

# Appendix 1

Updated July 2013



## Amendments to Christchurch City Council's District Plan

**Published in July 2012,  
updated in July 2013 by**

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**Citation**

Canterbury Earthquake Recovery Authority (2012). *Amendments to Christchurch City Council's District Plan*. Christchurch: Canterbury Earthquake Recovery Authority

**ISBNs**

978-0-478-39712-3 (Print)  
978-0-478-39713-0 (Online)



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# Introduction

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Pursuant to section 24 of the Canterbury Earthquake Recovery Act 2011 (“CER Act”), the Christchurch Central Recovery Plan has directed the inclusion and removal of specific objectives, policies, rules and other methods in Christchurch City Council’s District Plan (also referred to as the “City Plan”).

Section 24 does not entitle a Recovery Plan to direct amendment of descriptions, explanatory guidance and statements, reasons, anticipated outcomes, implementation and/or monitoring provisions. As such, these matters are not included within the amendments directed.

The amendments are to be made by Christchurch City Council as soon as practicable without the use of Schedule 1 of the Resource Management Act 1991 or any other formal public process.

Christchurch City Council may make any consequential amendments that are required to give effect to this Appendix 1 of the Christchurch Central Recovery Plan such as replace all references to the “Central City Zone” with “Central City Business Zone” and undertake necessary renumbering.

From the time of notification of the Recovery Plan in the *Gazette*, applications for resource consents, notices of requirement, or variations to a Resource Management Act document must be determined in a manner not inconsistent with the Recovery Plan. Pursuant to section 23, this applies whether or not the application was lodged before or after the gazetting of the Recovery Plan.

Where amendments to Christchurch City Council’s District Plan have been directed by the Recovery Plan under section 24 it is noted that only the Minister for Canterbury Earthquake Recovery can request a change or variation to such provisions (section 24(5)). For this reason any amendments made under this provision will be required to be identified in the District Plan by way of font, colour or other distinguishing format.

## Understanding the changes

The changes to the District Plan are varied. In some instances it has been necessary to replace entire provisions with new provisions (for example the inclusion of new Central City Business and Central City Mixed Use Zones). In other instances, changes have been able to be made to individual words or parts of existing provisions (for example in the Living Zones). In each instance the proposed deletions are shown in **strike through and bold**, while the new provisions are in **underline and bold**. Text before a changed provision and text after a changed provision is indicated by the use of “(...)”. Instructions to add understanding of what is to be amended are included in a text box.

Further clarity and understanding of the changes can be gained by reviewing the **Statutory Direction to Amend District Plan** Chapter of the Christchurch Central Recovery Plan. This provides an overview of the changes made together with the rationale for such changes.

Every effort has been made to ensure that the changes specified in the Christchurch Central Recovery Plan give the reader a full and fair understanding of the exact change proposed. For this reason, substantive changes have generally been shown in context, whereas consequential changes have generally been summarised and grouped. It should be noted, however, that given the complexity of the changes proposed to the existing District Plan, readers are encouraged to view these amendments alongside the District Plan, which is available online under the title “City Plan”.



# Central City Business Zone

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## **City Plan Volumes 2 and 3 Business Objectives, Policies and Central City Business Zone Rules**

Relocate Policy 12.2.1 to Volume 2 Section 7 as Policy 7.9.9 (in accordance with Volume 2 Section 7 changes) of the City Plan.

Delete Objective 12.2 and Policies 12.2.2 – 12.2.8 of Volume 2 Section 12 of the City Plan (including the deletion of the diagrams titled 'Central City Concept Plan' and 'Central City Retailing'), and insert new Objective 12.2 and Policies 12.2.1 – 12.2.4 as follows:

### **Objective 12.2: Role of the Central City**

**To restore and enhance the Central City as Christchurch's principal focus for a diversity of business, accommodation, community and cultural activities, while managing adverse effects arising from the intended mix of activities.**

#### **POLICY 12.2.1:**

**Provide for a wide range of activities in an area where the greatest concentration and scale of built development is intended to occur.**

#### **POLICY 12.2.2:**

**Create a consolidated Central City Business Zone promoting benefits to businesses through proximity to a diverse mix of activities, and which provides for a vibrant and active place for residents, workers and visitors.**

#### **POLICY 12.2.3:**

**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:**

- **requiring urban design assessment within the Core of the Central City Business Zone;**
- **prescribing setback requirements at the boundary with any adjoining Living Zone;**
- **ensuring protection of sunlight and outlook for adjoining Living Zones;**
- **setting fencing and screening requirements;**
- **identifying entertainment and hospitality precincts and associated noise controls for these areas;**
- **protecting the efficiency and safety of the adjacent transport networks.**

#### **POLICY 12.2.4:**

**Encourage the intensification of residential activity within the Central City Business Zone by enabling residential development with an appropriate level of amenity by including:**

- **provision for outdoor living space and service areas;**
- **screening of outdoor storage and service areas;**
- **separation of balconies or habitable spaces from internal site boundaries;**

- 
- **prescribed minimum unit sizes;**
  - **internal noise protection standards.**

Delete Objective 12.3 and Policies 12.3.1 – 12.3.4 of Volume 2 Section 12 of the City Plan. Insert new Objective 12.3 and Policies 12.3.1 – 12.3.4 as follows:

## **Objective 12.3: Efficiency and Viability**

**To enable the efficient use and continued viability of the physical resources of the Central City, and promote the economic success and vitality of the area.**

### **POLICY 12.3.1:**

**Ensure that retail and commercial activity maintains a primary function underpinning the vitality and viability of the Central City, by:**

- **limiting the extent to which retail, offices and other commercial activities can occur within the Central City in areas outside of the Central City Business Zone;**
- **designating key anchor projects within and around the Central City Business Zone, comprising the Convention Centre Precinct, Stadium, Metro Sports Facility, Bus Interchange, Performing Arts Precinct, Justice and Emergency Services, Central Library, Residential Demonstration Project and The Frame in conjunction with other key anchor projects - Papa o Ōtākaro/ Avon River Precinct, The Square and memorials.**

### **POLICY 12.3.2:**

**Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:**

- **identifying a primary area within which pedestrian orientated activity must front the street;**
- **requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, sunlight admission, and the location of car parking;**
- **establishing a slow street traffic environment;**
- **ensuring high quality public space design and amenity.**

### **POLICY 12.3.3:**

**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.**

### **POLICY 12.3.4:**

**Encourage a built form where the usability and adaptability of buildings are enhanced by:**

- **enabling taller buildings;**
- **setting minimum ground floor heights;**
- **setting a minimum number of floors;**
- **prescribing minimum residential unit sizes.**



Delete Objective 12.4 and Policies 12.4.1 – 12.4.9 of Volume 2 Section 4 of the City Plan. Insert new Objective 12.4 and Policies 12.4.1 – 12.4.2 as follows:

## **Objective 12.4: Distinctiveness and Sense of Place**

**To develop, protect, restore or enhance characteristics, features and areas within the Central City that contribute to the identity, distinctiveness and sense of place of Christchurch.**

### **POLICY 12.4.1:**

**Designate The Frame to assist in defining the northern, eastern and southern extent of the Core of the Central City, accommodating parklands to the east, extending the river edge to the north and facilitating campus style precinct development to the south while also:**

- **attracting people and enhancing the city’s distinctive identity;**
- **reducing the surplus developable land supply and adding value to adjacent land;**
- **assisting to separate development in the core from large scale anchor projects;**
- **providing leisure opportunity, and an alternative cycling and walking network;**
- **improving legibility and orientation within the city’s flat landscape.**

### **POLICY 12.4.2:**

**Restore and enhance established and important public open spaces including:**

- **Papa o Ōtākaro/Avon River Precinct as a people and cycle focused river edge;**
- **The Square as a greener, high quality civic space;**
- **fundamental elements and underlying patterns to the Central City including the grid street pattern with intersecting and bisecting diagonal streets and the city squares and open spaces (e.g. Latimer and Cranmer Squares).**

Delete the diagrams titled “the Amenity Links”, “Central City Urban Form” and “Central City – Shape and Form Framework” from Volume 2 Section 12 of the City Plan.

Delete Rules 2.0, 2.1, 2.1.1, 2.1.2, 2.2, 2.2.1 – 2.2.5 inclusive and 2.3.1 – 2.3.3 inclusive, and insert new Rules 2.1 – 2.1.4, 2.2.1 – 2.2.17, 2.3.1 – 2.3.2 and 2.4 – 2.4.1 in Volume 3 Part 3 of the City Plan as follows:

## **2.1 Activity Status: Central City Business Zone**

### **2.1.1 PERMITTED ACTIVITIES**

- (a) **The following activities shall be Permitted Activities, provided they comply with all of the relevant development, community and critical standards, and the city wide standards:**

- Retail activity (excluding trade suppliers, yard based suppliers, service stations);
- Commercial services;
- Place of entertainment;
- Recreation activity;
- Gymnasium;
- Community facility<sup>1</sup>;
- Education activity;
- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Office;
- Residential activity;
- Travellers' accommodation and Hotels.

### **2.1.2 RESTRICTED DISCRETIONARY ACTIVITIES**

**Any activity that does not comply with any one or more of the development standards under Clause 2.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).**

**Resource consent applications in relation to non-compliance with any Development Standards shall not be publicly or limited notified.**

### **2.1.3 DISCRETIONARY ACTIVITIES**

**Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:**

- (i) Any other activity, which is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

### **2.1.4 NON-COMPLYING ACTIVITIES**

**Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a non-complying activity.**

**Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone Rules.**

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<sup>1</sup>*For the purposes of the Central City Business Zone, Community Facility means "the use of land and buildings by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons."*

## **2.2 Development Standards Central City Business Zone**

### **2.2.1 BUILDING SETBACK AND CONTINUITY**

- (a) On sites in the area identified as the Core on Central City Planning Map 1, buildings shall be built:
- (i) Up to a road boundary, except that where the lot fronts more than one road boundary, buildings shall be built up to all road boundaries of the lot; and
  - (ii) Across 100% of the width of a lot where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.
- (b) On sites outside the area identified as the Core on Central City Planning Map 1, buildings shall be built:
- (i) Up to a road boundary, except that where the lot fronts more than one road boundary, buildings shall be built up to all road boundaries of the lot; and
  - (ii) Across a minimum of 65% of the width of a lot where it abuts all road boundaries (excluding access ways and service lanes)

This Rule applies to the ground and first floor of buildings only.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which buildings are of sufficient height to enclose the street taking into account the scale of surrounding buildings;
- (b) The extent to which buildings are already aligned with the street frontage in the vicinity of the site, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings;
- (c) Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space;
- (d) The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage;
- (e) The principles of Crime Prevention Through Environmental Design (CPTED).

### **2.2.2 URBAN DESIGN**

Within the Core as identified on Central City Planning Map1;

- the erection of any new buildings;
- the external alteration to any existing buildings; or
- the use of any part of a site not undertaken in a building;

which is visible from a public space, shall be a restricted discretionary activity.

Except that:

- (i) this Rule shall not apply to demolition, repairs, maintenance and seismic, fire and access building code upgrades; and
- (ii) this Rule shall not apply where any building within the Core is a listed heritage item building, place or object, or is proposed on or adjoining a site containing a listed heritage building, place or object, in which case the applicable rules in Clause 1, Part 10 shall apply.

