

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

Bold underline light blue text/~~Bold strikethrough light blue text~~ – Consequential minor corrections: either directed by the IHP Recommendation for the chapter or a minor amendment under Clause 20A of the First Schedule of the Resource Management Act 1991.

Bold Underline blue highlight – Council alternative recommendations (including consequential amendments as a result)

~~**Bold struck through blue highlight**~~ – Council alternative recommendations (including consequential amendments as a result)

Bold underline black text – Decision text added to District Plan

~~**Bold struck through black text**~~ – District Plan text removed via Decision

Note that in the above, any green text represents a defined word or term, and any blue text represents a hyperlink.

Text to add for any alternative Council recommendation:

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from the date of public notification of the Plan Change 14 decision of 2 December 2024.

Chapter 15 Commercial

15.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to commercial and **community activities** throughout the City **and the form and function of commercial centres and mixed use zones**. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different **commercial zones** identified in this chapter.

- d. This chapter seeks to manage **commercial activity** in the City through a 'centres-based' approach. The hierarchy of centres comprises the **City Centre**, **Town Centres**, **Local Centres**, ~~District Centres~~, **Neighbourhood Centres**, ~~Local Centres~~ and **Large Format Centres**. The 'centres-based' approach gives primacy to the **City Centre** and recognises its role as a principal employment and business centre for the City and surrounding region. Existing **commercial activity** in existing office parks and mixed use zones is also recognised.

15.2 Objectives and Policies

15.2.1 Objective – Recovery of commercial centres

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

15.2.2 Objective - Centres-based framework for commercial activities

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

- viii. enhances their vitality and amenity and provides for a range of activities and **community facilities**;
- ix. manages adverse effects on the transport network and public and private infrastructure;
- x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and
- xi. recognises the values of, and manages adverse effects on, **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6** and natural waterways (including waipuna).

15.2.2.1 Policy – Role of centres

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

as set out in **Policy 15.2.2.1**, **Table 15.1** – Centre’s role.

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
A.	Central Business District Principal employment and business centre for the City and wider region providing for the widest range and greatest scale of activities available in centres, including comparison shopping, dining and night life, entertainment activities, visitor accommodation, events, cultural activities and tourism activities. The City Centre is ideally positioned to accommodate retail and other commercial activities of a type and scale intended to serve its city and region-wide catchment and visitors to it. Provides for high density residential activity, recreation activities and community activities and community facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).	Centre: City Centre .

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

	Role	Centre and size (where relevant)
	Activity Centres or located in Banks Peninsula, reflecting their distinctive roles and/or remote catchments. Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store. Primarily serves the immediately surrounding suburbs. Medium High density housing is contemplated in and around the larger Local Centres centre and medium density housing is contemplated within (above ground floor level) and around, smaller Local Centres. Accessible by a range of modes of transport, including one or more bus services. The extent of the centre is the Local Centre Zone ~~Commercial Core Zone in the identified centres, Commercial Local Zone at Beckenham~~ and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.	<u>Bush Inn/Church Corner, Merivale, Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue) and Ferrymead.</u> Local Centres: Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greens Road, Wigram, Woolston, Yaldhurst Hillmorton, North West Belfast, <u>Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bishopdale Wainoni (174 Wainoni Road), Spreydon (108 Lincoln Road), Upper Riccarton (57 Peer Street).</u> Size: 3,000 to 30,000m² GFA.
D.	Large format centre Standalone retail centre, comprising stores with large footprints, including yard-based suppliers, trade suppliers and vehicle oriented activities. Provision of other commercial activities and residential and community uses is limited. This includes limiting offices to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.	Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, <u>Northlink (Papanui), Supa Centa (Belfast), and Hornby (Chappie Place).</u>

