type: none">i. be located above ground floor level or at the rear of a <u>commercial activity</u>. In Akaroa this shall only apply to <u>sites</u> fronting Beach Road between Rue Jolie and Bruce Terrace;ii. 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:<ul style="list-style-type: none">A Studio 35m²B 1 Bedroom 45m²C 2 Bedroom 70m²D 3 Bedroom 90m²; and <p>b. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none">i. an <u>outdoor service space</u> of 3m² and a <u>waste management area</u> 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; andiii. 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</u>, <u>roads</u>, and <u>adjoining outdoor living spaces</u> by screening from the first floor of the <u>waste management area</u> to a height of 1.5 metres. <p>c. Each <u>residential unit</u> shall be provided with a single <u>balcony</u> with a minimum area and dimension as follows, located immediately outside and accessible from an internal <u>living area</u> of the <u>residential unit</u>.</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. 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>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															



Activity		Activity specific standards
P15	<u>Guest Accommodation</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa <u>Guest Accommodation</u>:</p> <p>i. shall be located above ground floor level or to the rear of a <u>commercial activity</u> on Beach Road, between Rue Jolie and Bruce Terrace, in Akaroa, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In all areas outside Akaroa, <u>Guest Accommodation</u> shall be located above ground floor level, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>c. In Lyttelton, 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>
P16	<u>Public Transport Facility</u>	a. Nil
P17	<u>Temporary buildings and activities</u> in all areas excluding the 'Temporary Activities Area' shown on the Lyttelton Master Plan Overlay in Appendix 15.9.10	<p>a. Temporary activity or <u>buildings</u> ancillary to a <u>building</u> project or construction project shall not be located on a <u>site</u> for more than one month before a project commences and not more than one month after the completion of the project.</p> <p>b. <u>Accessory buildings</u> or structures associated with one-off, occasional or recurring community or special events of short duration, such as concerts, markets, public meetings and exhibitions, shall not remain on the <u>site</u> longer than fourteen days and no more than six events shall be held annually per <u>site</u>.</p> <p>c. Any temporary <u>buildings</u> or activities associated with filming shall not remain on the <u>site</u> longer than one month.</p>
P18	<u>Temporary buildings and activities</u> in the 'Temporary Activities Area' shown on the Lyttelton <u>Master plan</u> overlay in Appendix 15.9.10	a. Nil

15.5.2.2 Controlled activities



There are no Controlled Activities.

15.5.2.3 Restricted discretionary activities

The Activities listed below are Restricted Discretionary Activities provided they comply with the Built Form Standards set out in Section [15.5.3](#).

The Matters over which the Council has restricted its discretion are specified for each Restricted Discretionary Activity listed below.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1-P18 in Rule 15.5.2.1 that do not meet one or more of the Built Form Standards in 15.5.3 , unless otherwise specified.	<ul style="list-style-type: none"> a. Maximum Building Height – 15.8.3.1 b. Plot ratio/Site Coverage – 15.8.3.9 c. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 d. Minimum Building Setback from the Boundary with a Residential Zone (for non-compliance with Rule 15.5.3.4) – 15.8.3.4 e. Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5 f. Outdoor Storage Areas – 15.8.3.6 g. Waste Managment Areas – 15.8.3.7 h. Light Spill – 15.8.3.8
RD2	Activities P1-P18 in Rule 15.5.2.1 that does not meet one or more of the Activity Specific Standards in Rule 15.5.2.1 , unless otherwise specified.	<ul style="list-style-type: none"> a. For P14 – Residential Activity – 15.8.2.3 b. For P14 and P15 – Activity at Ground Floor Level – 15.8.2.2
RD3	In Lyttelton and Akaroa, the erection of a new <u>building</u> , <u>relocatable building</u> or <u>relocation of a building</u> , external	<ul style="list-style-type: none"> a. Urban Design Matters – 15.8.1



	<p>Activity</p> <p>additions or alterations to a <u>building</u>, demolition and removal of a <u>building</u> for activities P1 to P18 listed under 15.5.2.1 and complying with the Activity Specific Standards in 15.5.2.1 and Built Form Standards in 15.5.3, unless specified otherwise in 15.5.3.</p> <p>This rule shall not apply where the <u>development</u> is one of the following:</p> <ol style="list-style-type: none"> new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u>; or the width of the <u>site</u> is less than 6 metres (excluding <u>corner sites</u>); or the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access <u>building</u> code upgrades. <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>The <u>Council</u>'s discretion shall be limited to the following matters:</p> <ol style="list-style-type: none"> Lyttelton Design Guidelines (Appendix 15.9.9) and Akaroa Design Guidelines (Appendix 15.9.8) The extent to which <u>development</u> provides <u>Lane Ways</u> and linkages in the locations identified on the Lyttelton Master Plan overlay (Appendix 15.9.10) and an active <u>frontage</u> onto <u>Lane Ways</u>.
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15.5.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

	<p>Activity</p>	<p>The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:</p>
<p>D1</p>	<p>Activities P1 to P18 in Rule 15.5.2.1 in Lyttelton or Akaroa which involve the erection of a <u>building</u>, <u>relocatable building</u> or <u>relocation of a building</u>, external additions or alterations to a <u>building</u>, which does not comply with one or more of the Built Form Standards in 15.5.3 or Activity Specific Standards in 15.5.2.1.</p>	<ol style="list-style-type: none"> Built form standards: <ol style="list-style-type: none"> Maximum Building Height – 15.8.3.1 Plot ratio/Site Coverage – 15.8.3.9 Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 Minimum Building Setback from the Boundary with a Residential Zone (for non-compliance with Rule



	<p>Activity</p>	<p>The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:</p> <p>15.5.3.4) – 15.8.3.4</p> <p>v. Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5</p> <p>vi. Outdoor Storage Areas – 15.8.3.6</p> <p>vii. Waste Management Areas – 15.8.3.7</p> <p>viii. Light Spill – 15.8.3.8</p> <p>b. For any non-compliance with any one of the Built Form Standards or Activity Specific Standards in Lyttelton - Lyttelton Design Guidelines for Commercial Banks Peninsula Zone (Appendix 15.9.9).</p> <p>c. The extent to which development provides Lane ways and linkages in the locations identified on the Lyttelton Master Plan overlay (Appendix 15.9.9) and development has active frontages to Lane ways shall also be considered.</p> <p>d. For any non-compliance with any one of the Built Form Standards or Activity Specific Standards in Akaroa - Akaroa Design Guidelines for Commercial Banks Peninsula Zone (Appendix 15.9.8).</p> <p>e. Activity Specific Standard:</p> <p>i. For Residential Activity – 15.8.2.3.</p> <p>ii. For Residential and Guest Accommodation- Activity at above ground floor - 15.8.2.2.</p>
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	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D2	<u>Industrial Activity</u>	a. Centre Vitality and Amenity – 15.8.2.5 b. Nuisance – 15.8.2.6
D3	<u>Parking Lot/ Parking Building</u>	a. Centre Vitality and Amenity – 15.8.2.5 b. Nuisance – 15.8.2.6 c. Parking Lots/ Parking buildings – 15.8.2.7
D4	<u>Service Station</u>	a. Centre Vitality and Amenity– 15.8.2.5 b. Nuisance – 15.8.2.6
D5	<u>Emergency Service Facilities</u>	a. Centre Vitality and Amenity– 15.8.2.5 b. Nuisance – 15.8.2.6
D6	<u>Trade Supplier</u>	a. Centre Vitality and Amenity– 15.8.2.5
D7	<u>Health Care Facility</u> in the Lyttelton Port Influences Overlay Area defined on the planning maps	
D8	<u>Care Facility</u> in the Lyttelton Port Influences Overlay Area defined on the planning maps	
D9	<u>Pre-school</u> in the Lyttelton Port Influences Overlay Area defined on the planning maps	
D10	<u>Guest Accommodation</u> in the Lyttelton Port Influences Overlay Area defined on the planning maps	
D11	<u>Residential activity</u> in the Lyttelton Port Influences Overlay Area defined on the planning maps	
D12	Any Activity not provided for as a Permitted, Restricted Discretionary, Discretionary or Prohibited Activity	

15.5.2.5 Non-complying activities



There are no Non-Complying activities.

15.5.2.6 Prohibited activities

There are no Prohibited Activities.

15.5.3 Built form standards-Commercial Banks Peninsula zone

15.5.3.1 Maximum building height

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>sites</u> in Lyttelton unless specified below	12 metres	Greater than 12 metres	Maximum Building Height – 15.8.3.1
b.	All other parts of the Commercial Banks Peninsula Zone including Akaroa	7.5 metres	Greater than 7.5 metres	

15.5.3.2 Maximum site coverage

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	<u>Sites</u> in Lyttelton	80% of the <u>net site area</u>	Greater than 80% of the <u>net site area</u>	Plot Ratio / Site Coverage – 15.8.3.9
b.	<u>Sites</u> in all other areas	65% of the <u>net site area</u>	Greater than 65% of the <u>net site area</u>	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.5.3.3 Building setback from road boundaries/ street scene

	Permitted	Restricted Discretionary	Matters of discretion
a.	<p>i. All <u>buildings</u> shall:</p> <p>A be built up to the <u>road frontage</u> with <u>buildings</u> occupying the full length of the <u>road frontage</u> of the <u>site</u>, except where necessary to provide pedestrian or <u>vehicle access</u> to the rear of the <u>site</u>;</p>	Non-compliance with permitted standard	Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3



	Permitted	Restricted Discretionary	Matters of discretion
	<p>B provide pedestrian access directly from the <u>road boundary</u>;</p> <p>C provide a veranda or other means of weather protection along the full width of the <u>building</u> fronting a <u>road</u>;</p> <p>D have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street , and</p> <p>E have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street .</p> <p>ii. Rule 15.5.3.3 shall not apply to Akaroa.</p>		

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.5.3.4 Minimum building setback from the boundary with Residential Banks Peninsula, Residential conservation, small settlement zones

	Permitted	Restricted Discretionary	Matters of discretion
a.	3 metres or more	Less than 3 metres	Minimum Building Setback from the Boundary with a Residential Zone – 15.8.3.4

15.5.3.5 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted Discretionary	Matters of discretion
a.	Where a <u>site boundary</u> 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 <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u> , unless specified below	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone- 15.8.3.5
b.	Where a <u>site boundary</u> adjoins a Residential Banks Peninsula zone or Residential Conservation zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 35 degree recession plane measured from		



	Permitted	Restricted Discretionary	Matters of discretion
	any point 2.3m above any <u>adjoining south site boundary</u>		
c.	In Lyttelton, no part of any <u>building</u> on the north side of London Street over 8 metres in <u>height</u> shall project beyond a building envelope contained by a 23 degree recession plane from any point 2 metres above the southern <u>boundary</u> of London Street.		