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**Note: if the new building is within the Core and adjoins a listed heritage item Rule 1.3.3 in Clause 1, Part 10 may apply.**

**Resource consent applications in accordance with this Rule will only be assessed against the following matters:**

**The extent to which the building or use:**

- (a) Recognises and reinforces the context of a site, having regard to the identified urban form for the Central City, the grid and diagonal street pattern, cultural elements and public open spaces;**
- (b) Promotes active engagement with the street, community safety, human scale and visual interest;**
- (c) Takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;**
- (d) Is designed to emphasise the street corner (if on a corner site);**
- (e) Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and**
- (f) Incorporates landscaping or other means to provide for increased amenity, shade and weather protection.**

### ***2.2.3 OUTLINE DEVELOPMENT PLAN APPROVAL – CENTRAL CITY RETAIL PRECINCT***

**Where a resource consent application for an Outline Development Plan has been submitted to the Council for a contiguous area of not less than 7500m<sup>2</sup> within the Central City Retail Precinct, the approval of the Outline Development Plan shall be a restricted discretionary activity.**

**Except that:**

**For the triangular block bounded by High, Cashel and Colombo Streets, the 7500m<sup>2</sup> limit shall not apply, and for this block one Outline Development Plan covering the entire block shall be submitted.**

**Note: For the purposes of this Rule Central City Retail Precinct means the area bordered by Oxford Terrace, Lichfield, High and Hereford Streets. An Outline Development Plan can straddle Colombo and Cashel Streets within the Retail Precinct but the legal street will not be included in the size measurement.**

**Resource consent applications for Outline Development Plans will only be assessed against the extent to which the Outline Development Plan achieves or is likely to achieve the following matters:**

- (a) The extent to which the Outline Development Plan achieves north/south pedestrian connections through the street block, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible through block connectivity;**
- (b) The manner in which car parking, access and servicing arrangements are integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;**
- (c) The extent and location of publicly accessible open space provided within the area covered by Outline Development Plan;**
- (d) The extent to which natural light and ventilation within internal spaces and to public open space is provided;**
- (e) The extent to which the Assessment Matters set out under Rule 2.2.2 are met; and**
- (f) The interrelationship with any approved Outline Development Plan the same and/or adjoining land.**

**If a resource consent application is for an Outline Development Plan for a contiguous area which is**

- (i) less than 7500m<sup>2</sup> or**
- (ii) covers only part of the triangular block**

**a smaller Outline Development Plan will only be approved if it will still achieve the matters listed above.**

## **2.2.4 OUTLINE DEVELOPMENT PLAN COMPLIANCE – CENTRAL CITY RETAIL PRECINCT**

**Where a site is contained within an area covered by an approved Outline Development Plan in accordance with Rule 2.2.3, any new building shall demonstrate compliance with the Outline Development Plan.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:**

- (a) The extent to which the proposal does not comply with any relevant Outline Development Plan but still meets the Assessment Matters contained in Rule 2.2.3.**

## **2.2.5 ACTIVE FRONTAGE**

**In the areas shown on Central City Planning Map 6 the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10m of the boundary of a road (excluding access ways and service lanes) shall be limited to retail activities, commercial services, places of entertainment, reception areas for hotels and travellers' accommodation or pedestrian entranceways for any other activity.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers;**
- (b) The visual impact of any activities not considered to form an active frontage upon the street façade of a building and street scene;**
- (c) The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced;**
- (d) The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space;**
- (e) Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.**

## **2.2.6 VERANDAS**

**In the areas shown on Central City Planning Map 6 every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians;**
- (b) The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.**

## **2.2.7 SUNLIGHT AND OUTLOOK FOR THE STREET**

**Buildings shall not project beyond a recession plane of 45° applying from the maximum road wall height and angling into the site, except that this Rule shall not apply to access ways or service lanes or to New Regent Street.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) Any effect on the sense of openness and/or the admission of sunlight to the street;**

- (b) The dominance of buildings on the street environment and the incidence of wind funnelling effects at street level.

### **2.2.8 MINIMUM NUMBER OF FLOORS**

The minimum number of floors above ground level for any building within the Core identified on Central City Planning Map 1 shall be two (2).

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites;
- (b) Maintaining continuity of built form, including in relation to adjoining properties.

### **2.2.9 MINIMUM FLOOR TO FLOOR HEIGHTS ON GROUND FLOOR**

The minimum distance between the top of the ground floor surface to the bottom of the first floor surface shall be 4.0m.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a reduced distance will preclude future alternative uses on the ground floor;
- (b) The effect of the reduced distance on the continuity of built form with adjacent properties.

### **2.2.10 LOCATION OF ONSITE CAR PARKING**

Car parking within the Core identified on Central City Planning Map 1 shall:

- (a) Be located to the rear of, on top of, within or under buildings; or
- (b) When located on the ground floor of any building, not be located within 10m of the road boundary.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity;
- (b) The extent to which any car parking and associated driveways disrupt active frontages, and pedestrian circulation and safety;
- (c) Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

### **2.2.11 FENCES AND SCREENING STRUCTURES**

Fences and other screening structures located within 4.5m of a road boundary, or between a building and the Conservation 5 Zone, shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visibly transparent on each boundary, in which case the total height shall not exceed 2m.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between properties zoned Living and Central City Business.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited

to the character of the site or area, or is appropriate to provide privacy or security;

- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Conservation Zone.

### **2.2.12 OUTDOOR SERVICE SPACE – RESIDENTIAL ACTIVITIES**

Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m<sup>2</sup> and a minimum dimension of 1.5m, except that:

- (i) An indoor area or areas with a minimum volume of 3m<sup>3</sup> may be provided in lieu of any outdoor service space; or  
 (ii) If a communal outdoor service space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service space may reduce to 3m<sup>2</sup> for each residential unit.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) If service space is reduced or is not to be provided at all, the effects of that on amenity within the site, and of adjoining sites, including public spaces;  
 (b) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service area(s).

### **2.2.13 SCREENING OF OUTDOOR STORAGE AND SERVICE AREAS / SPACES**

Any outdoor storage or service areas/spaces shall be located to the rear of the principal building on the site and shall be screened from any adjoining site by landscaping, fence, wall or a combination of not less than 1.8m high.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site;  
 (b) Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

### **2.2.14 SUNLIGHT AND OUTLOOK FOR NEIGHBOURS**

- (a) Where a site shares an internal boundary with a Living Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1 from points 2.3m above internal boundaries as though the site were zoned the same Living Zone;  
 (b) The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

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

Resource consent applications for non-compliance with these rules will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;  
 (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;  
 (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;

- 
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity.

### **2.2.15 SEPARATION FROM NEIGHBOURS**

- (a) Buildings shall be setback from the boundary of any Living Zone by a minimum of 3m, except that where there is a shared wall with a building within a Living Zone no setback is required;
- (b) For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Living Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3m of any internal boundary;
- (c) Any required building setback under (a) shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10m of boundary length capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m at the time of planting. Any trees listed in Part 3 Appendix 3 are deemed to comply with this Rule;
- (d) All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse affect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity;
- (e) Any effect on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary;
- (f) The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

### **2.2.16 MINIMUM UNIT SIZE – RESIDENTIAL ACTIVITIES**

The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

<u>Studio</u>	<u>35m<sup>2</sup></u>
<u>1 bedroom</u>	<u>45m<sup>2</sup></u>
<u>2 bedrooms</u>	<u>70m<sup>2</sup></u>
<u>3 or more bedrooms</u>	<u>90m<sup>2</sup></u>

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term



duration;

- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted;
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

### **2.2.17 OUTDOOR LIVING SPACE – RESIDENTIAL ACTIVITIES**

- (a) Each residential unit without a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space provided that:
  - (i) A minimum of 5m<sup>2</sup> of the area, with a minimum dimension of 1.5m shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and
  - (ii) The balance of the required 10m<sup>2</sup> not provided by private balconies can be provided in a communal area, with a minimum dimension of 4m, that is available for the use of all site residents.

Note: Balconies can be recessed, cantilevered or semi recessed.

- (b) Each residential unit with a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space immediately outside and accessible from an internal living area of the residential unit.

Resource consent applications for non-compliance with these rules will only be assessed against the following matter:

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

## **2.3 Community Standards for Central City Business Zone**

### **2.3.1 BUILDING HEIGHT**

The maximum height of all buildings shall be in accordance with Central City Planning Map 3, except that:

- (i) In the New Regent Street height area the maximum and minimum height shall be 8m.

### **2.3.2 MAXIMUM ROAD WALL HEIGHT**

Within the area shown on Central City Planning Map 3 as subject to a 28m height limit, the maximum road wall height shall be 21m, except that:

- (i) Where the road wall fronts the northern side of Cashel Street between Oxford Terrace and High Street the maximum road wall height shall be 17m.

## **2.4 Critical Standards for Central City Business Zone**

### **2.4.1 DEVELOPMENT PRIOR TO APPROVAL OF AN OUTLINE DEVELOPMENT PLAN – CENTRAL CITY RETAIL PRECINCT.**

On any site in the Central City Retail Precinct, development of that site prior to approval by the Council of an Outline Development Plan for that site in accordance with Rule 2.2.3 shall be a non-complying activity.

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**Note: For the purposes of this Rule Central City Retail Precinct means the area bordered by Oxford Terrace, Lichfield, High and Hereford Streets.**

Delete from Volume 3 Part 3:

- Appendix 1 Cathedral Square sunlight admission to important pedestrian areas (Part 3 Business Zones)
- Appendix 1 City Mall sunlight admission to important pedestrian areas (Part 3 Business Zones)
- Appendix 7 Central City Max Building Height West and North of Latimer Sq for New Buildings and Alterations:

Amend 4.1 Activities not defined as tertiary education and research activities Cultural 4 (Tertiary education) Zone, Volume 3 : Part 7 Cultural Zones as follows:

**4.1 ACTIVITIES NOT DEFINED AS TERTIARY EDUCATION AND RESEARCH ACTIVITIES: CULTURAL 4 (TERTIARY EDUCATION) ZONE**

Any activities not defined as tertiary education and research activities shall be subject to the following provisions:

(...)

- (iv) Christchurch Polytechnic central site: as for **Central City Zone Central City Business Zone (City south – all activities)**–

(...)

Amend Development standard: 2.2.13 On-site manoeuvring Volume 3: Part 13 Transport as follows:

**2.2.13 ON-SITE MANOEUVRING**

(...)

- (iii) Any site containing a non-residential activity that has access to a major arterial, minor arterial or collector road, **other than within the Central City Business Zone; or**

(...)

Delete sentences with references to the Central City Zone from 4.1 Parking space numbers Volume 3 Part 13 Transport.

Amend any other Rule in Volume 3 of the City Plan that refers to the Central City Zone to refer to the Central City **Business** Zone.