	Role	Centre and size (where relevant)
	At the Homebase Centre, retail activities are limited in type until 4 October 2031. Serves large geographical areas of the city. Not necessarily connected to a residential catchment. Primarily accessed by car with limited public transport services. The extent of the centre is the Large Format Retail Zone ~~Commercial Retail Park Zone.~~	
E.	Local-Neighbourhood centre A small group of primarily convenience shops and, in some instances, community facilities. Accessible by walking, cycling from the area served and on a bus route in some instances. Also includes standalone supermarkets serving the surrounding residential community. The extent of the centre is the Neighbourhood Centre Zone. ~~Commercial Local Zone, except Wainoni, Spreydon (108 Lincoln Road) and Upper Riccarton where the Commercial Core Zone applies.~~	Centres: ~~Wainoni (174 Wainoni Road), Spreydon (108 Lincoln Road), Upper Riccarton (57 Peer Street), are zoned Commercial Core; and~~ All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m² (excluding standalone supermarket based centres)

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

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

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

15.2.2.3 Policy – New centres in residential greenfield areas

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

15.2.2.4 Policy – Accommodating growth

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

- A. responsive to the anticipated increase in population in the surrounding catchment while continuing to support intensification targets in and around centres; and
- B. consistent with revitalising the **City Centre** as the primary community focal point; and
- v. ensure the centre is coherent in form; and
- vi. ensure the large format retail activity proposed within 400 metres does not have a significant adverse effect on the function and viability of the centre.

15.2.2.5 Policy – Banks Peninsula commercial centres

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

15.2.2.6 Policy – Homebase Centre

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

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

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

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

15.2.3 Objective - Office parks and mixed use areas

- a. Recognise the existing nature, scale and extent of **commercial activity** within the Commercial Office and ~~Commercial~~ Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks and/or mixed use areas.

15.2.3.1 Policy – Office parks

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

15.2.3.2 Policy – Mixed use areas

- a. Recognise the existing nature, scale and extent of **retail activities** and **offices** in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure **commercial activity** in the City is focussed within the network of **commercial centres**.

15.2.4 Objective - Urban form, scale and design outcomes

- a. A scale, form and design of development that is consistent with the role of a centre and which:
 - i. recognises the **Central City** and ~~District~~ **Town Centres** as strategically important focal points for community and commercial investment;
 - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently **accessible**, and responds positively to ~~anticipated~~ local character and context ~~recognising that urban environments develop and change over time;~~
 - iii. recognises the functional and operational requirements of activities and the ~~anticipated~~ **existing** built form;
 - iv. manages adverse effects on the surrounding environment; and
 - v. recognises Ngāi Tahu/ mana whenua values through **landscaping** and the use of **low impact urban design**, where appropriate.

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a significant scale and form in the core of ~~District~~ **Town Centres** and ~~Neighbourhood~~ **Local Centres**, and of a lesser scale and form on the fringe of these centres.
- b. The scale and form of development in centres shall:
 - i. Reflect the context, character and the anticipated scale of the zone and centre's function;
 - ii. increase the prominence of buildings on street corners;
 - iii. **Local Neighbourhood Centres**, maintain a low rise moderate scale of built form to respect and integrate with their suburban residential context;
 - iv. for **Key Activity Centres** and **Large Format Centres**, enable larger floor plates while maintaining a high level of amenity in the centre; and
 - v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, **sites of Ngāi Tahu cultural significance** identified in Appendix 9.5.6 and natural waterways.

15.2.4.2 Policy – Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the street;
 - ii. providing a principal street facing façade, or facades (where located on a corner site), of visual interest that contributes to the character and coherence of a centre;
 - iii. facilitating movement within a **site** and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
 - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
 - v. promoting a safe environment for people and reflecting principles of **Crime Prevention through Environmental Design (CPTED)**;
 - vi. enabling the re-use of **buildings** and **sites** while recognising the use for which the **building** is designed;
 - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
 - viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a **human scale** and **fine grain**, while managing effects on adjoining environments;
 - ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the **site's** visual **amenity values**;