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified

15.5.3.6 Outdoor storage areas

	Permitted	Restricted Discretionary	Matters of discretion
a.	<ul style="list-style-type: none"> i. Any <u>outdoor storage area</u> shall be located to the rear of a <u>building</u> on the <u>site</u>; ii. Any <u>outdoor storage area</u> shall be screened by fencing or <u>landscaping</u> so as to not be visible from 1.8 metres above ground level on any <u>adjoining road</u> or <u>adjoining site</u>; and iii. <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 15.5.3.3 and 15.5.3.4. 	Non-compliance with Permitted Standard	Outdoor Storage Area – 15.8.3.6

15.5.3.7 Waste management areas

	Permitted	Restricted discretionary	Matters of discretion		
a.	<div><div>i. An area shall be identified for waste storage with a minimum area (in m²) as set out below:</div><div>A <u>Retailing and office activity</u></div><table><tr><td>GLFA (m²) of <u>retailing/office</u></td><td>Minimum area required for waste</td></tr></table></div>	GLFA (m²) of <u>retailing/office</u>	Minimum area required for waste	Non-compliance with Permitted Standard	Waste Management Area – 15.8.3.7
GLFA (m²) of <u>retailing/office</u>	Minimum area required for waste				



Permitted	Restricted discretionary	Matters of discretion																																							
<table> <tr> <td></td><td>activity</td><td>storage</td></tr> <tr> <td>A.</td><td>0 - 100</td><td>3.5</td></tr> <tr> <td>B.</td><td>101 - 250</td><td>4.0</td></tr> <tr> <td>C.</td><td>251 - 500</td><td>5.5</td></tr> <tr> <td>D.</td><td>501 - 1,000</td><td>9.5</td></tr> <tr> <td>E.</td><td>1,001 - 2,500</td><td>14</td></tr> <tr> <td>F.</td><td>2,501 - 5,000</td><td>25</td></tr> <tr> <td>G.</td><td>Greater than 5,000</td><td>50</td></tr> </table> <p>B <u>Food and beverage outlet</u></p> <table> <tr> <td></td><td>GLFA (m²)</td><td>Minimum of Food and beverage outlet area required for waste storage</td></tr> <tr> <td>A.</td><td>0 - 100</td><td>4</td></tr> <tr> <td>B.</td><td>101 - 250</td><td>6</td></tr> <tr> <td>C.</td><td>251 - 500</td><td>10</td></tr> <tr> <td>D.</td><td>501 - 1000</td><td>17</td></tr> </table> <p>ii. Rule 15.2.3.6 (outdoor storage) shall apply to <u>Waste Management Areas</u></p>		activity	storage	A.	0 - 100	3.5	B.	101 - 250	4.0	C.	251 - 500	5.5	D.	501 - 1,000	9.5	E.	1,001 - 2,500	14	F.	2,501 - 5,000	25	G.	Greater than 5,000	50		GLFA (m ²)	Minimum of Food and beverage outlet area required for waste storage	A.	0 - 100	4	B.	101 - 250	6	C.	251 - 500	10	D.	501 - 1000	17		
	activity	storage																																							
A.	0 - 100	3.5																																							
B.	101 - 250	4.0																																							
C.	251 - 500	5.5																																							
D.	501 - 1,000	9.5																																							
E.	1,001 - 2,500	14																																							
F.	2,501 - 5,000	25																																							
G.	Greater than 5,000	50																																							
	GLFA (m ²)	Minimum of Food and beverage outlet area required for waste storage																																							
A.	0 - 100	4																																							
B.	101 - 250	6																																							
C.	251 - 500	10																																							
D.	501 - 1000	17																																							

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.5.3.8 Light spill

	Permitted	Restricted discretionary	Matters of discretion
a.	Maximum light spill from artificial sources of light shall not exceed 10 lux (horizontal and vertical) at or within any <u>adjoining site</u> within a Residential Banks Peninsula or Residential Conservation.	Non-compliance with Permitted Standard	Light Spill – 15.8.3.10

15.6 Rules- Commercial retail park zone



15.6.1 How to use the rules

- 15.6.1.1 The Rules that apply to activities in the Commercial Retail Park Zone are contained in:
- The Activity Status Tables (including Activity Specific Standards) in Rule 15.6.2; and
 - Built Form Standards in 15.6.3.

- 15.6.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Retail Park Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

15.6.2 Activity status tables- Commercial retail park zone

15.6.2.1 Permitted activities

The Activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in this table and any Built Form Standards in Rule 15.6.3. Note the Built form standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table or that do not meet the standards will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules 15.6.2.3 – 15.6.2.5 below.

Activity		Activity specific standards
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		
P1	<u>Retail Activity</u> , unless specified below	The minimum tenancy size of any single <u>retail activity</u> shall be 450m ² <u>gross leasable floor area</u>
P2	<u>Trade Supplier</u>	a. Nil
P3	<u>Yard-based Supplier</u>	a. Nil
P4	<u>Second-Hand Goods Outlet</u>	a. Nil



Activity		Activity specific standards
P5	<u>Service Station</u>	a. Nil
P6	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² b. The activity shall only operate between the hours of 7am and 7pm.
P7	<u>Ancillary Office Activity</u> on the same <u>site</u> as a permitted activity	a. Any <u>Ancillary office activity</u> shall: i. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and ii. be located at the front of buildings facing the street, except on <u>rear sites</u> ; and iii. At least 20% of the ground floor elevation facing the <u>road frontage</u> shall be visually transparent.
P8	<u>Public Transport Facility</u>	a. Nil
P9	<u>Emergency Service Facilities</u>	a. Nil
P10	<u>Health Care Facility</u>	a. Nil
P11	<u>Pre-school</u>	a. Nil

15.6.2.2 Controlled activities

There are no *Controlled* activities.

15.6.2.3 Restricted discretionary activities

The Activities listed below are Restricted Discretionary Activities unless otherwise specified. The matters over which the Council has restricted its discretion are specified for each Restricted Discretionary Activity listed below.

	Activity	The <u>Council's</u> Discretion shall be limited to the following matters:
RD1	Activities P1-P11 in Rule 15.6.2.1 that do not meet one or more of the Built Form Standards in 15.6.3, unless otherwise specified	a. Maximum Building Height – 15.8.3.1 b. Maximum Site Coverage – 15.8.3.9



	Activity	<p>The Council's Discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> c. Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3 d. Minimum Building Setback from the Boundary with a Residential Zone – 15.8.3.4 e. Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5 f. Outdoor Storage Areas – 15.8.3.6 g. Waste Management Areas – 15.8.3.7 h. Landscaping and Trees- 15.8.3.8 i. Development Plan- Area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line- 15.8.3.12
RD2	Activities P1-P11 in Rule 15.6.2.1 that do not meet one or more of the Activity Specific Standards in 15.6.2.1 .	<ul style="list-style-type: none"> a. For P6 – Food and Beverage Outlet/ Restaurant – 15.8.2.4 b. For P7 – (Ancillary Office Activity)- 15.8.2.8
RD3	<p>Any <u>building</u> associated with a permitted activity, comprising 2,000m² of <u>gross leasable floor area</u>, or addition to an existing <u>building</u> that results in the total floorspace on a site exceeding 2,000m²</p> <p>This rule shall not apply where the <u>development</u> is one of the following:</p> <ul style="list-style-type: none"> a. new <u>buildings</u> or additions to <u>buildings</u> not visible from a <u>publicly accessible space</u>; or b. the width of the site is less than 6 metres (excluding <u>corner sites</u>); or c. the <u>development</u> is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades. 	<ul style="list-style-type: none"> a. Urban Design Matters – 15.8.1



	<p>Activity</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>The Council's Discretion shall be limited to the following matters:</p>
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15.6.2.5 Discretionary activities

The activities listed below are Discretionary Activities

	<p>Activity</p>	<p>The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:</p>
D1	<p>Any building within 150 metres of the secured yard of a National Grid substation</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<p>a. Buildings, Structures and Activities near a National Grid substation – 15.8.3.13</p>
D2	Any activity not provided as a permitted, restricted discretionary, or non-complying activity	

15.6.2.6 Non-complying activities

The activities listed below are Non-Complying activities

	<p>Activity</p>
NC1	Any non-compliance with the Activity Specific Standard for 15.6.2.1 P1 (Retail Activity)

15.6.2.7 Prohibited activities

There are no *Prohibited* activities.

15.6.3 Built form standards- Commercial retail park zone

15.6.3.1 Maximum building height

	Applicable	Permitted	Restricted	Matters of discretion
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	to		discretionary	
a.	All <u>sites</u>	15 metres	Greater than 15 metres	Maximum Building Height – 15.8.3.1

15.6.3.2 Maximum plot ratio

	Permitted	Restricted discretionary	Matters of discretion
a.	0.5 per <u>net site area</u>	More than 0.5 per <u>net site area</u>	Plot Ratio/ Site Coverage- 15.8.3.9

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.6.3.3 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Any activity unless specified in b. – c. below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries/ Street scene – 15.8.3.3
b.	<u>Ancillary Offices</u>	1.5 metres	Less than 1.5 metres	
c.	For <u>sites</u> with <u>frontage</u> to two intersecting <u>roads</u> in the Commercial Retail park Zone	1.5 metres on one <u>road boundary</u> and 6 metres on the other <u>road boundary</u>	Less than 1.5 on one <u>road boundary</u> and/or Less than 6 metres on the other <u>road boundary</u>	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.6.3.4 Minimum building setback from residential zones

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>buildings</u> within <u>sites</u> which share a <u>boundary</u> with a Residential Zone.	6 metres or greater	6 metres or greater	Minimum separation from a Residential Zone– 15.8.3.4

15.6.3.5 Sunlight and outlook at boundary with a residential zone

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	Permitted	Restricted discretionary	Matters of discretion
a.	Where a <u>site boundary</u> adjoins a Residential zone (other than the Residential Suburban zone and Residential Suburban Density Transition zone) no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured from any point 2.3m above the <u>site boundary</u> .	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone– 15.8.3.5
b.	Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by <ol style="list-style-type: none"> a 45 degree recession plane measured from any point 2.3 m above any <u>adjoining</u> north, west or east <u>site boundary</u> a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u> 		

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

15.6.3.6 Outdoor storage areas

	Permitted	Restricted discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> Any <u>outdoor storage area</u> shall be located to the rear of a <u>building</u> on the <u>site</u>; and Any <u>outdoor storage area</u> shall be screened by fencing or <u>landscaping</u> so as to not be visible from 1.8 metres above ground level on any <u>adjoining road</u> or <u>adjoining site</u>; and <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 15.6.3.3 and 15.6.3.4. 	Non-compliance with Permitted Standard	Outdoor Storage Area – 15.8.3.6

15.6.3.7 Waste storage areas

	Permitted	Restricted discretionary	Matters of discretion



	Permitted	Restricted discretionary	Matters of discretion																																							
a.	<div><div>i. An area shall be identified for waste storage with a minimum area (in m²) as set out below:</div><div><div>A <u>Retailing and office activity</u></div><table><tr><td></td><td>GLFA (m²) of <u>retailing/office activity</u></td><td>Minimum area required for waste storage</td></tr><tr><td>A.</td><td>0 - 100</td><td>3.5</td></tr><tr><td>B.</td><td>101 - 250</td><td>4.0</td></tr><tr><td>C.</td><td>251 - 500</td><td>5.5</td></tr><tr><td>D.</td><td>501 - 1,000</td><td>9.5</td></tr><tr><td>E.</td><td>1,001 - 2,500</td><td>14</td></tr><tr><td>F.</td><td>2,501 - 5,000</td><td>25</td></tr><tr><td>G.</td><td>Greater than 5,000</td><td>50</td></tr></table><div><div>B <u>Food and beverage outlet</u></div><table><tr><td></td><td>GLFA (m²) of <u>Food and beverage outlet</u></td><td>Minimum area required for waste storage</td></tr><tr><td>A.</td><td>0 - 100</td><td>4</td></tr><tr><td>B.</td><td>101 - 250</td><td>6</td></tr><tr><td>C.</td><td>251 - 500</td><td>10</td></tr><tr><td>D.</td><td>501 - 1000</td><td>17</td></tr></table></div></div><div><div>ii. Rule 15.2.3.6 (outdoor storage) shall apply to <u>Waste Management Areas</u></div></div></div>		GLFA (m²) of <u>retailing/office activity</u>	Minimum area required for waste storage	A.	0 - 100	3.5	B.	101 - 250	4.0	C.	251 - 500	5.5	D.	501 - 1,000	9.5	E.	1,001 - 2,500	14	F.	2,501 - 5,000	25	G.	Greater than 5,000	50		GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage	A.	0 - 100	4	B.	101 - 250	6	C.	251 - 500	10	D.	501 - 1000	17	<div>Non-compliance with Permitted Standard</div>	<div>Waste Management Area – 15.8.3.7</div>
	GLFA (m²) of <u>retailing/office activity</u>	Minimum area required for waste storage																																								
A.	0 - 100	3.5																																								
B.	101 - 250	4.0																																								
C.	251 - 500	5.5																																								
D.	501 - 1,000	9.5																																								
E.	1,001 - 2,500	14																																								
F.	2,501 - 5,000	25																																								
G.	Greater than 5,000	50																																								
	GLFA (m²) of <u>Food and beverage outlet</u>	Minimum area required for waste storage																																								
A.	0 - 100	4																																								
B.	101 - 250	6																																								
C.	251 - 500	10																																								
D.	501 - 1000	17																																								

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

15.6.3.8 Landscaping and Trees

Permitted	Restricted discretionary	Matters of discretion
a. The minimum percentage of the <u>site</u> to be set aside as a	Non-	Landscaping



Permitted	Restricted discretionary	Matters of discretion
<p>landscaped area shall be 10% excluding those areas required to be set aside for trees within or adjacent to <u>parking areas</u> (refer to clause d below);</p> <p>b. The area <u>adjoining the road frontage</u> of all <u>sites</u> shall be landscaped in accordance with the following standards:</p> <p>i. Minimum width - 1.5 metres</p> <p>ii. Minimum density of tree planting - 1 tree for every 10 metres of <u>road frontage</u> or part thereof, evenly spaced.</p> <p>c. On <u>sites adjoining</u> a Residential Zone, trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u>.</p> <p>d. 1 tree shall be planted for every 5 car parking spaces within any car <u>parking area</u> and along any pedestrian routes.</p> <p>e. All <u>landscaping</u> / trees required for these rules shall be in accordance with the provisions in Appendix 16.9.1.</p>	<p>compliance with Permitted Standard</p>	<p>and trees – 15.8.3.8</p>

Note 1: Vegetation in close proximity to the electricity transmission corridor is to be planted and managed in a manner that complies with the Electricity (Hazards from Trees) Regulations 2003.