# Central City Mixed Use Zone

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## **City Plan Volumes 2 and 3 Business Objectives, Policies and Central City Mixed Use Zone Rules**

Delete Objective 12.5, Policy 12.5.1, and Policy 12.5.2 in Volume 2 Section 12 of the City Plan and insert the following new Objective 12.5 and Policy 12.5.1 as follows:

### **Objective 12.5: Role of the Central City Mixed Use Zone**

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

#### ***POLICY 12.5.1:***

**To enhance and revitalise the Central City Mixed Use Zone by enabling:**

- **a wide range of activities and a continuation of many of the existing business activities;**
- **residential activity to transition into this area in support of inner city residential intensification;**
- **forms of retailing that support business and other activity within the zone, are consistent with consolidating retail activity in the Central City Business Zone, or are less suited to the Central City Business Zone environment;**
- **larger format retail activity to continue in parts of the zone where that form of retailing has previously existed and/or to an extent that does not threaten the consolidation of retail activity in the Central City Business Zone;**
- **opportunities for office and commercial service activity in association with other business and residential activity, or where it is of such a small scale as to not compromise the role of the Central City Business Zone or the aim of consolidating that area of the Central City;**
- **light service industry compatible with other activities envisaged for the zone.**

Delete Objective 12.6, and Policies 12.6.1 to 12.6.3 in Volume 2 Section 12 of the City Plan and insert the following new Objective 12.6 and new Policies 12.6.1 - 12.6.3 as follows:

### **Objective 12.6: Built Form and Amenity**

**To ensure a form of built development that contributes positively to the amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living or working within or visiting the area.**

#### ***POLICY 12.6.1:***

**Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:**

- **enabling moderately tall buildings;**
- **setting a minimum ground floor height and depth;**
- **prescribing minimum residential unit sizes.**

---

**POLICY 12.6.2:**

**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, including:**

- **requiring minimum areas of landscaping and of site frontages not occupied by buildings;**
- **setting fencing and screening requirements;**
- **prescribing setback requirements at the boundary with any adjoining Living Zone;**
- **ensuring protection of sunlight and outlook for adjoining sensitive zones;**
- **protecting the efficiency and safety of the adjacent transport networks.**
- **controlling industrial activity**

**POLICY 12.6.3:**

**Provide for residential development within the Central City Mixed Use Zone in support of encouraging intensification of residential activity in the Central City, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:**

- **provision for outdoor living space and service areas;**
- **screening of outdoor storage and service areas;**
- **separation of balconies or habitable spaces from internal site boundaries;**
- **prescribed minimum unit sizes;**
- **internal noise protection standards.**

Delete Rules 2a.0, 2a.1, 2a.1.1 – 2a.2.12 inclusive and 2a.3, 2a.3.1 – 2a.3.2 inclusive, and insert new Rules 2a.1 – 2a.1.4, 2a.2 – 2a.2.10, 2a.3 – 2a.3.4

## **2a Activity Status Central City Mixed Use Zone**

### **2a.1.1 PERMITTED ACTIVITIES**

**(a) The following activities shall be Permitted Activities, provided that they comply with all of the relevant development, community and critical standards, and the city wide standards:**

- **Retail activity;**
- **Commercial services;**
- **Place of entertainment;**
- **Recreation activity;**
- **Gymnasium;**
- **Community facility<sup>2</sup>;**
- **Education activity;**

<sup>2</sup>-For the purposes of the Central City Mixed Use Zone, Community Facility means “the use of land and buildings by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons.”

- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Office;
- Residential activity;
- Travellers' accommodation and Hotels;
- Industrial activity;
- Motor Servicing facility;
- Wholesaler.

### **2a.1.2 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) Any activity that does not comply with any one or more of the development standards under Clause 2a.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).

Resource consents in relation to non-compliance with any Development Standards shall not be publicly or limited notified.

### **2a.1.3 DISCRETIONARY ACTIVITIES**

- (a) Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:
- (i) Any other activity, which is not listed as a permitted or non-complying activity;
  - (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

### **2a.1.4 NON-COMPLYING ACTIVITIES**

- (a) Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2a.3 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

## **2a.2 Development Standards Central City Mixed Use Zone**

### **2a.2.1 STREET SCENE AND LANDSCAPING**

- (a) Where buildings do not extend to the road boundary of a site, a 2m wide landscape strip, as a minimum, shall be provided along the full frontage of the site and this area shall be planted in a combination of shrubs, trees and grasses, except that for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets, a landscape strip is not required;
- (b) Trees planted to meet this Rule shall consist of one tree planted for every 10m of boundary. Trees shall be capable of reaching a minimum height at maturity of 8m and which shall not be less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this Rule;

- 
- (c) In addition, a minimum of 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscape strip required under (a) above;
  - (d) All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- (b) The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- (c) The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking or vehicle storage and loading areas;
- (d) Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving Crime Prevention Through Environmental Design (CPTED).

### **2a.2.2 BUILDING HEIGHT**

The maximum height of any building shall be in accordance with Central City Planning Map 3.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The impact on ensuring an increase in building height closer to the Core of the Central City and generally a graduation down in height out to the edges of the Central City;
- (b) The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions;
- (c) The effect of increased building height and associated floor space on the distribution of development across the Central City Business and Central City Mixed Use Zones.

### **2a.2.3 FLEXIBILITY IN BUILDING DESIGN FOR FUTURE USES**

**All buildings shall be designed so as to provide:**

- (i) A minimum distance between the top of the ground floor surface to the bottom of the first floor surface of 3m, and
- (ii) A minimum depth of 10m for a ground floor that fronts the street.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings;
- (b) Any particular aspects of a proposed activity that necessitates a different floor to floor height.

### **2a.2.4 FENCING AND SCREENING STRUCTURES**

Fences and other screening structures located within 4.5m of a road boundary, conservation or open space zone, shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visibly transparent on each boundary, in which case the total height shall not exceed 2m.

**Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between properties zoned Living and Central City Mixed Use.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- (b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or conservation, or open space zone.

### ***2a.2.5 OUTDOOR SERVICE SPACE – RESIDENTIAL ACTIVITIES***

- (a) Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m<sup>2</sup> and a minimum dimension of 1.5m, except that:
  - (i) An indoor area or areas with a minimum volume of 3m<sup>3</sup> may be provided in lieu of any outdoor service space, or
  - (ii) If a communal outdoor service space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service space may reduce to 3m<sup>2</sup> for each residential unit.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) If service space is reduced or is not to be provided at all, the effects of that on amenity within the site, and of adjoining sites, including public spaces;
- (b) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service area(s).

### ***2a.2.6 SCREENING OF OUTDOOR STORAGE AND SERVICE AREAS / SPACES***

Any outdoor storage or service areas shall be located to the rear of the principal building on the site and shall be screened from any adjoining site by landscaping, fence, wall or a combination of not less than 1.8m high.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site;
- (b) Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

### ***2a.2.7 SUNLIGHT AND OUTLOOK FOR NEIGHBOURS***

- (a) Where a site shares an internal boundary with a Living Zone, in relation to that boundary buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1 from points 2.3m above internal boundaries as though the site were zoned the same Living Zone;
- (b) Where a site in the Central City Mixed Use Zone adjoins a site in any cultural, conservation or open space zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by Diagram D in Appendix 1 to Part 2 from points 2.3m above internal boundaries adjoining those zones;
- (c) The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

**Note:** There is no recession plane requirement for sites located in the Central City Mixed Use zone that adjoin sites also zoned Central City Mixed Use or Central City Business.

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity.

**2a.2.8 SEPARATION FROM NEIGHBOURS**

- (a) Buildings shall be setback from the boundary of any Living Zone by a minimum of 3m, except that where there is a shared wall with a building within a Living Zone no setback is required;
- (b) For residential activities there shall be no minimum building setback from internal boundaries, other than from the boundary of any Living Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3m of any internal boundary;
- (c) Any required building setback under (a) shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10m of boundary length. Trees shall be capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m at the time of planting. Any trees listed in Part 3 Appendix 3 are deemed to comply with this Rule;
- (d) All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any adverse effect on the enjoyment of residential amenity within sites in adjoining Living Zones, particularly on outdoor living spaces or main living areas of residential units;
- (b) The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- (c) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse affect on the enjoyment of those properties;
- (d) The presence of any non-residential activity on sites or within any buildings in adjoining Living Zones and the sensitivity of those activities to effects on their amenity;
- (e) Any effect on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary;
- (f) The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

**2a.2.9 MINIMUM UNIT SIZE – RESIDENTIAL ACTIVITIES**

The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

<u>Studio</u>	<u>35m<sup>2</sup></u>
<u>1 Bedroom</u>	<u>45m<sup>2</sup></u>
<u>2 Bedroom</u>	<u>70m<sup>2</sup></u>
<u>3 or more Bedrooms</u>	<u>90m<sup>2</sup></u>



**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

- (a) **The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;**
- (b) **The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;**
- (c) **The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration;**
- (d) **The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted;**
- (e) **Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.**

### **2a.2.10 OUTDOOR LIVING SPACE – RESIDENTIAL ACTIVITIES**

- (a) **Each residential unit without a habitable space on the ground floor shall have 20m<sup>2</sup> of outdoor living space provided that:**
  - (i) **A minimum of 10m<sup>2</sup> of the area, with a minimum dimension of 1.5m, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and**
  - (ii) **The balance from the required 20m<sup>2</sup> not provided by private balconies can be provided in a communal area with a minimum dimension of 4m, that is available for the use of all building residents.**
- (b) **Each residential unit with a habitable space on the ground floor shall have 20m<sup>2</sup> of outdoor living space immediately outside and accessible from an internal living area of the residential unit.**

**Note: Balconies can be recessed, cantilevered or semi recessed.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:**

- (a) **The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents.**

## **2a.3 Critical Standards Central City Mixed Use Zone**

### **2a.3.1 RETAILING – OUTSIDE THE LARGE FORMAT RETAIL AREA SHOWN ON CENTRAL CITY PLANNING MAP 1**

- (a) **Retail Activity shall consist of one or more of the following:**
  - (i) **The display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m<sup>2</sup> retail floor space, whichever is the lesser;**
  - (ii) **Yard based supplier;**
  - (iii) **Trade supplier;**
  - (iv) **Second hand goods outlet;**
  - (v) **Food and beverage outlet;**
  - (vi) **Small scale general convenience stores where grocery items are offered for sale with a maximum Gross Leasable Floor Area of 250m<sup>2</sup>;**
  - (vii) **Service Station;**

**(viii) One supermarket with a maximum Gross Leasable Floor Area of 2500m<sup>2</sup> located within the Central City Mixed Use Zone block bounded by Manchester, Salisbury and Madras Streets.**

**Note: For the purposes of this Rule a supermarket is a self service retail shop primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food grocery items.**

### **2a.3.2 RETAILING – WITHIN THE LARGE FORMAT RETAIL AREA SHOWN ON CENTRAL CITY PLANNING MAP 1:**

- (a) Retail activity within the large format areas shown on Central City Planning Map 1 shall consist of one or more of the following:**
- (i) The display and sale of goods produced, processed or stored on the site and ancillary product;**
  - (ii) Yard based supplier;**
  - (iii) Trade suppliers;**
  - (iv) Second hand goods outlet;**
  - (v) Food and beverage outlet;**
  - (vi) General convenience stores where grocery items are offered for sale;**
  - (vii) Service Station;**
  - (viii) Any other retail activity, provided that the minimum Gross Leasable Floor Area for any individual retail activity tenancy is 450m<sup>2</sup>.**

### **2a.3.3 OFFICES AND COMMERCIAL SERVICES**

- (a) Offices and Commercial Services shall only be ancillary to any permitted activity located on the site; or**
- (b) Where non-ancillary office tenancies or commercial services are proposed on a site, these shall not exceed 450m<sup>2</sup> Gross Leasable Floor Area except that this limit may be exceeded where offices or commercial services form part of a mixed use development comprising residential activities, in which case the offices and commercial services collectively shall not exceed 50% of the Gross Leasable Floor Area of the overall development.**

### **2a.3.4 INDUSTRY**

- (a) Industrial activity shall comply with the following standards of Volume 3, Part II Health and Safety:**
- (i) Table 2 Category 3 Noise Standards;**
  - (ii) Glare standards for Group 2 Zones; and**
  - (iii) Hazardous Substances Standards for Group 3 Zones.**

Amend Part 9 General City Rules, 4.4 Community standards and critical standards, 4.4.2 Lines and support structures – non-complying activities as follows:

**4.4.2 LINES AND SUPPORT STRUCTURES - NON-COMPLYING ACTIVITIES**

Erecting any support structure for overhead transmission lines..., Central City **EdgeMixed Use**, Rural Hills, ...

Amend Part 9 General City Rules, 5.5 Rules: Filling and excavation on other land, Rule 5.5.4 Exemptions from these rules, Table 1 – Filling and excavation – volume and depth of material as follows:

(f) Business 2, 2P, 3, 4, 4PT and Central City **EdgeMixed Use** Zone (...)

Amend Part 10 Heritage and Amenities, 3.4 Development standards, 3.4.1 Area and number as follows:

(b) Business 1 Zone, Living 5 Zone, Central City, Central City **EdgeMixed Use** Zone and ...