- x. increasing the prominence of **buildings** on street corners;
 - xi. ensuring that the design of development mitigates the potential for adverse wind-related effects;
 - xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the **building** when viewed from beyond the **Central City** or from adjacent **buildings** above; and
 - xiii. recognising the importance of significant public open space by maintaining sunlight access to, and managing visual dominance effects on, these spaces;
- b. Recognise the scale, form and design of the anticipated built form within a **site** and the immediately surrounding area and the functional and operational requirements of activities.
 - c. Require residential development to be well-designed and laid out to ensure a high quality healthy living environment including through:
 - i. the provision of sufficient and conveniently located internal and **outdoor living spaces**;
 - ii. good **accessibility** within a development and with adjoining areas; and
 - iii. minimising disturbance from noise and activity in a centre (and the potential for **reverse sensitivity** issues to arise).
 - d. Enable high quality **small buildings** on mid-block sites in the **City Centre** and Central City Mixed Use (South Frame) Zones, because they have minimal adverse effects on people and the environment.

15.2.4.3 Policy – Suburban centre master plans

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

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

15.2.4.4 Policy – Recognition of Ngāi Tahu/ mana whenua values

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

15.2.4.5 Policy – Greenfield development

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

15.2.4.6 Policy – Strategic infrastructure

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

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

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

15.2.5.1 Policy - Cathedrals in the Central City

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

- iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Advice note:

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

15.2.6 Objective - Role of the City Centre Zone

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

15.2.6.1 Policy - Diversity of activities and concentration of built development

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

15.2.6.2 Policy - Usability and adaptability

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

15.2.6.3 Policy - Amenity

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

15.2.6.4 Policy - Residential intensification

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

15.2.6.5 Policy - Pedestrian focus

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

15.2.6.6 Policy - Comprehensive development

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

15.2.6.7 Policy - Entertainment and Hospitality Precinct

- a. Provide for an entertainment and hospitality precinct, including late night trading, in the **Central City**, by:
 - i. encouraging entertainment and hospitality activities to locate within the identified area;
 - ii. protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the **Central City** since the Canterbury earthquakes;

- iii. providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off-site effects.

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

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

15.2.7.1 Policy - Diversity of activities

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

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

- a. Ensure a form of built development that contributes positively to the **evolving¹ amenity values** of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.
- b. **Recognising that amenity values develop and change over time to meet the changing needs of people and communities, including increased and varied housing densities and types, which**

¹ Consequential amendment arising from IHP Recommendation Report Part 3, 29 July 2024, paragraphs 196 and 274.

may detract from the amenity of some, but enhance the amenity of others. Those changes are not of themselves an adverse effect.²

15.2.8.1 Policy - Usability and adaptability

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

15.2.8.2 Policy - Amenity and effects

- a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:
 - i. ~~requiring minimum areas of landscaping and of site frontages not occupied by buildings~~ ensuring buildings and / or landscaping are located adjacent to the street frontage;
 - ii. setting fencing and screening requirements;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone or from any residential activity;
 - iv. ensuring ~~protection~~ access to adequate levels of sunlight and outlook for adjoining sensitive zones and/or for residential activity;
 - v. locating outdoor service space and car parking directly away from street frontages and entrances to buildings;
 - ~~v-vi.~~ protecting the efficiency and safety of the adjacent transport networks; and
 - ~~vi-vii.~~ controlling industrial activity; and
 - viii. requiring an urban design assessment for developments comprising 4 or more residential units or large-scale developments.
 - ix. recognising that amenity values develop and change over time to meet the changing needs of people and communities, including increased and varied housing densities and types,

² Consequential amendment arising from IHP Recommendation Report Part 3, 29 July 2024, paragraphs 196 and 274.

which may detract from the amenity of some, but enhance the amenity of others. Those changes are not of themselves an adverse effect.

15.2.8.3 Policy - Residential development

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

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

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

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the ~~Commercial~~ Central City ~~(South Frame)~~ Mixed Use Zone (South Frame) by:
 - i. enabling **residential activity** to transition into this area in support of inner city residential intensification;
 - ii. enabling **education activities** and **tertiary education and research facilities** to establish throughout the zone;