Note 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 non-compliance with clauses b and d of this rule will not require written approvals and shall not be publicly or limited notified.

15.6.3.9 Development plan- Area bound by Antigua Street, Moorhouse Avenue, Selwyn Street and the Railway line

	Permitted	Restricted discretionary	Matters of discretion
a.	Any <u>development</u> shall be in accordance with the <u>development plan</u> in Appendix 15.9.12	Non-compliance with permitted standard	Development Plan - Area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line 15.8.3.12



15.7 Rules- Other methods

15.7.1 Non-regulatory methods

- 15.7.1.1 Planning Studies to investigate issues and opportunities in [Key Activity Centres](#) and initiate appropriate mechanisms over time to address these.
- 15.7.1.2 Undertake regular monitoring of [District](#) and [Neighbourhood Centres](#) including surveys to determine whether a centre is performing as anticipated.
- 15.7.1.3 Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- 15.7.1.4 Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and [Council](#) e.g. Design Guidelines [15.9.8](#)

15.8 Matters of discretion

When assessing any application for a Discretionary Activity, Council shall have regard to the relevant Built Form Standards, Activity Standards, Area Specific Standards and assessment criteria for permitted, and restricted discretionary activities, and the relevant General and Specific assessment criteria below, and any other matters it considers appropriate. For Commercial Banks Peninsula Zone, the Council shall also have regard to Design Guidelines for Lyttelton ([Appendix 15.9.8](#)) and Akaroa ([Appendix 15.9.9](#)).

15.8.1 Urban Design

15.8.1.1 City context and character

- a. Whether the development:
 - i. addresses the local context and any natural, heritage and cultural assets and reinforces the grain, scale and character of surrounding development
 - ii. retains and incorporates on-site protected heritage assets and existing character buildings and structures, the landscape qualities of the site and surrounds and, existing trees and mature vegetation.
 - iii. integrates with and contributes to the existing urban structure of streets, blocks and open space, providing opportunities for public open space, pedestrian connections, public access, and sightlines to significant features.
 - iv. design has drawn upon any specific design guidelines for the area.

15.8.1.2 Relationship to street and the creation of public spaces

- a. Whether the development actively engages with and contributes to the vibrancy and legibility of



the street, access lane or adjacent public spaces by:

- i. Locating buildings adjacent to the street, providing a contiguous street frontage.
 - ii. Providing a high level of glazing across the facade and locating active areas of buildings, including those at upper levels, along street frontages and other publicly accessible spaces.
 - iii. Providing well defined, clear and direct pedestrian entrance access from the street.
 - iv. Providing the opportunity for open space to extend into the street.
 - v. Locating car parking away from the street or public spaces to reduce its visual dominance.
 - vi. Orientating corner buildings to each street frontage, providing a high level of glazing, architectural detailing and opportunity for additional building height.
- b. Whether the development ensures the safety, security and comfort of people using the site and centre through:
- i. Providing informal surveillance, lighting, demarcation of private and public space and by excluding areas of potential entrapment.
 - ii. Providing for pedestrian and cycle routes to and through the site, particularly to key destinations, which are well formed, attractive, safe and direct, and are accessible for people of all abilities.
 - iii. Providing a comprehensive landscape approach including high quality landscape treatment and tree and garden planting across the site to provide shade, shelter and amenity, and to mitigate effects including noise, climatic effects, and pollution through landscaping and building orientation.

15.8.1.3 The site, buildings and amenity

- a. Whether the development is designed to provide a human scale and minimise building bulk by:
- i. Providing variation in building form.
 - ii. Articulating the building through the use of architectural detail, glazing, materials and colour.
 - iii. Utilising modulation or projection and recesses, such as balconies and deep window and door sills, to generate visual interest in the street scene.
 - iv. Avoiding bland, monotonous and over repetitious facades, and limiting long continuous walls, parapets or ridgelines.
 - v. Integrating signage and branding within the building facade to minimise the potential for visual dominance.
- b. Whether the development integrates a range of uses (particularly residential use) where part of a mixed use development by:
- i. Providing for a visible, safe and separate access to other uses within the building or on the same site.
 - ii. Providing storage and service space, including for rubbish and recycling that is fit for purpose, convenient and secure for use by occupants.
 - iii. Avoiding, minimising and mitigating potential adverse amenity impacts or nuisance effects on other users of the building.
 - iv. Locating residential units within a building or on a site in a way that maximises their amenity, outlook and solar access.
- c. Whether the development builds in environmentally sustainable design principles and



technologies, by:

- i. Optimising solar heat gain, natural lighting and passive ventilation and conserving energy and water.
- ii. Utilising stormwater management techniques such as rain gardens and water recycling.

15.8.1.4 Access, parking and servicing

- a. Whether the development provides for safe, legible, efficient access for all transport users and site servicing, by:
 - i. Locating storage, servicing and vehicle parking areas to minimise visual impacts on the street, public areas or neighbouring residential uses.
 - ii. Providing for legible vehicle movement to the site and links to key connections external to the site.
 - iii. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.
 - iv. 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.
 - v. Providing cycle parking and facilities for cyclists that are integrated into the development and well located for safety and access.

15.8.1.5 Suburban Centre Master Plan

- a. Whether the proposal gives effect to the actions of the Suburban Centre Master Plan that require regulatory intervention to support their recovery, long term growth and a high level of amenity.

15.8.2 Matters of discretion for non- compliance with activity specific standards

15.8.2.1 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 Policy 1 and [Appendix 15.9.1](#));
 - iii. would impact upon the diversity of shopping and community facilities within the Centre, its vitality and amenity;
 - iv. is in keeping with, or complements, the local context, including, urban grain, character, scale and form of buildings;
 - v. promotes the efficient use of resources and a compact urban form.



15.8.2.2 Activity at ground floor level

- a. The effect on the continuity of the commercial frontage and retailing as the primary activity;
- b. Any adverse effects on the use of pedestrian space and street life;
- c. The visual impact of any activity upon the street façade of a building and streetscene.
- d. Any potential for residential activity to restrict the ability of existing or future commercial activities to operate or establish without undue constraint.
- e. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.

15.8.2.3 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.
- 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, outdoor or indoor 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 to meet the current and future needs of occupants of the site;



- ii. Whether any communal outdoor living space on a large site is in a location that is easily accessible to all occupants of the site and is designed so that it is obviously for communal rather than private use;
 - iii. 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;
 - iv. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- f. In relation to Noise Insulation:
- i. The extent to which the building specifications, nature and/or purpose of the proposed residential accommodation reduce the impact of noise and minimise reverse sensitivity effects.
- g. For Residential Activity 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.

15.8.2.4 Food and beverage outlet/ restaurant

- a. Whether the activity would have adverse effects on any adjoining properties, particularly in terms of traffic generation and the ability for these effects to be avoided or mitigated.
- b. Whether the scale of activity proposed would adversely affect the recovery vitality, and amenity of the central city, District and Neighbourhood centres.
- c. The likely impacts of additional activity on access to a site and the safety and efficiency of the road network.
- d. The potential for a Food and beverage outlet/ restaurant to become a dominant activity on the site in the zone and/or a destination serving a wider catchment than those visiting the centre.

15.8.2.5 Centre vitality and amenity

- a. The extent to which the scale, character, form and location of the activity will:
 - i. Contribute to the vitality of the Centre, particularly along Key Pedestrian Frontages;
 - ii. Support 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 Policy 1 and Appendix 15.9.1);
 - iii. Impact upon the diversity of activities within the Centre;
 - iv. Promote the efficient use of resources and a compact urban form.

15.8.2.6 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.

15.8.2.7 Parking lots/ Parking buildings

- a. The degree to which existing car parking will be utilised and the need for additional car parking in the surrounding area;
- b. The extent to which a Parking Lot or Parking building provides shared car parking for activities on other sites;
- c. The extent to which a Parking Lot/ Parking building is integrated with existing parking facilities
- d. The extent to which the car park will have impact on the efficiency and safety of the road network.
- e. The extent to which the location and design of the car park and its accessibility affects safety and amenity of users, walkers and cyclists.
- f. The extent to which stormwater is managed on-site.
- g. The extent to which the car park can be adapted for alternative land uses.

15.8.2.8 Ancillary office activity

- a. The extent to which the activity and its scale is consistent with the function of the Retail Park
- b. The effect of the development on the capacity to accommodate future demand for large format retail activities
- 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
- f. The visual impacts on the appearance of the site as viewed from the street of locating ancillary offices in a position that does not face the street.
- g. The degree to which the orientation and location of the ancillary office activity affects the amenity of the surrounding area.
- h. The extent that site context including the shape of the site, existing buildings and access constrains the location of ancillary offices.
- i. The desirability of siting ancillary offices elsewhere in a non-complying position.
- j. The visual effect of the extent of areas of glazing facing the street particularly at ground level.

15.8.3 Matters of discretion for built form standards

15.8.3.1 Maximum building height

- a. The extent to which an increase in height, and potential resultant increase in scale and bulk, 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 significant trees 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. Is set back from any zone boundaries
- b. The extent to which an increase in height, and potential resultant increase in scale and bulk, of the development:
- i. Results in any adverse effects on any adjoining residential zones or on the character, quality and use of public or publically accessible open space.
 - ii. Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the scale and form of buildings in the surrounding environment.

15.8.3.2 Minimum floor-to-ceiling heights between ground and first floors

- a. The extent to which a reduced floor to ceiling height of a development:
- i. Precludes future alternative uses on the ground floor.
 - ii. Impacts on the continuity of built form with adjacent properties.
 - iii. Reduces the ability of the building to utilise environmental design techniques for minimising energy use.

15.8.3.3 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 to a human scale.
 - 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 verandahs and/or other means of weather protection, which are functional, provide continuity in height and depth with adjacent verandahs, and contribute to the design and appearance of the building, adjoining buildings and the character of the suburban centre.
 - vi. 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. Where a reduced road boundary setback is proposed at Ferrymead, the effect of this on accessibility for pedestrians and other modes of transport with adjacent sites, the continuity of a setback, and the orientation of buildings on adjoining sites.

15.8.3.4 Minimum separation from the boundary with a residential 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. Visually impacts on the adjoining residential zones including any public space or recreation area
 - iv. Impacts on the privacy for an adjoining site.
 - v. Is mitigated by the extent and quality of any landscaping proposed.

15.8.3.5 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. Visually impacts on the adjoining residential zones.
 - iv. Impacts on the privacy of an adjoining site.
 - v. Is mitigated by the extent and quality of any landscaping proposed.
 - vi. 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 or other public space.

15.8.3.6 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.