Central City **EdgeMixed Use** Zone 5m

Amend Part 10 Heritage and Amenities, 3.4 Development standards, 3.4.3 Height as follows:

(b) Central City **EdgeMixed Use** Zone, Business 1, 2 and 2P Zones, Living 5 Zone,

(...)

Amend Part 10 Heritage and Amenities, 5.3 Critical standards, 5.3.1 as follows:

**5.3.1**

(...)

i. within a living, rural, Central City, Central City **EdgeMixed Use**, Business 1, 2

(...)

Amend Part 10 Heritage and Amenities, 5.6 Reasons for rules, fourth paragraph as follows:

Such structures are considered to have the greatest potential to adverse effects in zones with a high standard of amenity such as Living, Rural, Central City, Central City **EdgeMixed Use**, Business 1, 2 or 2P, Open Space, Cultural, Conservation or Special Purpose Zones.

Amend Part 11 Health and Safety, 2.3 Specific rules – Control of glare, 2.3.3 Glare standards – Group 2 Zones (including scheduled activities) as follows:

### **2.3.3 GLARE STANDARDS - GROUP 2 ZONES (INCLUDING SCHEDULED ACTIVITIES)**

Group 2 Zones include:

- Rural Quarry Zone
- **Central City Mixed Use Zone**

(...)

Amend Part 11 Health and Safety, 2.3 Specific rules – Control of glare, 2.3.4 Glare standards – Group 3 Zones as follows:

### **2.3.4 GLARE STANDARDS - GROUP 3 ZONES**

(Zones least sensitive to glare)

Group 3 Zones include:

(...)

- **Central City Edge Zone**

Amend Part 11 Health and Safety, Schedule 2 – Zone groupings for hazardous substances as follows:

Group 3 **Central City Mixed Use Zone**

Amend Part 14 Subdivision, 4.3 Critical standards – Allotment sizes and dimensions, 4.3.3 Minimum standards – Business zones as follows:

### **4.3.3 MINIMUM STANDARDS - BUSINESS ZONES**

Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, **except** as provided for in Clauses 4.3.8, 4.3.12 and 4.3.13.

<b>Zone</b>	<b>Minimum Net Area</b>
(...)	(...)
Business 3, 3B, 4, 4P, 4T, Retail Park, 5, <b>Central City Mixed Use</b>	500m <sup>2</sup>
(...)	(...)

# Conservation 5 Zone

---

Amend Rule 2.2 Volume 3, Part 5 as follows:

## 2.2 Development Standards

### 2.2.1 STREET SCENE

(...)

#### **Conservation 5**

**There shall be no setback requirement.**

### 2.2.2 HEIGHT OF BUILDINGS

The maximum height of any building shall be:

- (a) Conservation 1, 2 **and 5** Zones : 5m

(...)

### 2.2.4 SUNLIGHT AND OUTLOOK FOR NEIGHBOURS

Conservation 1, 1B, 2, 4 **and 5** Zones

(...)

Amend Rule 2.3 Volume 3, Part 5 as follows:

## 2.3 Community Standards

### 2.3.1 SITE COVERAGE

(...)

#### **(f) Conservation 5 Zone**

**The erection of any building shall be a discretionary activity except for boardwalks, bus shelters and light poles (which are permitted activities).**

**Refer also to Development Standard 5.2.4 in Part 9 General City Rules for restrictions on work within 30m of the bank of the Avon River/Ōtākaro.**

(...)

### 2.3.3 ACTIVITIES ON THE SURFACE OF WATERS

(...)

- (b) **Conservation 5 zone.** Conservation 3 Zone - Styx River (above Marshland Road), and other rivers:

Motorised craft using the surface of any river in the above zones, shall only be for emergency, safety or maintenance purposes, or in association with rowing events at Kerrs Reach (Avon River).

(...)

Amend Clause 3 Volume 3, Part 5 as follows:

### 3.0 Assessment matters for resource consents

(...)

#### 3.2.3 SITE COVERAGE

(...)

(i) Any effects on public access to or through the area, and appreciation of its values, particularly in the Conservation 3 **and 5** Zones.

(...)

**(l) In the Conservation 5 Zone, whether the proposed building or structure forms an integral part of the Papa o Ōtākaro/Avon River Precinct in which case regard will be had to any approved Park Master Plan.**

(...)

Amend the Special Purpose (Road) zone rules in Part 8 to include reference to the Conservation 5 Zone as follows:

### 1.4 Special Purpose (Road) Zone

#### 4.3 Extent of the Zone

(a) The Special Purpose (Road) Zone shall be deemed to apply to all land that is legal road, within the meaning of the Local Government Act 1974, excluding that land shown on the planning maps as Special Purpose (Pedestrian Precincts) Zone, **Conservation 5 Zone**, and land comprising the car parking associated with the Bishopdale Shopping Centre.

**Note: With regard to the Conservation 5 Zone, the large areas of legal road within this zone retain their status as legal road.**

(...)

Amend the Utilities rules in Part 9 to include reference to Conservation 5 Zone as follows:

#### 4.4.4 OTHER UTILITY STRUCTURES

(...)

(a) Where it is located in the Conservation 1, 1B, 2, 3 **or 5** Zones and exceeds a gross floor area of 5m<sup>2</sup> , or a height of 3 metres;

(...)

# Living Zones

---

Transfer Rule 4.2.15 into Rule 1.3.3 of Part 11 Volume 3

Insert new reference to "other development standards" in Rule 4.2

## Reference to other development standards

(...)

### **Control of Noise**

#### **(refer Part 11)**

(...)

Amend Rule 4.3.1 as follows:

## 4.3 Community Standards (other activities only) - Living 3, 4A, 4B and 4C Zones

### 4.3.1 SCALE OF ACTIVITY - OTHER ACTIVITIES

(...)

- (iii) in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, **(between Durham Street North and Madras Street) Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

- (c) In the Living 4A and 4B Zones no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site except in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, **(between Durham Street North and Madras Street) Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

Amend Rule 4.3.2 as follows:

### 4.3.2 SITE SIZE - OTHER ACTIVITIES

(...)

- (b) in the Living 4A, 4B and 4C Zones

(...)

- (ii) for educational, spiritual, daycare, health facilities or travellers' accommodation on sites within the Living 4A zone with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets; or**

(...)

---

Amend Rule 4.3.3 as follows:

**4.3.3 HOURS OF OPERATION - OTHER ACTIVITIES**

- (...)
- (vi) travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

**4.3.4 TRAFFIC GENERATION - OTHER ACTIVITIES**

- (a) Maximum number of vehicle trips per site shall be:

(...)

**except that**

- (...)
- for educational, spiritual, daycare, health facilities, and travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), the maximum number of vehicle trips per site shall be **200-100** per day, **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

**4.3.6 RESIDENTIAL COHERENCE - OTHER ACTIVITIES**

(...)

- (b) Living 4A and 4B Zones (except for apartment blocks greater than 3 storeys)

At least one person engaged in the activity shall reside permanently on the site except in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)



# Special Purpose (Hospital) Zone

---

Amend Volume 3 Part 8 Special Purpose (Hospital) Zone Critical Standards as follows:

## **2.5.1 HEIGHT**

The maximum height of any building shall be:

(...)

**19 14m** for:

**Former** Christchurch Women's Hospital, **except for two parcels fronting Gracefield Avenue as shown on Planning Map 39D, which shall be 8m.**

(...)



# Business 1 Zone

---

## City Plan Volumes 2 and 3 Business 1 Zone

Insert new policies 12.8.15, 12.8.16, 12.8.17 under Objective 12.8 in Volume 2 Section 12 of the City Plan as follows:

### **12.8.15 POLICY: LOCAL COMMERCIAL CENTRES IN THE CENTRAL CITY**

**Enable small scale, mixed use, commercial activities in Business 1 Zones 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 Central City Business Zone, do not establish.**

### **12.8.16 POLICY: COMMUNITY FACILITIES IN CENTRAL CITY LOCAL COMMERCIAL CENTRES**

**Enable the establishment of small scale community facilities, co-located with potential neighbourhood reserves, within the Business 1 Zones in the Central City.**

### **12.8.17 POLICY: RESIDENTIAL ACTIVITY IN CENTRAL CITY LOCAL COMMERCIAL CENTRES**

**Enable residential activity to establish in the Business 1 Zone in the Central City outside of a ground floor frontage area.**

Amend Rule 3.1.1 Business 1 and 2 Zones in Volume 3 Part 3 of the City Plan as follows:

### **3.1.1 BUSINESS 1 AND 2 ZONES**

(...)

- (f) Any application arising from non-compliance with the standards in Rules 3.4.12 and 3.4.13 shall not be publicly or limited notified.**

Amend Rule 3.2 Residential activities in Volume 3 Part 3 of the City Plan as follows:

## **3.2 Residential activities**

(...)

- (b) In any part of the Business 1 Zone adjoining a Living 3-~~4A, 4B or 4C~~ Zone, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall also comply with the Living Zones (Part 2) Clauses 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.**

(...)

- (d) In any part of the Business 1 Zone adjoining a Living 4A, 4B or 4C Zone located within the Central City, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall comply with the Living Zones (Part 2) Clauses 4.2.9, 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) provisions as if the site were zoned Living 4A, 4B or 4C.**

Amend Rule 3.4.2 Separation from neighbours in Volume 3 Part 3 of the City Plan as follows:

### **3.4.2 SEPARATION FROM NEIGHBOURS**

The minimum building setback from the boundary of any Living zone shall be 3 metres, **except that, for Business 1 Zones located within the Central City, where there is a shared wall with a building within a Living Zone no setback is required.**

Insert the following new Rule to Volume 3 Part 3 of the City Plan as follows:

#### **3.4.12 FENCES AND SCREENING STRUCTURES – BUSINESS 1 ZONES WITHIN THE CENTRAL CITY**

**(a) Within Business 1 Zones within the Central City, fencing and other screening structures located between any building and the road boundary or open space zone shall not exceed 1.2m in height, unless the whole of that structure is at least 50% visually transparent on each boundary;**

**(b) Within Business 1 Zones within the Central City, no screening structure shall exceed a height of 2m.**

**Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building. This Rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned Living and Business 1 Zone within the Central City.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

**(a) The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;**

**(b) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.**

Insert the following new Rule to Volume 3 Part 3 of the City Plan as follows:

#### **3.4.13 GROUND FLOOR RESIDENTIAL ACTIVITIES – BUSINESS 1 ZONES WITHIN THE CENTRAL CITY**

**Within Business 1 Zones within the Central City, residential activity shall not be established in the first 10m depth of ground floor that fronts the street.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:**

**(a) The effect on the pattern of adjacent activities and the continuity of the shopping frontage;**

**(b) Any adverse effects on pedestrians and street life;**

**(c) The visual impact of any residential activity upon the street façade of a building and street scene.**

Amend Rule 3.5.2 Site density in Volume 3 part 3 of the City plan as follows:

### **3.5.2 SITE DENSITY**

Maximum plot ratio per site shall be:

Business 1 Zone <b>(excluding Business 1 Zones within the Central City)</b>	1.0
Business 2 Zone	2.0

---

Insert the following new Rule into Volume 3 part 3 of the City plan as follows:

**3.6.2 GROSS LEASABLE FLOOR AREA – BUSINESS 1 ZONES WITHIN THE CENTRAL CITY**

**Within Business 1 Zones within the Central City, the maximum size of any single tenancy shall be 250m<sup>2</sup> of Gross Leasable Floor Area.**



# Cultural Zone 1

---

Amend Rule 2.3.1 in Volume 3, Part 7 as follows:

## **2.3.1 RETAIL ACTIVITIES**

(a) Cultural 1 Zone

(...)

(ii) The maximum indoor or outdoor site area to be occupied by any individual retail activity **at the Museum or Art Gallery** shall be 200m<sup>2</sup>.