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

15.2.10 Objective - Built form and amenity in the South Frame

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

15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the ~~Commercial~~ Central City ~~(South Frame)~~ Mixed Use Zone **(South Frame)** by:
 - i. encouraging **buildings** to form a clear edge to **road boundaries** and open space areas such as the South Frame Pedestrian Precinct;
 - ii. requiring minimum areas of **landscaping**;
 - iii. requiring **landscaping** in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where **buildings** are not constructed to the **boundary** of these areas;
 - iv. setting fencing and screening requirements;
 - v. ensuring protection of sunlight in open space areas; ~~and~~
 - vi. creating new north to south **road** linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct; ~~;~~ **and**
 - vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.10.2 Policy - Residential development

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

15.2.10.3 Policy - Health Precinct

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

15.2.10.4 Policy - Innovation Precinct

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

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

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

15.2.11.1 Policy - Range of activities

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

15.2.11.2 Policy - Community facilities

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

15.2.11.3 Policy - Residential activity

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

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

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

15.56.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Commercial Local~~ Neighbourhood Centre Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 15.56.2](#). Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [15.56.1.2](#), [15.56.1.3](#), [15.56.1.4](#), [15.56.1.5](#) and [15.56.1.6](#).
- c. The activities listed below include any associated [landscaping](#), [access](#), [parking areas](#), [loading](#), [waste management areas](#) and other hardstanding areas.

Activity		Activity specific standards
P1	Outside the Central City , any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.56.1.3 RD3 below.	Nil
P2	Supermarket outside the Central City	a. The maximum tenancy size at ground floor level shall be 1,000m ² GLFA .
P3	Retail activity excluding supermarket unless otherwise specified.	a. Outside the Central City , the maximum size for an individual tenancy at ground floor level shall be 350m ² GLFA unless specified below. b. The maximum size for an individual tenancy in the ~~Commercial Local~~ <u>Neighbourhood Centre</u> Zone at Halswell West (Caulfield Avenue) shall be 1,000m ² GLFA . c. In the Central City , the maximum tenancy size for an individual tenancy shall be 250m ² GLFA .
P4	Yard-based supplier outside the Central City	a. The maximum tenancy size at ground floor level shall be 250m ² GLFA .
P5	Trade supplier outside the Central City	
P6	Second-hand goods outlet	

Activity		Activity specific standards
P7	Commercial services	
P8	Service station outside the Central City	Nil
P9	Food and beverage outlets	a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m ² GLFA.
P10	Office	a. Outside the Central City, the maximum tenancy shall be 350m ² GLFA, except for offices at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit. b. In the Central City, the maximum individual tenancy size shall be 250m ² GLFA.
P11	Visitor accommodation	a. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.
P12	Community facility (unless specified in P13-P16 below).	a. In the Central City, the maximum individual tenancy size shall be 250m ² GLFA unless specified below.
P13	Health care facility: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m ² GLFA.
P14	Education activity: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities.	
P15	Care facility: a. outside the 50 dB Ldn Air Noise Contour.	
P16	Preschool: a. outside the 50 dB Ldn Air Noise Contour.	

Activity		Activity specific standards
P17	Spiritual activity	
P18	Public artwork	
P19	Residential activity	

- a. Outside the Central City,
- i. Any residential activity shall be located:
 - A. above ground level; or
 - B. to the rear of any activity listed in Rule 15.56.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity.
 - ii. Any residential activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps.
 - iii. Any residential activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of:
 - A. Studio 35m²
 - B. 1 bedroom 45m²
 - C. 2 bedrooms 60m²
 - D. 3 or more bedrooms 90m²
 - iv. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.
 - v. Each residential unit shall be provided with:
 - A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area;
 - B. a waste management area of 2m² per unit with a minimum dimension of 1.5 metres in either a private or communal area; and
 - C. a single, indoor storage space of 4m³ with a minimum dimension of 1

Activity	Activity specific standards
	metres. vi. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. vii. Each residential unit shall be provided with a minimum of 20m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that: A. where located at the ground floor each unit shall have private outdoor living space of at least 16m² in total, and a minimum dimension of 4 metres; B. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit; C. Outdoor living space provided as a communal space shall be accessible for use by all units have a minimum dimension of 6 metres; and⁶ viii. Each residential unit above ground floor shall be provided with a private outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and directly accessible from an internal living area of the residential unit.