15.8.3.7 Waste management areas

- a. The extent to which the area provided for waste management purposes is sufficient to accommodate the waste associated with the activity, or whether alternative methods are proposed for waste management.

15.8.3.8 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/manawhenua values through the use of indigenous species.
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used

15.8.3.9 Plot ratio/ Site coverage

- a. The extent to which an increased amount of development and/or greater site coverage
 - i. maintains the function and character of the zone
 - ii. provides adequate area for site access, manoeuvring and other activities
 - iii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development
 - iv. is mitigated through the provision of landscaping/ screening
 - v. maintains the open character of the Commercial Retail Park zone.

15.8.3.10 Light spill

- a. The effect of light on adjoining and other properties
- b. Whether a reduction in the level of glare is possible
- c. Whether the direction in which the light is aimed, and the duration and hours of operation of the activity requiring the lighting, can be changed to avoid, remedy or mitigate any adverse effects

15.8.3.11 Residential activity in the port of influences overlay area

- a. The degree to which any outdoor living could result in increased potential for complaints about port related activities, thus causing potential reverse sensitivity effects on port activities
- b. Whether the applicant has obtained written approval from the Lyttelton Port Company Limited



and/or whether a no complaint covenant(s) in favour of the Lyttelton Port Company has been registered against the title(s) upon which the proposal is situated

- c. Whether any other methods to reduce the potential for reverse sensitivity effects on the port operator, other than the required acoustic insulation, have been incorporated into the design of the proposal.

15.8.3.12 Development plan- Area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line

- a. The effectiveness of external access to the development plan area.
- b. The extent to which the development provides linkages between different parts of the development plan area, and in particular to adjoining sites and to the rear access corridor.
- c. The extent to which the proposal includes buildings that provide a consistent setback from public spaces, and clearly demarcates public and private spaces.
- d. The extent to which the proposal orientates corner buildings towards all adjacent streets and public open spaces, with the corner itself being emphasised as a visual landmark.
- e. The extent to which the proposal provides safe pedestrian entrances that are highlighted through the use of projecting canopies, differentiated ground treatment, planting or other entry markers.
- f. The extent to which the proposal integrates vehicle accesses and car parking in a way that,
 - i. does not dominate the public facing environment or opportunities for passive surveillance of it.
 - ii. provides for storage and service space in a manner which is located and designed to minimise adverse effects on occupants, neighbours and public spaces.

15.8.3.13 Buildings, Structures and Activities near a National Grid substation

- a. The extent to which the development may adversely affect the efficient operation, maintenance, upgrading and development of the substation.
- b. The extent to which the proposed development design and layout enables appropriate separation distances between activities sensitive to National Grid lines and the substation, including safe separation distances in the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP:34 2001\)](#).
- c. The results of any detailed investigations to determine appropriate separation distances between activities sensitive to National Grid lines and the substation.
- d. All other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation
- e. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

15.8.3.14 Surface water management structures and Birdstrike Risk



- a. The extent to which the design, and future operation and management of the proposed water features/ stormwater management system will be attractive to bird life that have the potential to pose a bird strike risk to the operation of Christchurch International Airport;
- b. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system, and whether that plan has been developed in consultation with Christchurch International Airport Limited
- c. The extent to which Ngāi Tahu/manawhenua values associated with the creation of surface water management structures are recognised and enhanced.

15.9 Appendices

15.9.1 Centres' description and function table

	Commercial Centre	Principle Catchment	Approx. Size	Functions and frequency of use	Principal uses	Zoning
1.	Central	City, region, and tourist	+100,000m ²	The principal employment location for a city and the primary destination for comparison shopping, dining, entertainment, events, nightlife and tourism based activities. Includes a range of cultural venues and civic facilities.	<ol style="list-style-type: none"> a. Commercial: retail, large and smaller scale office and services, Guest Accommodation. b. Community: a large range of health and social services, central and local government, cultural venues (museums, art galleries etc), entertainment, recreation. c. Transport: Central transport interchange, multi-modal facilities. d. Residential: suitable for higher density and mixed use. 	Central City Business, Central City Mixed Use
2.	District	Sectors of	+30,000m ²	A major retail	a. Commercial:	Commercial



Commercial Centre	Principle Catchment	Approx. Size	Functions and frequency of use	Principal uses	Zoning
	City as well as wider City/ region in some cases e.g. Riccarton		destination for comparison and convenience shopping, also providing residents and visitors with entertainment and meeting places such as movie theatres, restaurants, bars and community facilities. Principal anchor tenants are department stores and large supermarkets.	<ul style="list-style-type: none"> retail, offices and services, Guest Accommodation. b. Community: a range of health and social services, government services centres, entertainment, recreation. c. Transport: usually contains suburban transport interchange, multi-modal facilities. d. Residential: suitable for medium - higher density and mixed use. e. Key Activity Centre Status: All 	Core; Commercial Fringe; Commercial Retail Park
3. Neighbourhood	Immediately surrounding suburbs (4-5 suburbs)	Small – 2,000 – 10,000m ² Large – 10,000-30,000m ²	A retail destination for weekly and daily shopping needs. Provides local meeting places including bars and restaurants and serves the weekly shopping needs of the surrounding community. Principally supermarket-based.	<ul style="list-style-type: none"> a. Commercial: retail and commercial services and offices of a smaller scale than District centre. b. Community: limited to small health providers and government service centres to meet local community needs c. Transport: sometimes 	Commercial Core; Commercial Fringe



	Commercial Centre	Principle Catchment	Approx. Size	Functions and frequency of use based with some convenience and comparison shops. Anchored by one or more large retailers.	Principal uses	Zoning
					<p>contains suburban transport interchange, multi-modal facilities. Served by bus services including some high frequency.</p> <p>d. Residential: suitable for medium density and mixed use.</p> <p>e. Key Activity Centre Status: Spreydon/ Barrington only</p>	
4.	Local	Surrounding streets	Usually up to 2,000m ² or 1-20 shops	Caters to the daily convenience shopping needs of the immediate surrounds. Consists of a small group of primarily convenience based shops such as takeaways and dairies. There may be smaller comparison stores but these would not predominate.	<p>a. Commercial: Finer grain convenience retail and commercial services.</p> <p>b. Community: limited to individual or small grouping of local health providers such as a GP or dentist.</p> <p>c. Transport: predominantly accessed by foot or cycle. May be located on bus routes and/or major/ collector roads.</p> <p>d. Residential: As per surrounding residential</p>	Commercial Local



	Commercial Centre	Principle Catchment	Approx. Size	Functions and frequency of use	Principal uses	Zoning
					catchment. e. Key Activity Status: n/a	
5.	Large Format	City, region	N/A	Standalone comparison retail park, often with a focus on larger household items e.g. whiteware, DIY. Stores have large floorspace requirements, usually for display purposes and cater for a thinly spread catchment of predominately car borne shoppers.	a. Commercial: large format comparison retail. b. Community: n/a c. Transport: predominantly accessed by car and limited public transport services. d. Residential: n/a. Standalone large format centres may be separated from residential catchment. e. Key Activity Status: n/a	Commercial Retail Park

Those with an asterisk are Key Activity Centres.

District Centres include: Riccarton*, Hornby*, Papanui/Northlands*, Shirley/Palms*, Eastgate/Linwood*, Belfast*

Large Neighbourhood Centres include: Bush Inn/Church Corner, Merivale, Barrington/ Spreydon*, North Halswell* (emerging), Bishopdale, Prestons (emerging), Ferrymead, Sydenham

Small Neighbourhood Centres include: Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore / Worcester, Sydenham South, Wairakei / Greers Road, Wigram (emerging), Woolston, Wainoni, Yaldhurst (emerging)

Large Format: Cranford, Moorhouse Ave, Shirley Homebase, Tower Junction

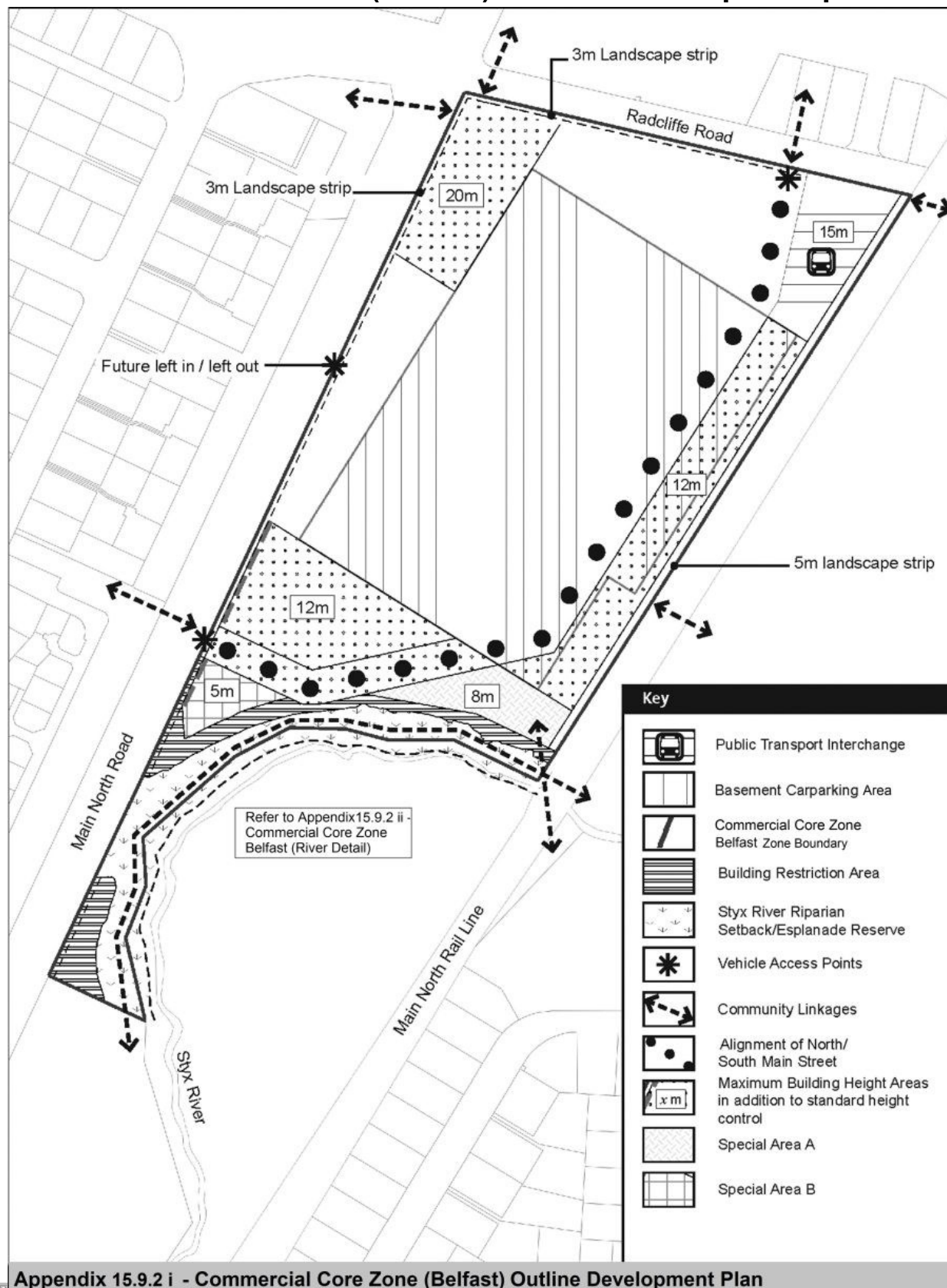
The following table identifies the boundaries of centres in locations where one or more centres are located directly adjacent to each other.