**(iii) The maximum indoor or outdoor site area to be occupied by any individual retail activity at the Arts Centre shall be 300m<sup>2</sup>.**

(...)

Amend Rule 2.3.2 in Volume 3, Part 7 as follows:

## **2.3.2 COMMERCIAL SERVICES AND OFFICES**

(a) Cultural 1 Zone (Arts Centre, ~~Peterborough Centre, Cranmer Centre Sites~~ only).

Any single commercial service or office (and therefore excluding restaurants or licenced premises) shall not occupy more than **75 150m<sup>2</sup>** of net floor area, except where related to arts, cultural, spiritual, educational or recreational activities.

(...)





# Cultural Zone 3

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Add new school site to Part 7 Clause 3.6.1 List of schools

## 3.6.1 SECONDARY OR COMPOSITE

Column A	Location	Map	Column B
(...)			
<b>Former Christchurch Girls' High School (also known as the Cranmer Centre)</b>	<b>Montreal Street, City</b>	<b>Map 39C</b>	<b>Living 4C</b>



# Temporary Activities

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Amend Part 9, Volume 3 Rule 2.2.2 as follows:

## Temporary buildings and activities provisions

### **2.2.2 DEVELOPMENT STANDARD**

Notwithstanding anything to the contrary in this Plan, the following shall be permitted activities in any zone **except those zones located in the Central City.**

(...)

Insert new Part 9, Volume 3, Rule 2.2.3 as follows:

### **2.2.3 DEVELOPMENT STANDARD**

**Notwithstanding anything to the contrary in this Plan, and except as set out in Clause 2.2.4, the following shall be permitted activities in any zone in the Central City:**

- (a) Temporary buildings ancillary to a building or construction project, provided that any such building does not exceed 40m<sup>2</sup> in area, or remain on the site for longer than the duration of the project;**
- (b) Any temporary event or public meeting, including associated parking and ancillary buildings and structures, provided that such activities shall not operate from a site for more than four consecutive weeks and buildings shall not remain on the site any longer than eight weeks.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the matters contained in Clause 2.2.5.**

Insert new Part 9, Volume 3, Rule 2.2.4 as follows:

### **2.2.4 DEVELOPMENT STANDARD**

**Notwithstanding anything to the contrary in this Plan, and except as set out in Clause 2.2.3, the following shall be permitted activities in any zone in the Central City, except the Living 4A, 4B, 4C and 5 and Cultural 3 zones:**

- (a) On any vacant site any temporary activity or event (except Temporary Car Parks for Earthquake Recovery which are controlled by Part 13, Clause 2.4.16) and/or building, public artwork, or recreational facility shall be permitted, provided that any such temporary activity, event, building, facility or item shall not remain on the site beyond 18 April 2016;**
- (b) Any temporary outdoor advertising which is for the purposes of providing information about the rebuilding or recovery work occurring on a site, provided that any such advertising shall not remain on the site beyond 18 April 2016.**

**Resource consent applications for non-compliance with this Rule will only be assessed against the matters contained in Clause 2.2.5.**

**Note: Council will monitor activities established by Clause 2.2.4(a) and (b) 12 months prior to the expiry of the temporary period to ensure that landowners are aware that the activity shall cease and where necessary buildings and signage are to be removed or a resource consent will be required.**

**For the avoidance of doubt this Rule shall not apply beyond 18 April 2016.**

**For temporary activities and buildings in the Living 4A, 4B, 4C and 5 and Cultural 3 zone, the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 applies.**

Amend Part 9 Volume 3 Rule 2.2.3 as follows:

**2.2.35 ASSESSMENT MATTERS FOR RESOURCE CONSENTS**

**Assessment matters**

(...)

- (e) Any adverse visual effects on any significant open space caused by the external appearance of buildings;**
- (f) The extent to which the continuation of the temporary activity or building beyond 18 April 2016 compromises the long term recovery of the Central City.**

# Transport Provisions

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## 3.5 Transport and Parking Rules

### 3.5.1 CHANGES TO VOLUME 2

Delete all of Policy 7.2.7 - Central City Access from Volume 2, Section 7.  
Amend Policy 7.6.1 in Volume 2, Section 7 as follows:

#### 7.6.1 **POLICY: PARKING REQUIREMENTS OUTSIDE THE CENTRAL CITY**

To set minimum parking requirements for each activity and location, **outside the Central City**, based on parking demand for each landuse, while not necessarily accommodating peak requirements.

Amend Policy 7.6.2 as follows:

#### 7.6.2 **POLICY: CASH IN LIEU OUTSIDE THE CENTRAL CITY**

To make provision for a cash contribution in lieu of parking.

Amend Policy 7.6.8 as follows:

7.6.8 To ensure that car parking areas in association with non-residential developments are easily accessible and, **for locations outside the Central City**, their location is obvious from the street.

Insert New Transport Objective 7.9 in Volume 2, Section 7 as follows:

## **7.9 - Central City Transport Objective**

**An accessible Central City for all people no matter how they choose to travel.**

Insert new Policies 7.9.1 – 7.9.7 in Volume 2, Section 7 as follows:

#### 7.9.1 **POLICY: TRANSPORT ENVIRONMENTS WITHIN THE CENTRAL CITY**

**To provide for the interim management of the road network in the Central City by way of a differentiated network which recognises how the different transportation environments accommodate different modes of travel (Inner Core, Outer Core, Distributor, Avenue<sup>3</sup>),**

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<sup>3</sup>*For the purposes of the Central City, Avenues are the highest order roads predominantly accommodating vehicular traffic that does not have an origin or destination within the Central City. Distributor Streets are the second highest order link types in the Central City and form key movement corridors into the Central City from surrounding areas. Outer Core Streets are the third highest order roads, which function almost entirely to provide property access but where pedestrians will be given a high priority. Inner Core Streets will prioritise people ahead of vehicular traffic, although vehicle access will not be prohibited. These streets may be designed to provide an environment where people can safely mix with vehicular traffic so that the street becomes a shared space.*

---

### **7.9.2 POLICY: WALKING AND CYCLING IN THE CENTRAL CITY**

To encourage walking and cycling within the Central City, by:

- **developing comprehensive networks of pedestrian and cycle linkages that are appropriately sized, direct, legible, prioritised, safe, comfortable, have high amenity and are free from encroachment;**
- **encouraging developments to maintain active frontages within a primary area of the Core of the Central City Business Zone;**
- **providing an appropriate level of cycle parking;**
- **ensuring access for the mobility impaired.**

### **7.9.3 POLICY: PUBLIC TRANSPORT IN THE CENTRAL CITY**

To promote the use of public transport to and within the Central City.

### **7.9.4 POLICY: PARKING PROVIDED BY ACTIVITIES IN THE CENTRAL CITY**

**To enable activities to provide vehicle and cycle parking, and loading facilities, to support the recovery of the Central City while minimising any negative effects on the efficiency and safety of the transportation networks of all road users.**

### **7.9.5 POLICY: COMMERCIAL CAR PARKING BUILDINGS AND LOTS WITHIN THE CENTRAL CITY**

To manage the development of Commercial Car Parking Buildings and Lots so that they:

- **support the recovery of the Central City;**
- **are easily accessible for businesses in the Central City;**
- **minimise any negative effects on the efficiency and safety of the transportation networks of all users;**
- **protect the amenity of the Central City;**
- **reduce the need for activities to provide their own on-site parking.**

### **7.9.6 POLICY: TEMPORARY CAR PARKING FOR EARTHQUAKE RECOVERY WITHIN THE CENTRAL CITY**

**To allow for temporarily vacant sites to be used for car parking during the Central City recovery period to 18 April 2016.**

### **7.9.7 POLICY: CENTRAL CITY LANES**

**To encourage the formation of new lanes and upgrading of existing lanes, where appropriate, to provide for walking and cycling linkages and public spaces.**

Delete Policy 12.2.1 in Volume 2, Section 12. Insert new Policy 7.9.8 in Volume 2 Section 7 as follows:

### **7.9.8 POLICY: CENTRAL CITY CORE**

**Establish a people focussed and slow vehicle Inner Core in the heart of the Central City which provides safe and effective access and movement for all forms of transport.**

Delete all of Objective 12.3 in Volume 2, Section 12 and its related Policies and renumber.

Insert a new sentence in Volume 3 Part 8, Section 4.2 as follows:

## 4.2 Status of buildings extending over the Road Zone

(...)

**Transport related structures within the Special Purpose (Road) Zone in the Central City are a permitted activity.**

Insert a new Clause in Volume 3 Part 8 Section 4.4.1 as follows:

(...)

**(d) Clauses 4.5.1 - 4.5.5 (Special Purpose (Road) Zone) do not apply within the Central City.**

(...)

Insert new Clause in Volume 3 Part 8 Section 4.5 as follows:

### **4.5.6 ROAD CROSS SECTIONS - ALL ZONES WITHIN THE CENTRAL CITY**

**Any construction or reconstruction of a roadway in the Central City shall provide footpaths on both sides of the road, unless the legal width of the road is less than 10m or the road is designed as a shared space street or is a Central City lane<sup>4</sup>.**

Insert new sentences in Volume 3 Part 8 Appendix 3 as follows:

**For Central City roads, apply the Transport Environments shown in Appendix 4b, as the road hierarchy shown in Appendix 3 does not apply. As the Moorhouse, Fitzgerald, Bealey, Harper and Deans Avenues form the boundary of the Central City, these roads have a dual classification of 'Avenue' and 'Major Arterial'. For accesses on the Central City side of these roads, use the 'Avenue' standards and for the accesses on the other side of these roads, the 'Major Arterial' standards apply.**

Insert new sentences in Volume 3 Part 8 Appendix 4 as follows:

**For Central City roads, apply the Transport Environments shown in Appendix 4b, as the road hierarchy shown in Appendix 4 does not apply. As the Moorhouse, Fitzgerald, Bealey, Harper and Deans Avenues form the boundary of the Central City, these roads have a dual classification of 'Avenue' and 'Major Arterial'. For accesses on the Central City side of these roads, use the 'Avenue' standards and for the accesses on the other side of these roads, the 'Major Arterial' standards apply.**

Insert new sentence in Volume 3, Part 8 Appendix 4a as follows:

**This map does not apply to roads within the Central City.**

<sup>4</sup>*For the purposes of the Central City, a Central City Lane is a narrow road in the Central City which is laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing access and which provides a high level of amenity for pedestrians. A Shared Street is a street where there is no delineation between traffic lanes or any areas for walking and cycling, and is designed so that vehicles and people walking or cycling can safely mix in the same physical space.*

Insert new Central City Map 4 as Appendix 4b in Volume 3 Part 8.

**Appendix 4b - Map of Central City Transport Environments**

Amend Clause 12.5.1 in Volume 3 Part 8 as follows:

**12.5.1 SCALE OF BUILDING AND HEIGHT**

(...)

(f) The scale of the building in relation to other buildings, including ~~the Christchurch Cathedral and~~ those in adjoining zones.

(...)

Amend Clause 13.4 in Volume 3 Part 8 as follows:

**13.4 Special Purpose (Pedestrian Precincts) Zone**

This zone has been specifically identified as distinct from the road zone for two specific reasons:

- it contains an open spaces of major importance to ~~the city~~ **New Brighton** and its identity;
- it contains land which although “legal road” is dominated by pedestrian movements, rather than vehicular traffic.

**The zone also includes Christchurch Cathedral and its surrounds which is private land.**

(...)