⁶ Consequential amendment arising from IHP Minute 54, 11 September 2024, Para 18

Activity		Activity specific standards			
			Type	Area	Dimension
		i.	Studio, 1 bedroom	68m ²	1.58 metres
		ii.	2 or 3 bedroom	10m ²	1.58 metres
		iii.	More than 3 bedrooms	15m ²	1.58 metres
		<u>ix. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u> i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u> ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u> <u>x. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u>			
		b. In the Central City, i. Any residential activity is to be located more than 10 metres from the road frontage at ground floor level. ii. Any residential activity shall have a minimum net floor area (excluding lobby and/or reception area) per unit of: A. Studio 35m² B. 1 Bedroom 45m² C. 2 Bedrooms 60m² D. 3 or more bedrooms 90m². iii. Each residential unit shall be provided with:			

Activity	Activity specific standards
	A. an outdoor service space of 3m² with a minimum dimension of 1.5 metres in either a private or communal area; B. a waste management area of 2m² per unit, with a minimum dimension of 1.5 metres in either a private or communal area; and C. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres. iv. If a communal outdoor service space, and waste management area with a minimum area of 10m² is provided within the site, the outdoor service space, and waste management area may reduce to 3m² for each residential unit. v. Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. vi. Each residential unit shall be provided with a minimum of ~~320~~320m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that: A. each unit shall have private outdoor living space of at least 16m² in total; B. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony with a maximum balustrade height of 1.2 metres; C. each private outdoor living space shall be directly accessible from a

Activity		Activity specific standards
		habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit; D. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall have ~~be~~ a minimum <u>dimension of 4.6 metres, and capable of containing a circle with a diameter of 8 metres; and</u> ~~E. 50% of the outdoor living space required across the entire site shall be provided at ground level.~~ vii. Any outdoor service space or outdoor living space shall not be used as a parking area or access. <u>viii. Any residential unit facing the street or other public space must have a minimum of 20% of the street-facing façade in glazing.</u> <u>ix. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:</u> i. <u>a minimum dimension 4 metres in depth and 4 metres in width, for a living area.</u> ii. <u>a minimum dimension 3 metres in depth and 3 metres in width, for a bedroom.</u> <u>x. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.</u>
P20	Public transport facility	Nil

Activity		Activity specific standards
P21	Activities listed in Rule 15.56.1.1 P1 to P20 in the ~~Commercial Local~~ Neighbourhood Centre Zones at East Belfast (Blakes Road), Upper Styx/ Highsted (Claridges Road), Redmund Spur.	a. The maximum amount of GLFA for retail activity in the following ~~local~~ neighbourhood centres shall be as follows: i. East Belfast (Blakes Road) 2,000m² ii. This clause has been deleted. iii. Upper Styx/Highsted (Claridges Road) 2,000m² iv. Redmund Spur 2500 m².
P22	Emergency service facilities outside the Central City	Nil
P23	Parking lot	
P24	Drive-through services outside the Central City	
P25	Gymnasium	a. The maximum tenancy size at ground floor level shall be 250m ² gross leaseable floor area.

15.56.1.2 Controlled activities

There are no controlled activities.

15.56.1.3 Restricted discretionary activities

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

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.56.1.1 P1 to P24 and Rule 15.56.1.3 RD2, that do not meet one or more of the built form standards in Rule 15.56.2, unless otherwise specified. Advice note:	Outside the Central City, as relevant to the standard that is not met: a. Maximum building height – Rule 15.134.3.1 b. This clause has been deleted. c. Minimum building setback from road boundaries/ street scene – Rule 15.134.3.2