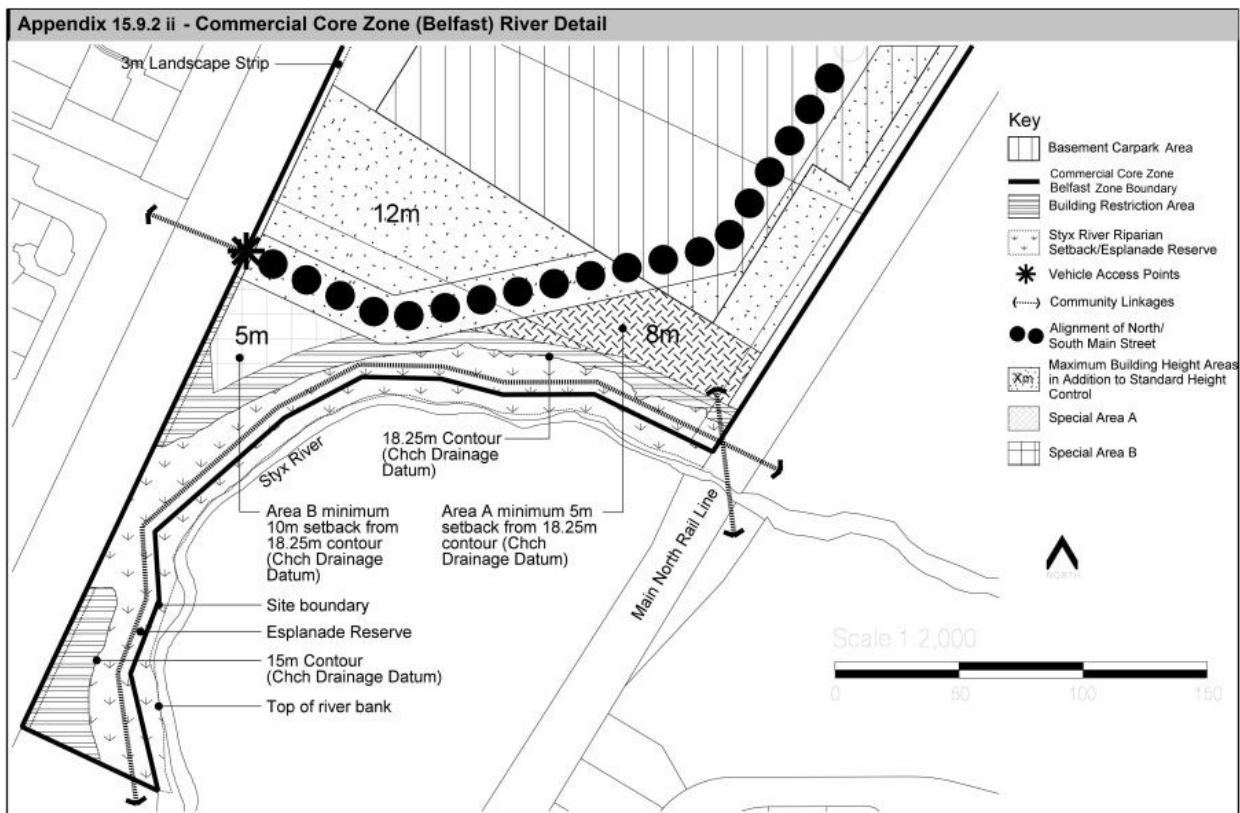
Centre Type	Name of Centre	Geographical Boundaries
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		Centre	
1.	Large Neighbourhood Centre	Sydenham	Along Colombo Street between Brougham Street and Moorhouse Avenue
2.	Small Neighbourhood Centre	Sydenham South	Along Colombo Street between Brougham Street and Southamton Street.
		Colombo/ Beaumont	Along Colombo Street between Devon Street and Angus Street

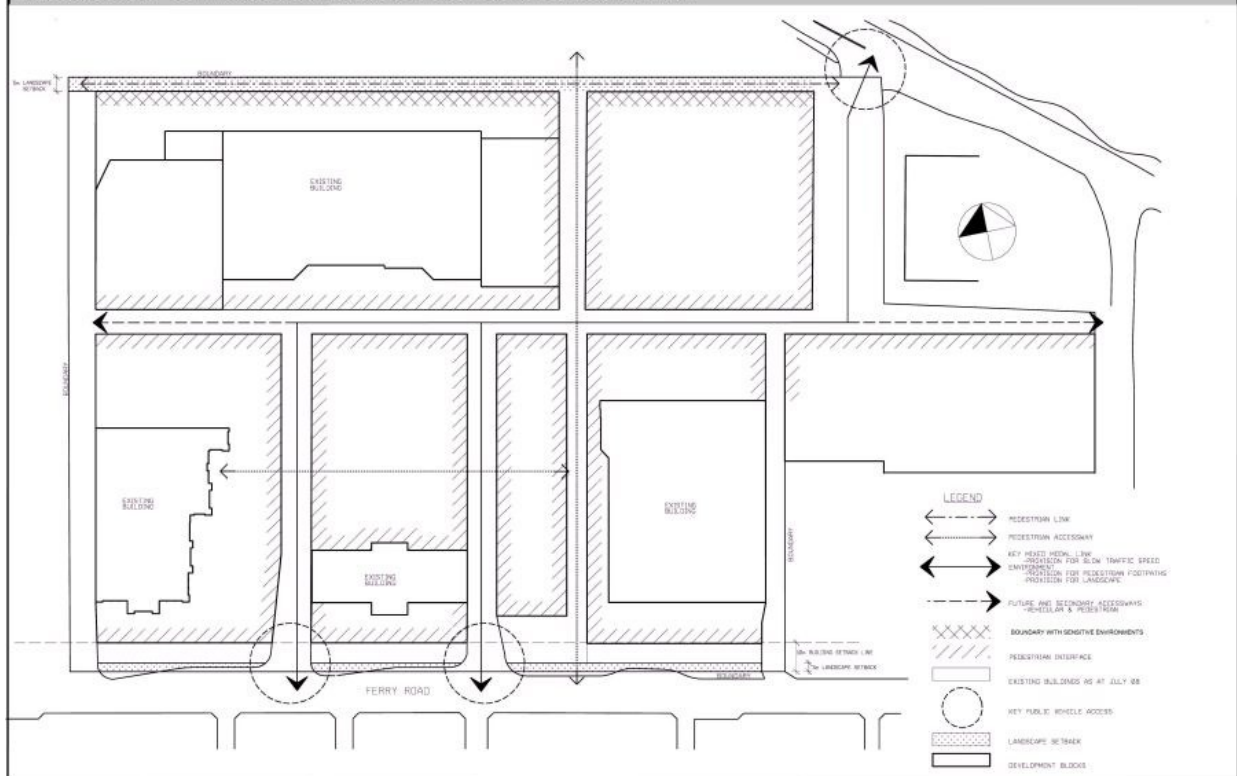
15.9.2 Commercial core zone (Belfast)- Outline development plan



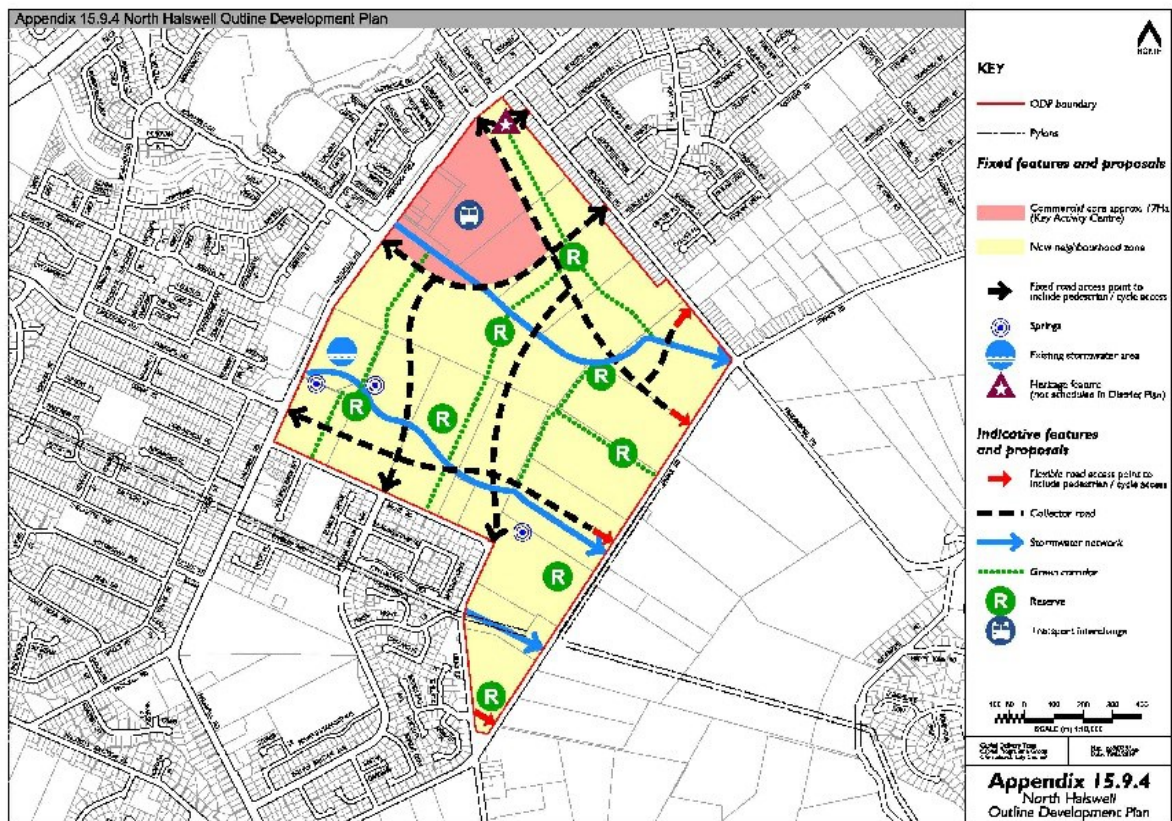


15.9.3 Commercial core zone (Ferryroad)- Outline development plan

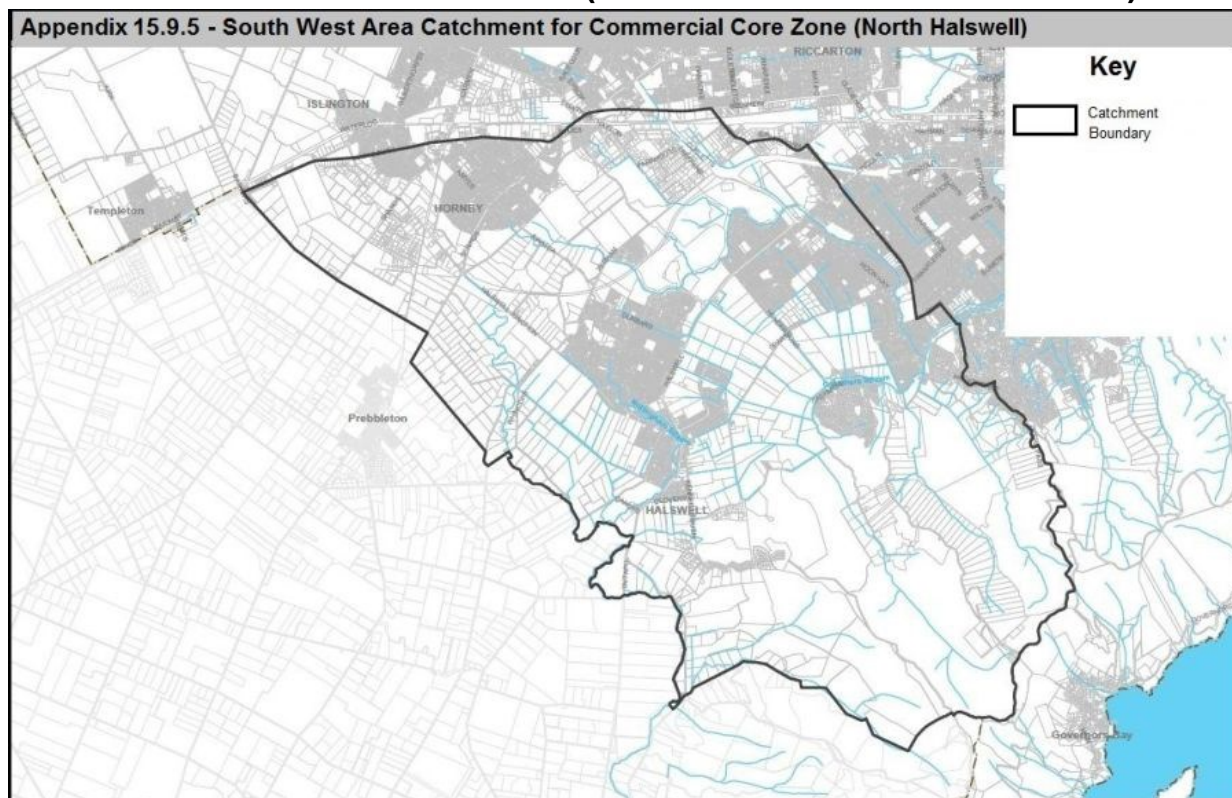
Appendix 15.9.3 - Commercial Core Zone (Ferryroad) Outline Development Plan