Land in the zone may be subject to occasional pressures for buildings, and accordingly a rule has been incorporated to enable any buildings (except small structures) to be subject to public scrutiny through a resource consent process. ~~This also complements rules in the plan relating to special amenity areas, which have rules which specifically relate to building design and siting adjoining parts of the Special Purpose (Pedestrian Precincts) Zone.~~ While the Council exercises “ownership” control over ~~most the~~ land in the zone, it is important that any buildings, albeit for specific public use, be carefully designed and located to enhance the zone. ~~the amenities of these vitally important city spaces and public access to them.~~

Insert new sentences in Volume 3 Part 13 Clause 2.1.1 as follows:

- (a) Any activity which complies with:
- all of the development standards under Clauses 2.2 ~~and~~ 2.3, and 2.4,
  - community standard Clause 2.5.1, and
  - the critical standard under Clause 2.6

shall be a permitted activity.

(b) Any activity which does not comply with any one or more of the development standards under Clauses 2.2, ~~or~~ 2.3 ~~or~~ 2.4, **but complies with the community standard under Clause 2.5.1 and the critical standard under Clause 2.6**, shall be a discretionary activity with the exercise of the Council’s discretion limited to the matter(s) subject to that standard.

(c) **Any activity that does not comply with community standard Clause 2.5.1, but complies with the critical standard under Clause 2.6, shall be a discretionary activity.**



**(d) Any activity which does not comply with the critical standard under Clause 2.6 shall be a non-complying activity.**

~~(c-e)~~ Clarification of categories of activities

The standards may also specify that an activity is controlled (development standards) with the exercise of the Council's discretion limited to the matter subject to that standard.

**(f) The development standards under Clauses 2.2 and 2.3 do not apply to activities in the Central City, except for 2.2.9, 2.2.11, 2.2.12, 2.2.15, 2.3.1, 2.3.2, 2.3.3 and 2.3.4. For the other transport standards for activities in the Central City, refer to Clauses 2.4, 2.5 and 2.6.**

Delete Table 1a, and any reference to it, in Volume 3 Part 13 Clause 2.2.1, and renumber, Table 1b as Table 1 and title "Minimum Parking Required outside the Central City".

Insert new section in Volume 3 Part 13, Section 2.4 Development Standards as follows:

## **2.4 Development standards – Parking, loading and access – All Zones within the Central City**

**Please note: Development Standards 2.2.9, 2.2.11, 2.2.12, 2.2.15, 2.3.1, 2.3.2, 2.3.3 and 2.3.4 also apply to activities within all zones in the Central City.**

### **2.4.1 CAR PARKING SPACE NUMBERS – ALL ZONES WITHIN THE CENTRAL CITY (EXCEPT WITHIN THE CORE)**

- (a) Other than disabled parking provided in accordance with Rule 2.4.3, no on-site car parking is required in the Central City. If parking is provided, the Parking Area of a site shall be no greater than 50% of the Gross Leasable Floor Area of the buildings on the site.**
- (b) Rule 2.4.1(a) does not apply to residential activities in the Living 4 Zones within the Central City and the minimum parking standards in Volume 3, Part 13 Rule 2.2.1 should be applied.**
- (c) All car parking is to be constructed in compliance with the dimensions in Appendix 8.**

**NOTE: Where the parking standard results in a fractional space, any fraction under one half shall be disregarded. Any fraction of one half or more shall be counted as one space.**

### **2.4.2 PARKING AREA LOCATION – ALL ZONES WITHIN THE CENTRAL CITY**

**Parking for a residential activity in the Living 4 zones may be provided on a site within 200m of the site on which the activity is undertaken.**

Modify Part 13, Volume 3 Rule 2.2.5 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.3 as follows:

### **2.4.3 PARKING SPACES FOR PEOPLE WITH DISABILITIES – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) If a parking area is provided, provision shall include spaces for people with disabilities at the rate of 1 for up to 20 spaces provided, 2 for up to 50 spaces provided plus 1 more for every additional 50 spaces or part thereof. These parking spaces for people with disabilities shall be provided at the closest possible point to the entrance to the activity with which they are**

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**associated and the most direct route from the disabled parking spaces to the activity shall be accessible for mobility impaired persons.**

- (b) All buildings with a Gross Floor Area of more than 2500m<sup>2</sup> are required to provide parking spaces for people with disabilities, even if no other parking spaces are provided. If no other parking spaces are provided, the amount of disabled parking spaces required shall be calculated by determining how many disabled parking spaces would be required if 1 standard parking space per 100m<sup>2</sup> Gross Floor Area were provided.**

Insert new Part 13, Volume 3 Rule 2.4.4 as follows:

#### **2.4.4 CYCLE PARKING – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) For any activity provision shall be made for visitor and staff cycle parking in accordance with Table 6 except that for any activity where the building has no road frontage setback for the entire length of the site visitor cycle parking is not required.**
- (b) Visitor cycle parking shall be located within 30m of at least one pedestrian public entrance to the activity.**
- (c) Staff cycle parking shall be located so it is easily accessible for staff of the activity. Staff cycle parking may be provided on a site within 200m of the site on which the activity is undertaken.**
- (d) All on-site manoeuvre areas shall be designed to accommodate the turning path of a cycle as shown in Appendix 9.**
- (e) The design of cycle parking facilities shall meet the following criteria:**
- (i) Visitor cycle parking shall consist of stands that:**
    - Are securely attached to an immovable object;**
    - Support the bicycle frame;**
    - Are clearly signposted or visible to cyclists entering the site;**
    - Comply with the lighting requirements in Clause 2.2.15 (Volume 3 Part 13);**
    - Are able to be detected by the visually impaired in areas where the public have access.**
  - (ii) Staff cycle parking shall consist of a stand or enclosed space that:**
    - Allows the bicycle to be secured;**
    - Is covered;**
    - If a stand is provided, it meets the visitor cycle parking requirements.**

**Table 6. Minimum Cycle Parking Standards in all Zones within the Central City**

Activity	Visitor Cycle Parking	Staff Cycle Parking
Retail	1 space/ 350m <sup>2</sup> GLFA	1 space/ 200m <sup>2</sup> GLFA
Food and Beverage	1 space/ 125m <sup>2</sup> PFA	1 space/ 400m <sup>2</sup> PFA
Office	1 space/ 500m <sup>2</sup> GFA	1 space/ 150m <sup>2</sup> GFA
<b>ACCOMMODATION:</b>		
Travellers' Accommodation (except Hotels)	1 space/ 20 beds	1 space/ 80 beds
Hotels	1 space/ 30 bedrooms	1 space/ 80 bedrooms
<b>EDUCATION:</b>		
Pre-school/Primary	1 space/ 5 pupils	1 space/ 100 pupils
Secondary	3 spaces/ 4 pupils	1 space/ 100 pupils
Tertiary	1 space/ 4 FTE students	1 space/ 100 FTE Students

For all other activities, the cycle parking rates in Clause 2.2.1 Table 1 apply.

Where the cycle parking requirement results in a fractional space, any fraction under one half shall be disregarded. Any fraction of one half or more shall be counted as one space.

Modify Part 13, Volume 3 Rule 2.2.7 to state that it applies only outside of the Central City.  
 Insert new Part 13, Volume 3 Rule 2.4.5 as follows:

**2.4.5 LOADING AREAS – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) For all activities in all zones within the Central City minimum loading and unloading requirements shall be provided as per Table 1 in Clause 2.2.1 (Volume 3, Part 13) except where:
- (i) no on-site parking (other than disabled spaces) is provided, in which case no loading spaces are required; or
  - (ii) a suitable on or off-street loading facility is provided within 50m of any part of the site and the route between the loading facility and the site does not require crossing any road. Use of an off-street loading facility on a separate site by an activity must be protected for the use of that activity (and any future activity on the site) by an appropriate legal instrument. A copy of the appropriate legal instrument shall be provided to Council for its records.
- (b) All loading areas shall be sufficient to accommodate the largest vehicle that is expected to use the loading space, provided that all off-street loading spaces shall have the following minimum dimensions:
- (i) HGV bay - 3.5m x 7.5m, with associated manoeuvre areas to accommodate a 90 percentile design two axle truck, as shown in Appendix 6; or
  - (ii) A car bay, with associated manoeuvre areas to accommodate a 99 percentile design motor car, as shown in Appendix 11. The space shall be a minimum of 1.0m wider than the standard space for angle spaces and a minimum of 2.0m longer for parallel spaces.

Modify Part 13, Volume 3 Rule 2.2.8 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.6 as follows:

**2.4.6 MANOEUVRE AREAS – ALL ZONES WITHIN THE CENTRAL CITY**

**All on-site manoeuvre areas shall be designed to accommodate at least a 90 percentile design motor car, as shown in Appendix 4. The main route from the vehicular access to the parking area or areas shall be designed to accommodate at least a 99 percentile design motor car as shown in Appendix 5.**

Modify Part 13, Volume 3 Rule 2.2.10 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.7 as follows:

**2.4.7 ACCESS TYPE AND DESIGN – ALL ZONES WITHIN THE CENTRAL CITY**

**All vehicular access to and within a site, shall be in accordance with the standards set out in Table 7 below.**

**Table 7 - Requirements for Vehicular Accesses Ways**

<b>Activity</b>	<b>Number of parking spaces provided</b>	<b>Minimum Legal Width (m)</b>	<b>Minimum Trafficable Width (m) <sup>(4)(5)</sup></b>	<b>Turning area</b>	<b>Passing area<sup>(4)</sup></b>	<b>Sealed and drained</b>	<b>Height (m) <sup>(3)</sup></b>
<b>Residential and offices</b>	<b>1 to 3</b>	<b>3.0</b>	<b>2.7</b>	<sup>(1)</sup>	<b>No</b>	<sup>(2)</sup>	<b>3.5</b>
<b>Residential and offices</b>	<b>4 to 8</b>	<b>3.5<sup>(6)</sup></b>	<b>3.0</b>	<sup>(1)</sup>	<b>Yes</b>	<b>Yes</b>	<b>4.0</b>
<b>Residential and offices</b>	<b>9 to 15</b>	<b>5.0<sup>(6)</sup></b>	<b>4.0</b>	<sup>(1)</sup>	<b>Yes</b>	<b>Yes</b>	<b>4.0</b>
<b>Other</b>	<b>15 or fewer</b>	<b>6.0(6)</b>	<b>4.5</b>	<sup>(1)</sup>	<b>Yes</b>	<b>Yes</b>	<b>4.0</b>
<b>All activities</b>	<b>More than 15</b>	<b>6.5<sup>(6)</sup></b>	<b>5.5</b>	<sup>(1)</sup>	<b>No</b>	<b>Yes</b>	<b>4.0</b>

**Clarification of Table 7:**

**(1) See Clause 2.4.8 for when turning area required.**

**(2) See Clause 2.2.12(d).**

**(3) Height refers to the minimum clear height from the surface of the formed access.**

**(4) For vehicular access ways that are less than 5.5m trafficable width, passing opportunities of at least 5.5m wide and 6.0m long must be provided at least every 50m along the access way.**

**(5) The access shall accommodate a continuous pedestrian footpath along the site road frontage. The length of the on-street fully dropped kerb shall be a maximum of 1m wider than the trafficable width.**

**(6) Where the access is also designed to accommodate pedestrian movements, this width shall be increased by 1.5m.**

Modify Part 13, Volume 3 Rule 2.2.13 to state that it applies only outside of the Central City.  
 Insert new Part 13, Volume 3 Rule 2.4.8 as follows:

**2.4.8 ON-SITE MANOEUVRING – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:**
  - (i) The vehicular access is onto an Avenue or Inner Core Street (refer Part 8, Appendix 4b); or**
  - (ii) The vehicular access is onto an Outer Core Street or Distributor Street (refer Part 8, Appendix 4b) and the access serves six or more parking spaces.**
- (b) With the exception of parallel parking spaces (either parallel to a road or an internal circulation route), all parking spaces shall be located so as to ensure that no vehicle is required to carry out more than one reverse manoeuvre when moving from any vehicle access to any parking space. This requirement does not apply to loading spaces.**
- (c) All parking spaces shall be located so as to ensure that no vehicle is required to undertake more than one reverse manoeuvre when manoeuvring out of any parking or loading space.**