	Activity	The Council's discretion shall be limited to the following matters:
	1. Refer to relevant built form standard for provisions regarding notification.	d. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 f. <u>Screening of Outdoor storage areas, service areas/ spaces and car parking</u> – Rule 15.134.3.5 g. Landscaping and trees – Rule 15.134.3.6 h. Water supply for fire fighting – Rule 15.134.3.8 i. Minimum building setback from the railway corridor - Rule 15.134.3.10 j. For 1027 Colombo Street (Lot 1 DP 17924) – Rule 7.4.4.9 In the Central City; a. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 (a)(iv), (c) b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.134.3.3 (b) c. Visual amenity and external appearance – Rule 15.134.3.33 d. Minimum building setback from the road boundaries/ street scene - Rule 15.134.3.2 (d) e. Fences and screening structures – Rule 15.134.3.34 f. Water supply for fire fighting – Rule 15.134.3.8
RD2	a. Outside the Central City, activities listed in: i. Rule 15.56.1.1 P2 - P7, P10 and P21 that do not meet one or more of the activity specific standards; and ii. Rule 15.56.1.1 P19 that do not meet one or more of activity specific standards a(i), a(iii), a(v)-(viii). b. Any application arising from this rule shall not be limited or publicly notified <u>other than for any breach of standards P19 (ix) and (x), which must not be publicly notified.</u>	a. For Rule 15.56.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.134.2.1. b. For Rule 15.56.1.1 P19 – Activity at ground floor level – Rule 15.134.2.2 c. For Rule 15.56.1.1 P19 – Residential activity – Rule 15.134.2.3 d. For Rule 15.56.1.1 P19 in the Commercial Local Zone Neighbourhood Centre Zone at Highfield - Residential activities in the Commercial Local Zone Neighbourhood Centre Zone at Highfield – Rule 15.134.4.6.2. e. For Rule 15.56.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.134.4.6.1. f. <u>Glazing</u> – Rule 15.14.3.376 g. <u>Outlook spaces</u> – Rule 15.14.3.387

	Activity	The Council's discretion shall be limited to the following matters:
RD3	Any new building or addition to a building for any permitted activity listed in Rule 15.56.1.1 P2 to P24 in the ~~Commercial~~ Local Zone-Neighbourhood Centre Zone at Redmund Spur.	a. Urban design – Rule 15.134.1
RD4	a. Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.56.1.1 P19(b). b. Any application arising from activity specific standard (b) of Rule 15.56.1.1 P19 shall not be limited or publicly notified other than for any breach of standards (ix) and (x), which must not be publicly notified.	a. Residential activity - Rule 15.134.2.3 (a)-(e) and g. b. Glazing – Rule 15.14.3.376 c. Outlook spaces – Rule 15.14.3.387
RD5	a. <u>The erection of new buildings and alterations or additions to existing buildings in the Central City including all accessory buildings, fences and walls associated with the development, that results in four or more residential units.</u> b. <u>Any application arising from this rule shall not be limited or publicly notified.</u>	a. <u>Residential Design Principles – 14A.11.1</u>
RD6	a. <u>The erection of new buildings and alterations or additions to existing buildings in the Central City including all accessory buildings, for an activity listed in Rule 15.6.1.1 P1</u>	a. <u>Urban design in the City Centre and Central City Mixed Use Zones – Rule 15.14.2.6</u>

	Activity	The Council's discretion shall be limited to the following matters:
	<u>to P25, of 12 metres or more in height.</u>	

15.56.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	In the Central City , activities listed in Rule 15.56.1.1 P1 to P24 that do not meet Rule 15.56.2.1 (a)(i)

15.56.1.5 Non-complying activities

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

	Activity
NC1	Outside the Central City , any residential activity or visitor accommodation that does not meet Rules 15.56.1.1 P11a. or P19(a)(iv).
NC2	Sensitive activity within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC3	a. Sensitive activities i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Buildings on greenfield sites: i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. c. Buildings, other than those in (b) above: i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support

	Activity
	structure. d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation. e. Any application arising from Rule NC3(a)-(d) shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator. Advice note: 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.
NC4	In the Central City , activities listed in Rule 15.56.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards.

15.56.1.6 Prohibited activities

There are no prohibited activities.

15.56.2 Built form standards – ~~Commercial Local~~ **Neighbourhood Centre Zone**

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

Stormwater.Approvals@ccc.govt.nz.