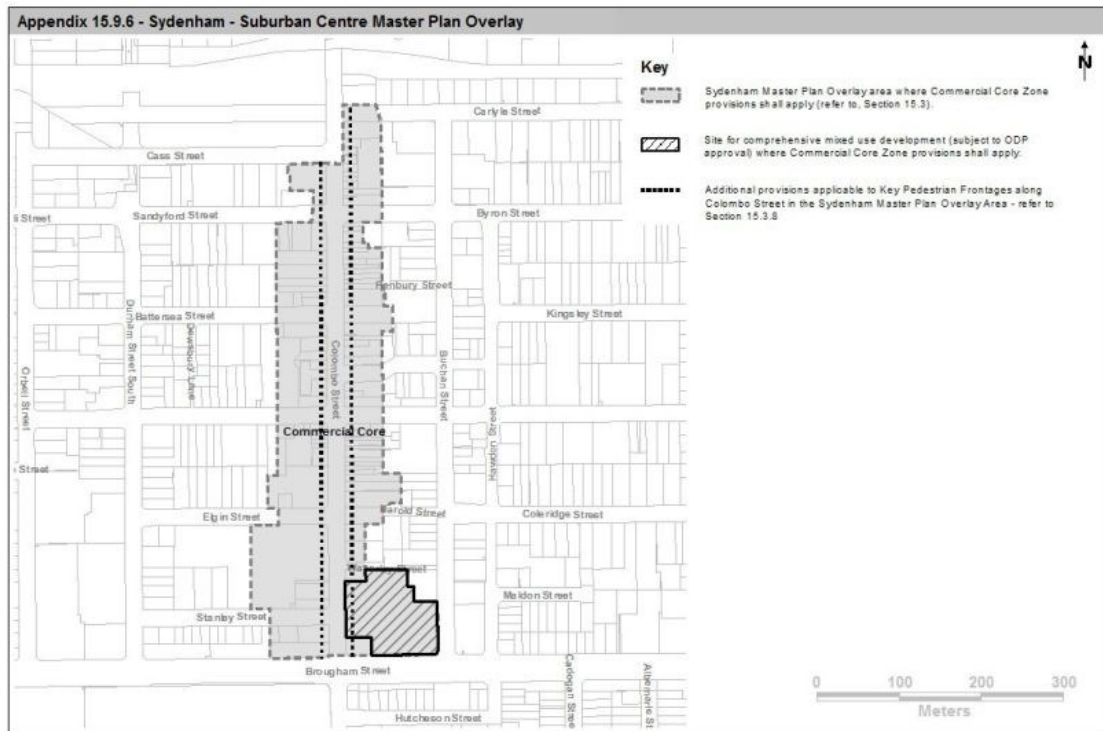
15.9.4 Commercial core zone (North Halswell)- Outline development plan



15.9.5 South West area catchment (for North Halswell ODP area)

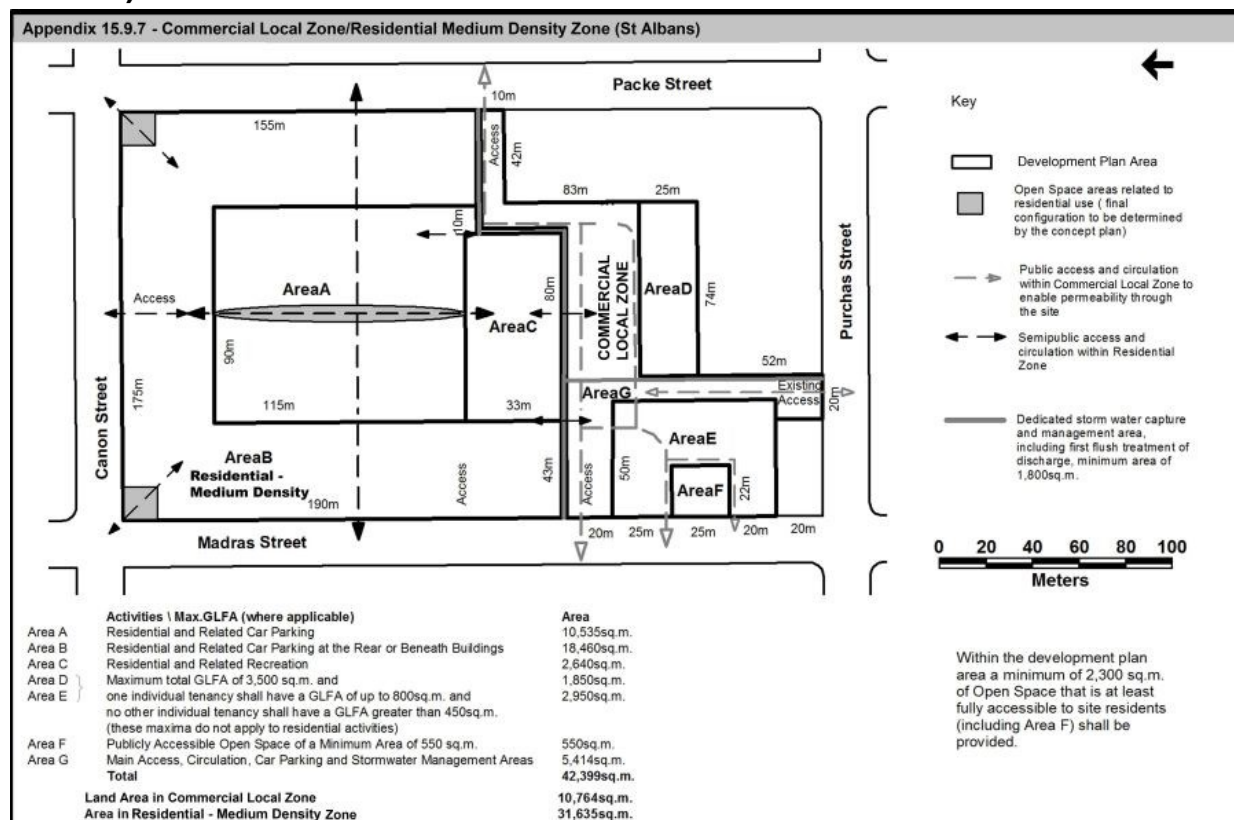


15.9.6 Commercial core zone (Sydenham)- Master plan overlay area



P1

15.9.7 Commercial local centre zone/ Residential medium density zone (St.Albans)



15.9.8 Design guidelines- Akaroa commercial Banks Peninsula zone

1. Introduction

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 Akaroa, particularly in the historic town centre or residential conservation areas. 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.



a. Figure 1: Typical Akaroa streetscape

- b. 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, the Historic Places Trust and the Banks Peninsula District Council. The Guidelines outline the key principles which the Council will take into account in considering any consent applications.

This document will elaborate on those principles, which can, in essence, be summarised as follows:

- i. 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.

2. Why guidelines?

- a. 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 the New Zealand Historic Places Trust and registered as a Historic Area. The Banks Peninsula District Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which give it, power to control the design of new buildings and alterations to existing buildings.



- b. 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.
- c. 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.
- d. New buildings, or significant alterations to existing buildings in the town centre and residential conservation zones 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 these two zones.

3. The Planning Framework

- a. The Council can consider the design and appearance of proposed work in central areas of the town, these being the Residential Conservation and Town Centre Zones, through the resource consent process. Any building work in the residential conservation and town centre zones should comply with the standards of the District Plan and be in accordance with these design guidelines. Failure to comply with the intentions of the Guidelines can be grounds for the Council to decline resource consent approval.
- b. The relevant sections of the District Plan are the Residential Conservation Zone and for the Town Centre Zone.
- c. 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 two zones understand how the Council will evaluate the design and appearance aspects of proposed work.
- d. Most of the two zones lie within the Historic Area registered by the Historic Places Trust. 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 Historic Places Trust 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. Failure to obtain the approval of the Historic Places Trust will normally necessitate the public notification of the application.
- e. In considering the design and appearance aspects of proposed building work in the two zones, the Council may take advice from its Akaroa Design and Appearance Advisory Committee, the Historic Places Trust 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 the Historic Places Trust (NZHPT) before formally applying for resource consent for the work. Early consultation can often facilitate subsequent consent processes, resulting in reduced time delays and costs.

4. Akaroa's architectural history

- a. 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, verandahs 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.
- b. The one and a half storey, gable ended cottage with verandah, 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.
- c. 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.

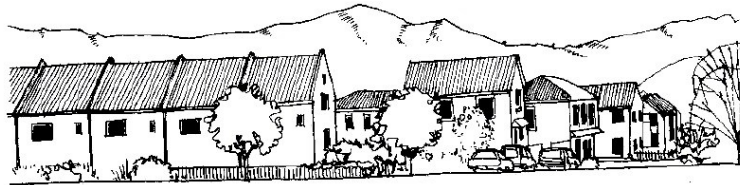
d. Figure 2: Examples of early colonial cottages



- e. 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.

- f. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.



- g. 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.

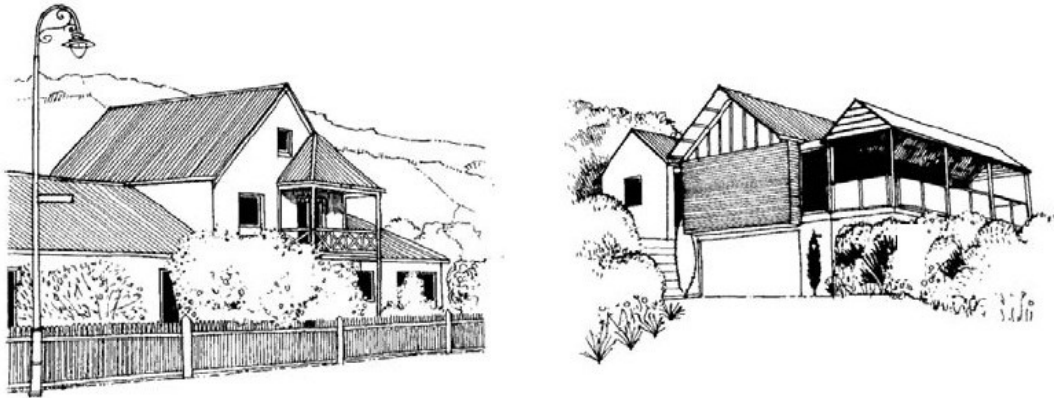
5. Akaroa's setting and urban form

- a. 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.
- b. 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.

6. Diversity and innovation

- a. 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.
- b. Successful approaches are:

- i. 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.
 - ii. 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.
- c. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandahs and vertically oriented windows.



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

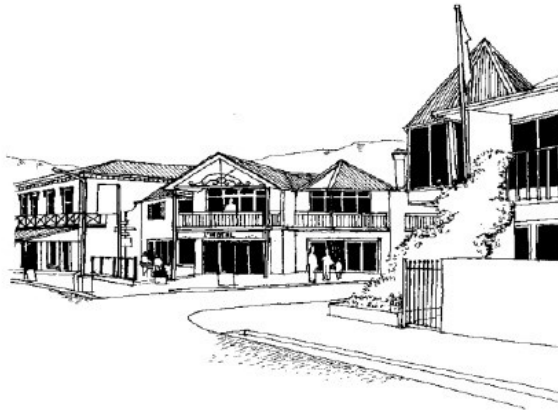


7. Building on specific sites

- a. 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.