Modify Part 13, Volume 3 Rule 2.2.14 to state that it applies only outside of the Central City.  
 Insert new Part 13, Volume 3 Rule 2.4.9 as follows:

**2.4.9 QUEUING SPACES – ALL ZONES WITHIN THE CENTRAL CITY**

**Queuing space shall be provided on site for all vehicles entering a parking or loading area. The length of such queuing spaces shall be in accordance with Table 8 below. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage. Queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles already on the site may arise, except that for residential development within the Living 4 Zones or for sites served from an Inner Core Street or Outer Core Street, queuing space length shall be measured from the kerb face, or edge of the nearest traffic lane where no kerb is provided, to the nearest vehicle control point or point where conflict with vehicles or pedestrian pathways already on the site may arise.**

**Table 8 Queuing space lengths**

<b>Number of parking spaces provided</b>	<b>Minimum queuing space length (m) for vehicular access from Avenues or Distributor Streets</b>	<b>Minimum queuing space length (m) for Residential Activities within the L4 Zone and for sites accessed from Inner Core Streets and Outer Core Streets</b>
<b>1 - 20</b>	<b>5.5</b>	<b>6.7</b>
<b>21 - 50</b>	<b>10.5</b>	<b>6.7</b>
<b>51 - 100</b>	<b>15.5</b>	<b>11.7</b>
<b>101 - 150</b>	<b>20.5</b>	<b>11.7</b>
<b>151 or over</b>	<b>25.5</b>	<b>16.7</b>

Modify Part 13, Volume 3 Rule 2.2.16 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.10 as follows:

**2.4.10 SURFACE OF PARKING AND LOADING AREAS – ALL ZONES WITHIN THE CENTRAL CITY**

**The surface of all parking, loading, and associated access areas (except parking areas for residential activities providing less than three spaces) shall be formed, sealed and drained and parking spaces permanently marked.**

Modify Part 13, Volume 3 Rule 2.3.5 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.11 as follows:

**2.4.11 MAXIMUM NUMBER OF VEHICLE CROSSINGS – ALL ZONES WITHIN THE CENTRAL CITY**

**The maximum number of vehicle crossings permitted to any site or comprehensive residential development shall be in accordance with Table 9 below.**

**Table 9 Maximum number of vehicle crossings**

Frontage length (m)	Type of road frontage		
	Inner Core Streets	Distributor Streets and Outer Core Streets	Avenue
0 - 16	1	1	1
> 16 - 60	1	2	1
> 60 - 100	1	2	1
>100	2	2	2

Modify Part 13, Volume 3 Rule 2.3.6 to state that it applies only outside of the Central City.  
 Insert new Part 13, Volume 3 Rule 2.4.12 as follows:

**2.4.12 DISTANCES OF VEHICLE CROSSINGS FROM INTERSECTIONS – ALL ZONES WITHIN THE CENTRAL CITY**

**Any part of any vehicle crossing shall not be located closer to the intersection of any roads than the distances specified in Table 10 below.**

**Table 10 Minimum distances of vehicle crossings from intersections**

<b>Frontage - Transport Environment</b>	<b>Intersecting Transport Environment (Distance in Metres)</b>		
	<b>Avenue</b>	<b>Distributor Street</b>	<b>Inner Core Streets and Outer Core Streets</b>
<b>Avenue</b>	<b>45</b>	<b>30</b>	<b>25</b>
<b>Distributor Street</b>	<b>30</b>	<b>30</b>	<b>10</b>
<b>Inner Core Streets and Outer Core Streets</b>	<b>15</b>	<b>15</b>	<b>6</b>

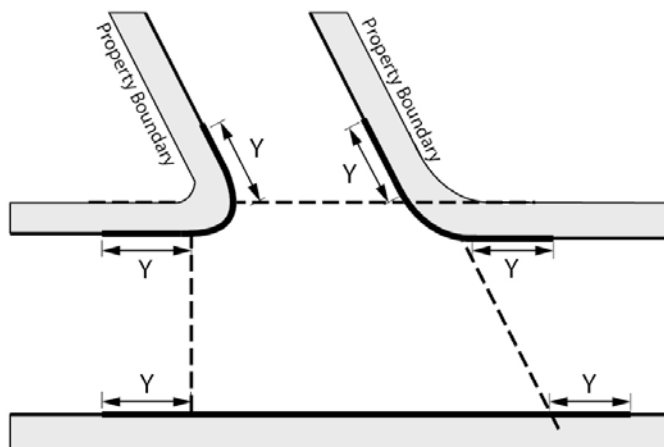
**Notes to Table:**

**Use Figure 1 to measure the distances between the vehicle crossings from intersections. The ‘y’ dimension is the distance stated in Table 10 and is measured from the intersection of the frontage road centreline and the extensions of the intersecting road property boundaries shown as dashed lines.**

**Where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of Table 10.**

**Note: The different transport environments as illustrated on Central City Planning Map 4.**

**Figure 1 - Distances of vehicle crossings from intersections**



Modify Part 13, Volume 3 Rule 2.3.8 to state that it applies only outside of the Central City.

Insert new Part 13, Volume 3 Rule 2.4.13 as follows:

**2.4.13 HIGH TRAFFIC GENERATORS – ALL ZONES WITHIN THE CENTRAL CITY**

Permitted activities within the Central City are exempt from assessment as High Traffic Generators<sup>5</sup>.

Insert new Part 13, Volume 3 Rule 2.4.14 as follows:

**2.4.14 VEHICLE ACCESS TO SITES FRONTING MORE THAN ONE STREET – ALL ZONES WITHIN THE CENTRAL CITY**

If a site fronts more than one street then vehicular access shall only be gained from the most preferred street that the site has frontage to, as shown in Table 11.

**Table 11: Location of access (priority ranking)**

Rank	Street type
Most Preferred	Distributor Street
2 <sup>nd</sup> choice	Avenue
3 <sup>rd</sup> choice	Outer Core Street
Least preferred	Inner Core Street

<sup>5</sup>For the purposes of the Central City, additional Assessment Matters have been inserted into Assessment Matters 3.2.16 and 3.2.22 to address the effects of high traffic generation where rules on maximum car parking and access priority are breached. Additionally, activities that are not anticipated as permitted in the Central City Business and Mixed Use Zones require assessment as either restricted, full discretionary or non-complying activities and the relevant policies for these zones specifically refer to protecting the efficiency and safety of the adjacent transport networks (such as Policies 12.2.3 and 12.6.2). Where appropriate Council may request an Integrated Transport Assessment to be provided. Where a consent application is not publicly or limited notified consultation with the New Zealand Transport Agency will be appropriate where significant transport effects are identified.



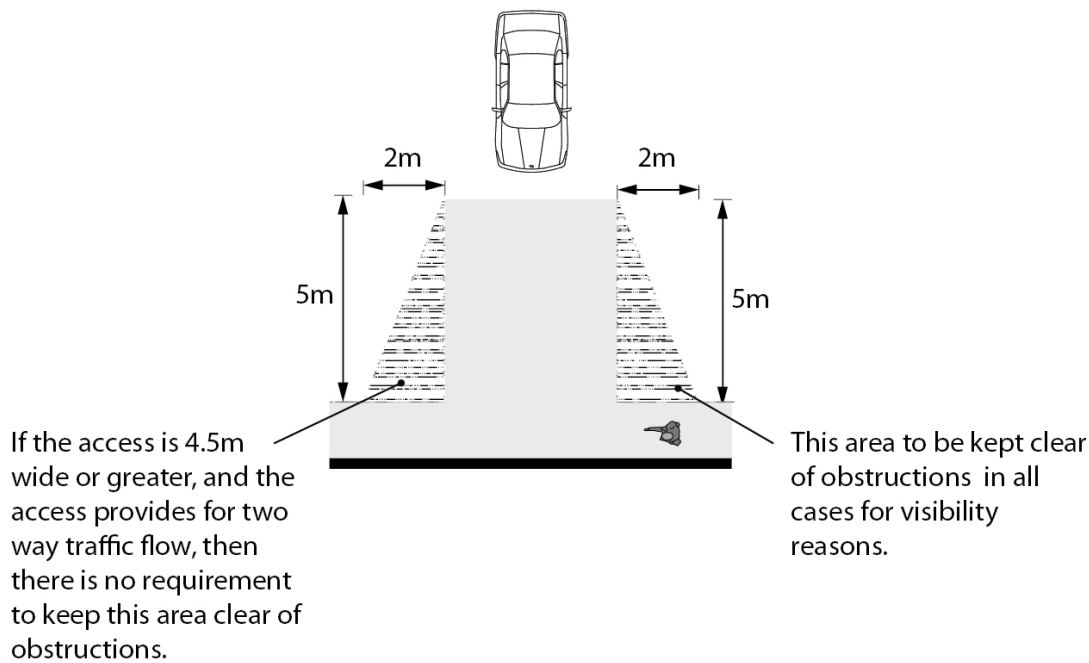
Insert new Part 13, Volume 3 Rule 2.4.15 as follows:

**2.4.15 PEDESTRIAN SAFETY**

**Where a vehicle access serves more than 15 car parking spaces or more than 10 heavy vehicle movements per day will be generated through a vehicle access then:**

- (a) **If the site has frontage onto an Inner Core Street then an audio and visual method warning pedestrians of the presence of vehicles about to exit the access point shall be provided.**
- (b) **If the site has frontage onto an Outer Core Street or a Distributor Street, either an audio and visual method of warning pedestrians of the presence of vehicles can be provided as above or a visibility splay shall be provided to the pedestrian footpath as shown in Figure 2.**

**Figure 2 – Visibility Splay – Outer Core Street and Distributor Street**



Insert new Part 13, Volume 3 Rule 2.4.16 as follows:

**2.4.16 TEMPORARY CAR PARKS DURING THE EARTHQUAKE RECOVERY PERIOD – ALL ZONES WITHIN THE CENTRAL CITY**

**Any site temporarily supplying car parking where car parking is the primary activity on that site shall be a restricted discretionary activity with the exercise of the Council’s discretion limited to the Assessment Matters for this standard.**

**Any Resource Consents granted under this Rule will need to set the duration of the consent. The duration of the consent should not exceed a period that is reasonably necessary to support the recovery of the surrounding area. It is intended that the duration of consents under this Rule will be no longer than 18 April 2016.**

Insert new Part 13, Volume 3 Rule 2.4.17 as follows:

**2.4.17 CENTRAL CITY LANE FORMATION - ALL ZONES WITHIN THE CENTRAL CITY**

**Any new Central City Lane will be created with a legal width of between 6m and 12m and a minimum height clearance of 4.5m.**

Insert new Part 3, Volume 13 Rule 2.5 as follows:

**2.5 Community Standards – Parking, Loading and Access – All Zones within the Central City**

**2.5.1 COMMERCIAL CAR PARKING BUILDINGS AND LOTS – ALL ZONES WITHIN THE CENTRAL CITY**

**Any permanent car parking buildings or lots upon which car parking is the primary activity on that site shall be a discretionary activity.**

Insert new Volume 3 Part 13 Rule 2.6.1 as follows:

**2.6 Critical Standards – Parking, Loading and Access – All Zones within the Central City**

**2.6.1 CAR PARKING SPACE NUMBERS – CENTRAL CITY BUSINESS ZONE (CORE)**

- (a) **Other than disabled parking provided in accordance with Rule 2.4.3, no on-site car parking is required in the Central City. If parking is provided, the Parking Area of a site shall be no greater than 50% of the Gross Leasable Floor Area of the buildings on the site.**
- (b) **All car parking is to be constructed in compliance with the dimensions in Appendix 8.**

**Note: Where the parking standard results in a fractional space, any fraction under one half shall be disregarded. Any fraction of one half or more shall be counted as one space.**

**Assessment Matters<sup>6</sup>**

Modify Part 13 Volume 3 Assessment Matter 3.2.1 to state that it applies only outside the Central City.