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

15.56.2.1 Maximum building height

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

	Applicable to	Standard
i.	All sites unless specified below	~~8~~ 14 metres
ii.	2 Carrs Road, Awatea	11 metres
ii.	<u>For sites within the Central City located:</u> a. <u>To the east of Barbadoes Street</u> b. <u>To the west of Barbadoes Street</u>	20m 32m

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

15.56.2.2 Building setback from road boundaries

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

	Standard
i.	A. Outside the Central City, on sites with a road frontage, all buildings shall: i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres; ii. provide pedestrian access directly from the road boundary; iii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. B. This rule shall not apply to service stations, drive-through services and emergency service facilities.
ii.	In the Central City, all buildings shall be set back 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.

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

15.56.2.3 Minimum building setback from residential zones

- a. The minimum **building setback** for all **buildings** within **sites** which share an internal **boundary** with a residential zone shall be 3 metres.
- b. In the **Central City**, no **setback** is required where there is a shared wall with a **building** within a residential zone.
- c. Outside the **Central City**, any application arising from this rule shall not be publicly notified.

15.56.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14 **A.12-16.2** diagram D from points 4.0 metres above ground level along all **boundaries**. Where the **boundary** forms part of a legal right of way, **entrance strip**, access site, or pedestrian access way, the **height in relation to boundary** applies from the farthest **boundary** of that legal right of way, **entrance strip**, access site, or pedestrian access way. ~~contained by a 60° recession plane measured from any point 2.3 4m above the site boundary in accordance with the diagrams in Appendix 15.15.9.~~
- b. For any part of a **building** above 12 metres in height, the recession plane under a. shall apply, unless that part of the **building** above 12 metres in height is set back from the relevant **boundary** as set out below:
- i. **northern boundary: 6 metres;**
 - ii. **southern boundary: 8 metres; and**
 - iii. **eastern and western boundaries: 7 metres**
- where the **boundary** orientation is as identified in Appendix 14 **A.12-15.2** Diagram **DG**, in which case there shall be no recession plane requirement for that part of the **building** above 12 metres in height.
- b. In the **Central City**, the level of **site boundaries** shall be measured from filled **ground level**, except where the **site** on the other side of the internal **boundary** is at a lower level, then that lower level shall be adopted.
- ~~c. This clause has been deleted.~~
- ~~d. Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.~~
- ~~ec.~~ Outside the **Central City**, any application arising from this rule shall not be publicly notified.
- ~~fd.~~ In the **Central City**, any application arising from this rule shall not be limited or publicly notified.

Advice note.

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

15.56.2.5 Outdoor storage areas

	Standard
a.	Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.
b.	In the Central City: i. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; ii. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall not be located within the setback specified in Rule 15.56.2.2.
c.	Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

15.56.2.6 Landscaping and trees

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

	Standard
i.	Outside the Central City: A. On sites with an internal boundary with a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. B. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
ii.	In the Central City: A. Where a site adjoins a residential zone or Avon River Precinct (Te Papa Ōtākaro) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and

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

15.56.2.7 Water supply for fire fighting

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

15.56.2.8 Minimum building setback from railway corridor outside the Central City

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

15.56.2.9 Fencing and screening structures in the Central City

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

Advice notes:

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

~~15.5.2.10~~ 15.6.2.10 Vehicle access

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

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

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

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

15.56.3.1.1 Permitted activities

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

	Activity	Activity specific standards
P1	Any activity or building.	Compliance with: a. All the following key structuring elements on the ~~Commercial Local~~ Neighbourhood Centre Zone (St Albans) Development Plan (see Appendix 15.15.5), being: i. Public access and circulation within ~~Commercial Local~~ Neighbourhood Centre Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone.

15.56.3.1.2 Controlled activities

There are no controlled activities.

15.56.3.1.3 Restricted discretionary activities

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

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

15.56.3.1.4 Discretionary activities

There are no discretionary activities.

15.56.3.1.5 Non-complying activities

There are no non-complying activities.

15.56.3.1.6 Prohibited activities

There are no prohibited activities.

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

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

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

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

	Standard
i.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the ~~Commercial Local~~ <u>Neighbourhood Centre Zone (St Albans)</u> Development Plan (see Appendix 15.15.5); and
	i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; and ii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

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