- b. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.



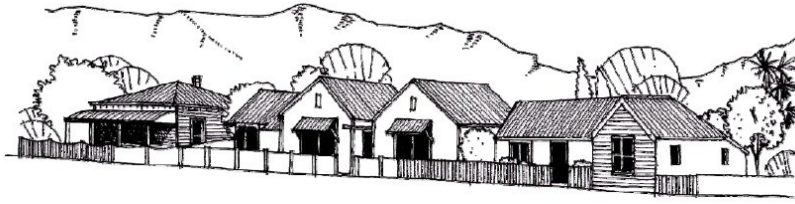
- c. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.
- d. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape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

8. Key Concepts

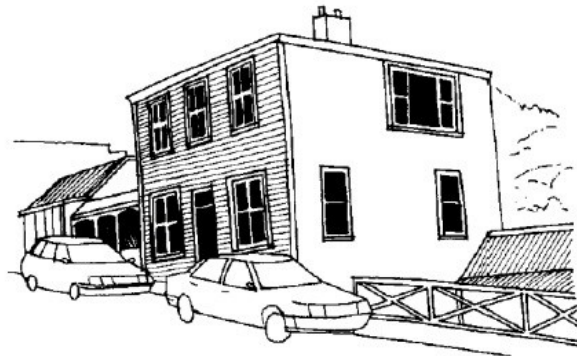
a. Streetscape, rhythm and scale

- i. 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 discernable in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
- ii. 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.

- iii. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.



- iv. 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 discernable in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
- v. 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.
- vi. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.



- vii. 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.
- viii. 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.
- b. Replica buildings
 - i. 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 a 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.

- i. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

c. Additions and alterations to historic buildings

- i. 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.
- ii. Registration by the Historic Places Trust, or listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
- iii. 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.
- iv. Key principles to bear in mind when adding to an historic building are:
 - A Alterations should be the minimum necessary.
 - B They should not detract from the heritage value of the place and/or building.
 - C 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.
 - D They should be of a quality that does not detract form the heritage values of the place.
- v. 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. The Historic Places Trust can provide advice on these matters.

vi. Figure 9: Sensitive alteration to an historic building.



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

9. Specific guidelines

a. Roof Forms

- i. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Town Centre 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.

ii. Figure 10: Roof shapes and forms



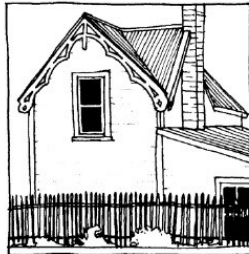
Villa Gable and Verandah



Verandah and simple
gable with roof dormers



Two Storey Hipped
Roof dormers



Two Storey Gable with
Lean-to at rear



Multiple Gable Ends Roofs

b. Cladding, texture and roofing materials

- i. 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.
- ii. 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.

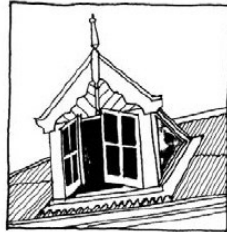
c. Windows

- i. 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 Residential Conservation Zone and Town Centre 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.

- ii. 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

d. Colours

- i. 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 accord with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are large numbers 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. Stained timber finishes are acceptable in the town's residential areas, but in the two town centres and the Residential Conservation Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Area.

e. Verandahs

- i. The only sequence of nearly continuous shop verandahs over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandahs 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 verandahs along Rue Lavaud, should be the goal.

ii. Figure 13: Akaroa street verandahs



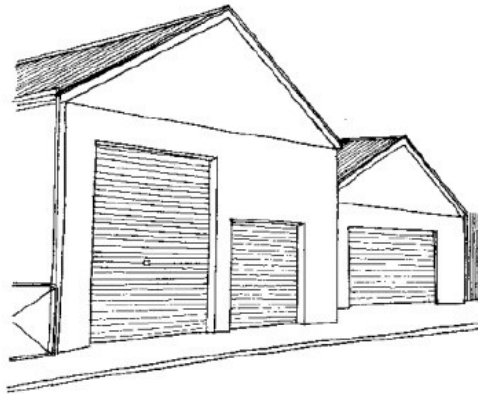
f. Setback and fences

- i. The requirements in the District Plan, under the Residential Conservation Zone, for recession planes can mean new buildings must have setbacks from the street, and from neighbouring buildings. Greater setbacks than the District Plan requires
- ii. may be advisable in some locations within that zone. 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.
- iii. In predominantly residential areas, generous setbacks may be desirable where there are historic buildings nearby, to avoid new, dissimilar facades overwhelming the historic buildings. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
- iv. 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.

g. Parking and garages

- i. 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.

- ii. Figure 14: Garages on street front - these buildings detract from the streetscape.



- iii. 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.

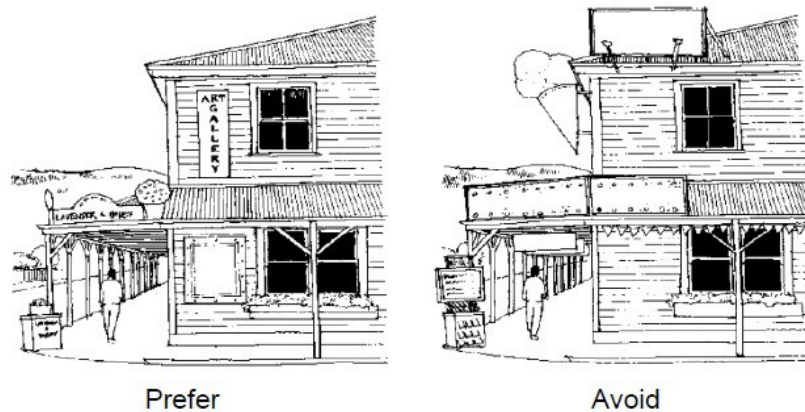
- iv. Figure 15: Car parking visually softened by location behind buildings and screen planting



h. Signs

- i. 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.

ii. Figure 16: Signage



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

i. Site work

- i. 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. On slopes, to avoid buildings dominating gardens and trees from the street, or obscuring views of the harbour or hills, cut and fill, allowing the buildings to follow the slope on stepped levels, is preferable to pole construction. Where pole construction is used, trellises and appropriate planting should mask the poles and dead spaces beneath the buildings.

15.9.9 Design guidelines- Lyttelton commercial Banks Peninsula zone

1. Introduction

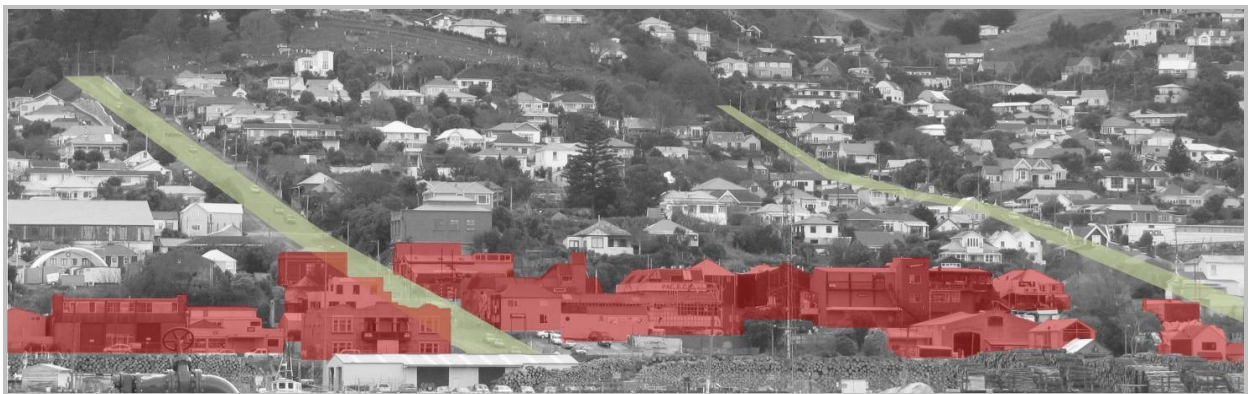
- a. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and 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.
- b. 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.

2. Purpose

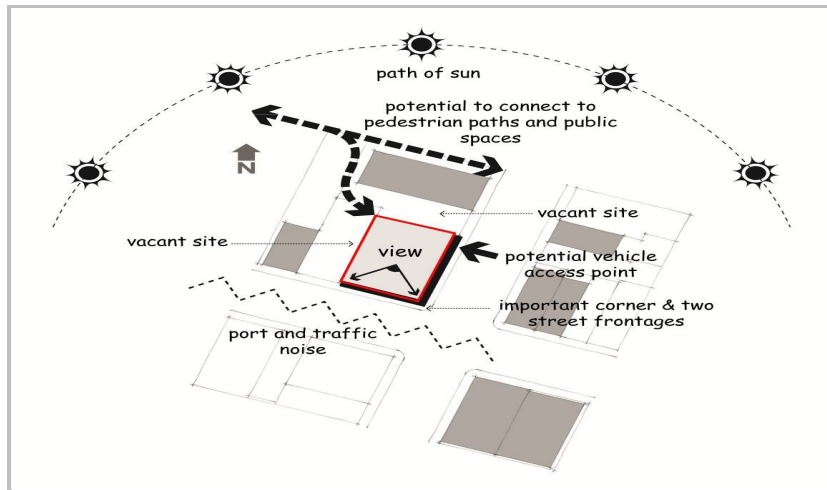
- a. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any 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.

3. How the design guidelines work
 - a. 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, in conjunction with the assessment matters related to the Lyttelton Master Plan Overlay Area, as applicable.



4. Principle 1: Reflect the context
 - a. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. 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.
 - b. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
 - c. 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.
- d. Figure 1: A simple context analysis identifying influences on the development site.



- e. Reflecting the context means:
- Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
 - Recognising the site topography, particularly building to suit and take advantage of sloping ground.
 - 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.
 - Taking advantage of the views to the south and sunny aspect to the north.
 - Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
 - Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.

f. Figure 2: Addressing the slope, views and existing building form



- 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.

a. To keep in scale means:

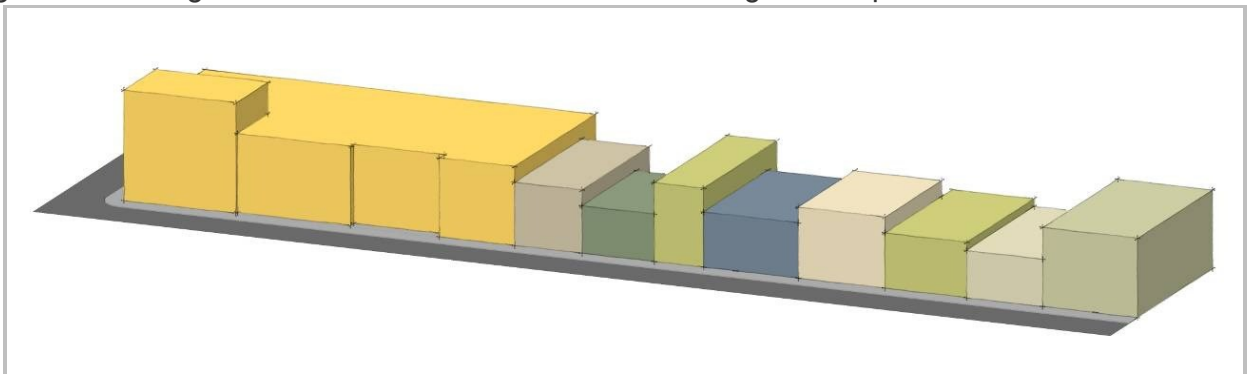
- i. Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.

ii. Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing



- iii. 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.
- iv. If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
- v. 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.
- vi. 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 4 to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.

vii. Figure 4: Creating vertical and horizontal modulation in a large development block



- viii. 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.

6. Principle 3: Respect the street pattern and building form
 - a. 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.
 - b. Respecting the street pattern and building form means:
 - i. 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).
 - ii. Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre



- iii. 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.
 - iv. Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.
 - v. Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.
 - vi. Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
 - vii. Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.
7. Principle 4: Address the street
- a. 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:

- i. 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.
- ii. Providing highly legible pedestrian entrances accessed directly from the street.
- iii. 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.
- iv. Incorporating generous shop windows on the ground floor along London Street.
- v. Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
- vi. Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
- vii. Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.
- viii. Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street



8. Principle 5: Incorporate variety and pay attention to detail
 - a. 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:
 - i. Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.
 - ii. Avoiding being exactly the same height as the neighbouring building.
 - iii. Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.
 - iv. Figure 7: Creating interest and variety along the street frontage



- i. 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.
- ii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iii. 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.
- iv. Orientating windows vertically to reinforce the fine grain of the town centre.
- v. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vi. 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.
- vii. Figure 8: Integrated signage within the building form and design features

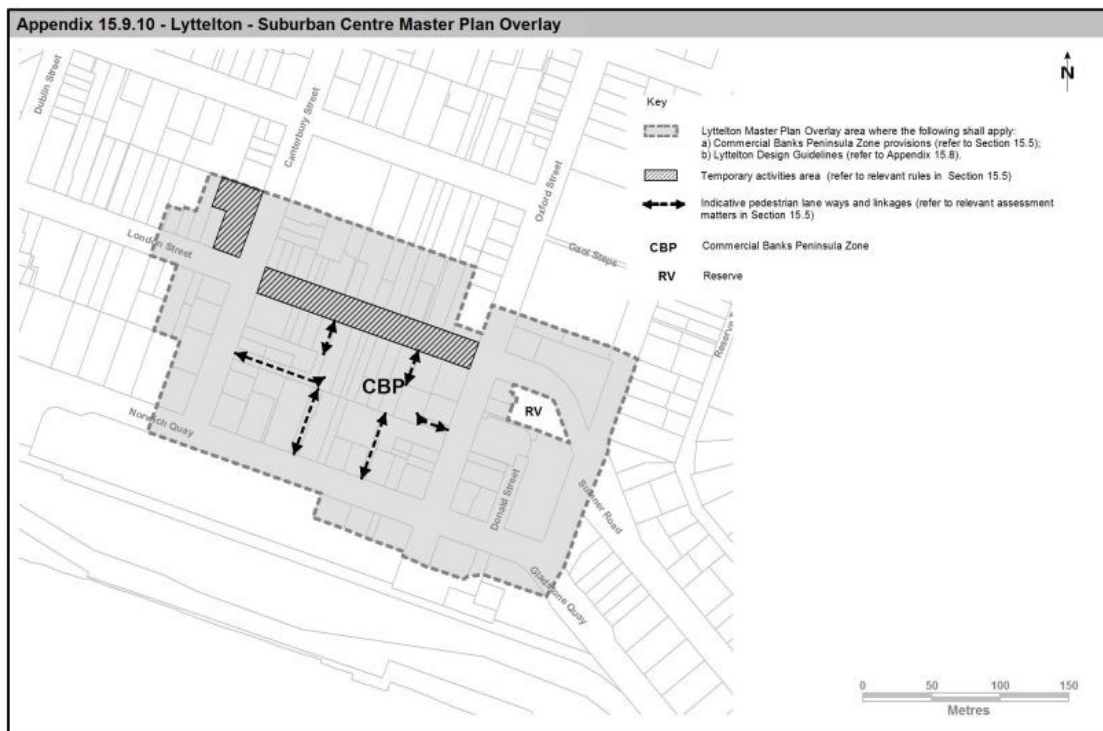


1. Principle 6: Promote sustainable building initiatives
 - a. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems

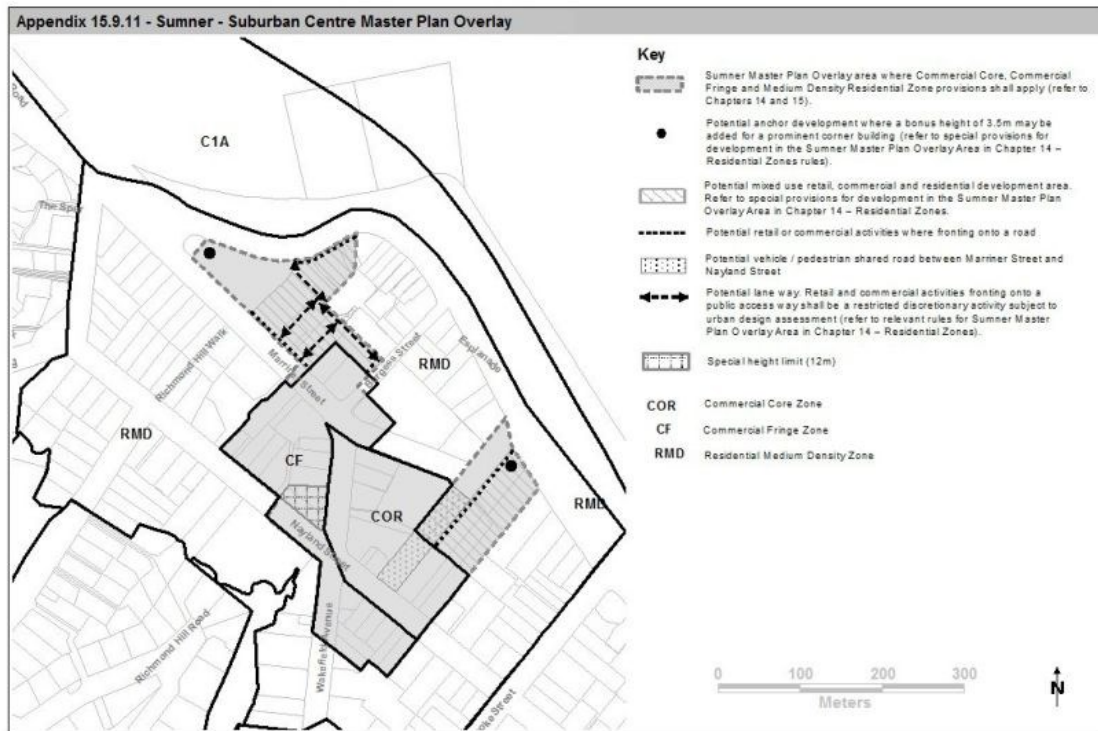
that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:

- i. 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.
- ii. 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.
- iii. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
- iv. 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.
- v. 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.
- vi. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

15.9.10 Lyttelton master plan overlay area

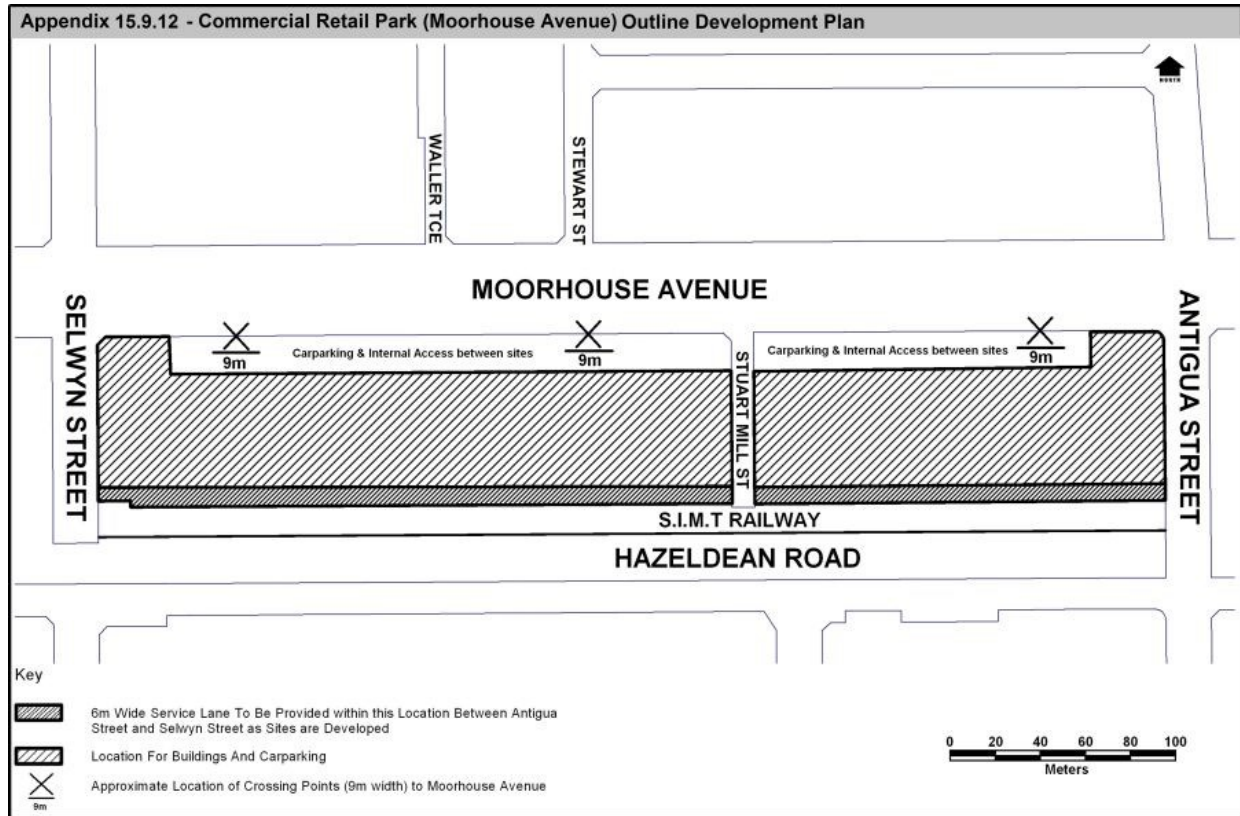


15.9.11 Sumner master plan overlay area



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15.9.12 Commercial retail park zone (Moorhouse Avenue)





15.9.13 Requirements for a 'context and site analysis' and 'detailed design statement'

1. Context and Site Analysis

The context analysis should illustrate the relationship of the site to the surrounding area, while the site analysis illustrates the opportunities and constraints of the site itself. Minimum requirements for a context and site analysis include:

a. Context analysis

- i. Topography, natural and built environment features, views and vistas;
- ii. Adjacent land use zoning and land use;
- iii. Subdivision pattern, street and block layout;
- iv. Public open space and publicly accessible space;
- v. Location of community facilities (shops, schools, sports and cultural facilities, etc);
- vi. Existing and proposed public transport routes and stops, and public access ways from the bus stops to the site;
- vii. Movement network including vehicle, cycle and pedestrian routes;
- viii. Protected buildings, places and objects, protected trees, historic heritage, and archaeological sites; and
- ix. Character and other existing buildings and structures.

b. Site analysis

- i. Site orientation including a north point;
- ii. Climatic conditions;
- iii. Topography, natural and built environment features, views and vistas;
- iv. Existing trees and landscaping and that to be retained;
- v. Protected buildings, places and objects, protected trees, historic heritage, and archaeological sites;
- vi. Hazardous features, such as areas of soil contamination, unstable land and overhead power lines;
- vii. Public open space and publicly accessible space;
- viii. Site subdivision pattern, internal access and layout;
- ix. Existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), parking areas and potential connections through the site;
- x. Land use zoning and land use, including required setbacks from adjacent activities;
- xi. Nature of site boundaries (residential, commercial, industrial, open space);
- xii. Interfaces where buffers will be required;
- xiii. Public domain elements such as footpaths, street trees and cycle stands;
- xiv. Existing buildings and structures, indicating whether or not they are to be retained and including building footprints and heights;
- xv. Character and other existing buildings and structures; and
- xvi. Potential locations available for stormwater management, if required.



2. Detailed Design Statement

A Detailed Design Statement shall be in the form of a written statement, with accompanying graphic evidence, e.g. context photos and illustrations.

a. Minimum requirements for a detailed design statement include the rationale for the:

- i. Site layout and design;
- ii. Location of key building and site entry points and associated pedestrian movement to and through the site;
- iii. Building scale, form, design and appearance;
- iv. Site landscape treatment (both soft and hard landscaping); and
- v. Location and layout of any proposed parking area and access points to and through the site.



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