Insert new Volume 3 Part 13 Assessment Matter 3.2.16 as follows:

**3.2.16 CAR PARKING SPACE NUMBERS; PARKING AREA LOCATION; PARKING SPACES FOR PEOPLE WITH DISABILITIES**

- (a) **Whether the equivalent number of parking spaces, including disabled parking spaces, can be provided on a separate site which is within a suitable distance from the development; and is clearly associated with the development through signage or other means;**

<sup>6</sup>Note that Part 13, Volume 3 provides further Assessment Matters that relate to within and outside the Central City.

- (b) **Whether the parking can be provided and maintained in a jointly used car parking area;**
- (c) **Whether the required parking can physically be accommodated on the site;**
- (d) **The extent to which the safety of people, including mobility impaired people, will be affected by being set down on-street.**

**For all zones within the Central City, where the Parking Area of a site is greater than 50% of the Gross Leasable Floor Area of the buildings on the site, or car parking is not constructed in compliance with the dimensions in Appendix 8, or parking is located greater than 200m from the site on which the activity is undertaken, the following Assessment Matters apply:**

- (a) **The extent to which the safety and amenity of people within and passing the site, including vehicular traffic, pedestrians and cyclists, will be affected by the design or location of parking spaces and access ways;**
- (b) **Whether the design or location of the parking spaces will disrupt active frontages or detract from streetscape amenity in the area;**
- (c) **Whether the car park can be used by other activities to reduce the need for these activities to provide their own parking spaces;**
- (d) **The extent to which the nature of the particular activity is such that it will generate significantly more parking demand than permitted;**
- (e) **The potential activities that may use the additional parking spaces and the degree to which the car park will be utilised.**

Modify Part 13 Volume 3 Assessment Matter 3.2.2 to state that it applies only outside the Central City.  
 Insert new Volume 3 Part 13 Assessment Matter 3.2.17 as follows:

**3.2.17 CYCLE PARKING – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **The extent to which alternative adequate cycle parking is available which is within easy walking distance of the development entrance;**
- (b) **Whether the parking can be provided and maintained in a jointly used cycle parking area;**
- (c) **The extent to which cycle parking facilities are designed and located to match the needs of the intended users.**

Modify Part 13 Volume 3 Assessment Matter 3.2.3 to state that it applies only outside the Central City.  
 Insert new Volume 3 Part 13 Assessment Matter 3.2.18 as follows:

**3.2.18 LOADING AREAS – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **The extent to which the nature of the particular activity will require loading facilities of a particular size, number and frequency of use;**
- (b) **Whether an off-street loading area can be safely and efficiently provided in conjunction with an adjacent development.**

Modify Part 13 Volume 3 Assessment Matter 3.2.4 to state that it applies only outside the Central City.  
 Insert new Volume 3 Part 13 Assessment Matter 3.2.19 as follows:

**3.2.19 MANOEUVRE AREAS – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **Whether there would be any adverse effects on the safety and amenity of all types of road user within and passing the site, and/or function of the frontage road.**

Modify Part 13 Volume 3 Assessment Matter 3.2.7 to state that it applies only outside the Central City.

Insert new Volume 3 Part 13 Assessment Matter 3.2.20 as follows:

**3.2.20 ACCESS TYPE AND DESIGN – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) Whether the access way serves more than one site and the extent to which other users of the access way may be adversely affected;**
- (b) The extent of any adverse effects on the safety, amenity and/or function of the frontage road and those travelling past the site;**
- (c) The effect on the safety of people using the access way;**
- (d) The extent to which the access disrupts active frontages.**

Modify Part 13 Volume 3 Assessment Matter 3.2.9 to state that it applies only outside the Central City.

Insert new Volume 3 Part 13 Assessment Matter 3.2.21 as follows:

**3.2.21 QUEUING SPACES – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) Whether there would be any adverse effects on the safety, amenity and/or function of the frontage road;**
- (b) The effect of queuing vehicles on the safety of pedestrians and cyclists.**

Modify Part 13 Volume 3 Assessment Matter 3.2.12 to state that it applies only outside the Central City.

Insert new Volume 3 Part 13 Assessment Matter 3.2.22 as follows:

**3.2.22 LENGTH OF VEHICLE CROSSINGS; MINIMUM DISTANCE BETWEEN VEHICLE CROSSINGS; MAXIMUM NUMBER OF VEHICLE CROSSINGS, VEHICLE ACCESS TO SITES FRONTING MORE THAN ONE STREET; DISTANCES OF VEHICLE CROSSINGS FROM INTERSECTIONS – ALL ZONES WITHIN THE CENTRAL CITY**

**Length of vehicle crossings**

- (a) The number of pedestrian movements and the number and type of vehicles using or crossing the vehicle crossing;**
- (b) Whether the safety of pedestrians, particularly the aged and disabled will be compromised by the length of time needed to cross a wider driveway;**
- (c) The ability for vehicles to use the access without adversely affecting the safety and/or efficiency of the frontage road;**
- (d) The speed at which vehicles will be able to enter/exit the site and the effect on this on the safety of pedestrians and other road users.**

**Minimum Distance between Vehicle Crossings**

- (e) The extent to which the safety of the road will be adversely affected by conflict between manoeuvring vehicles at the crossings.**

**Maximum Number of Crossings**

- (f) The extent to which the extra crossing(s) will adversely affect the safety and amenity of the frontage road and types of road user;**
- (g) Any cumulative effects of the introduction of extra access points in conjunction with access for other activities in the vicinity;**
- (h) Whether the physical form of the road will minimise the adverse effects of the extra access, for example the presence of a solid median to stop right hand turns.**

**Vehicle Access to sites fronting more than one street,**

- (i) **Whether there would be any adverse effects on the safety and amenity of all types of road user passing the site, and/or the function of the frontage road, particularly at times of peak traffic flows on the road and the access;**
- (j) **The extent to which the access disrupts active frontages.**

**Distances of Vehicle Crossings From Intersections**

- (k) **The extent to which any extra conflict may be created by confusion between vehicles turning at the crossing or the intersection; and the need for drivers to assimilate information thereby adversely affecting concentration and consequently the safety of the road;**
- (l) **The extent to which the number and type of vehicles generated by the site will adversely affect the frontage road and intersections, particularly at times of peak traffic flows on the road;**
- (m) **Whether the speed and volume of vehicles on the frontage road and intersections will exacerbate the adverse effects of the access on the safety of road users;**
- (n) **Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.**

Insert new Volume 3 Part 13 Assessment Matter 3.2.23 as follows:

**3.2.23 PEDESTRIAN SAFETY - ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **The extent to which vehicles exiting the access way, and cyclists and pedestrians on the footpath or frontage road will be aware of each other in time to avoid conflicts;**
- (b) **Whether the speed and volume of vehicles exiting the access way will exacerbate the adverse effects of the access on the safety of road users.**

Modify Part 13 Volume 3 Assessment Matter 3.2.14 to state that it applies only outside the Central City.  
Insert new Volume 3 Part 13 Assessment Matter 3.2.24 as follows:

**3.2.24 TEMPORARY CAR PARKS DURING THE EARTHQUAKE RECOVERY PERIOD – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **The extent to which the safety and convenience of people within and passing the site, including vehicles, pedestrians and cyclists, will be affected by the design or location of the car park and access ways;**
- (b) **Whether the design or location of the car park will disrupt active frontages or detract from streetscape amenity in the area;**
- (c) **Whether the car park can be used by other activities to reduce the need for these activities to provide their own parking spaces;**
- (d) **The length of time that the car park is proposed to be operating for;**
- (e) **The potential activities that may use the additional parking spaces and the degree to which the car park will be utilised.**

Insert new Volume 3 Part 13 Assessment Matter 3.2.25 as follows:

**3.2.25 CENTRAL CITY LANE FORMATION – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) **The extent to which the width and height of the lane will adversely affect the amenity of the lane and the safety and efficiency of the lane for all users.**

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Insert new Volume 3 Part 13 Assessment Matter 3.2.26 as follows:

**3.2.26 COMMERCIAL CAR PARKING BUILDINGS AND LOTS – ALL ZONES WITHIN THE CENTRAL CITY**

- (a) The potential activities that may use the car park and the degree to which the car park will be utilised;**
- (b) The need for the car park considering the amount of car parking spaces already provided in the surrounding area;**
- (c) Whether the car parking spaces are needed to meet existing unsatisfied parking demand or are being provided due to anticipated future need;**
- (d) The integration of the car park area with existing car park areas to operate in a coordinated manner;**
- (e) The legibility of the car park and the way in which the location of car park is communicated to motorists;**
- (f) The extent to which the safety and convenience of people within and passing the site, including vehicles, pedestrians and cyclists, will be affected by the design or location of the car park;**
- (g) Whether the design or location of the car park will disrupt active frontages or detract from streetscape amenity in the area;**
- (h) Whether the car park can be used by other activities to reduce the need for these activities to provide their own parking spaces.**

Amend Volume 3 Part 13 Appendix 1 to state that it applies only outside the Central City.

Amend Volume 3, Part 13 Appendix 2 as follows:

<b>Appendix 2 - Cash in lieu of parking</b>		
A financial contribution by way of a cash payment may be made in lieu of part, or all, of the parking requirement in the following areas of the City:		
Area	Zone	Percentage of value required
<b>Central City</b>	<b>Central City Edge</b>	<b>90%</b>
<b>Gore Area</b>	<b>Central City</b>	<b>70%</b>
<b>Frame</b>	<b>Central City</b>	<b>90%</b>
<b>East Fringe</b>	<b>Central City</b>	<b>90%</b>
<b>West Fringe</b>	<b>Central City</b>	<b>90%</b>
New Brighton	Business 2	100%
Papanui	Business 1	100%
Church Corner	Business 2	100%
Sydenham	Business 2	100%
<p>The basis of the cash payment in lieu of parking is to be :</p> <p>(a) The area of land per required parking space is to be 25m<sup>2</sup>;</p> <p>and</p> <p>(b) The rate at which cash in lieu is charged will be calculated at the current market value of the land. The market value of the land will be the average market value of the entire site on which the land is located;</p> <p>and</p> <p>(c) The funds obtained from the cash in lieu of parking shall be used solely and exclusively for providing parking in the area from where the funds are gathered.</p>		

Insert new in Volume 3 Part 13 Appendix 8 as follows:

## **Appendix 8 - Parking space dimensions – Central City**

**All car parking spaces shall be laid out in accordance with Table 12.**

**Manoeuvre areas shall be designed to accommodate the 85 percentile design motor car as set out in Appendix 10.**

**Critical manoeuvre areas such as aisles in or between major structures, or changes in grade shall be designed to accommodate the 99 percentile design motor car as set out in Appendix 11.**

**Table 12 - Car park dimensions - All Zones within the Central City**

Type of user	Parking angle	Stall width (m) <sup>(5)</sup>	Aisle <sup>(7)</sup>	Stall depth (m) <sup>(6)</sup>
<b>Long term <sup>(1)</sup></b>	<b>90° (Perpendicular)</b>	<b>2.4</b>	<b>6.6</b>	<b>5.0</b>
-	60°	2.4	5.3	5.0
-	45°	2.4	4.3	5.0
-	30°	2.1	3.5	5.0
<b>Medium term <sup>(2)</sup></b>	<b>90°</b>	<b>2.5</b>	<b>6.2</b>	<b>5.0</b>
-	60°	2.5	5.0	5.0
-	45°	2.5	4.1	5.0
-	30°	2.3	3.4	5.0
<b>Short term <sup>(3)</sup></b>	<b>90°</b>	<b>2.6</b>	<b>6.2</b>	<b>5.0</b>
-	60°	2.6	4.7	5.0
-	45°	2.6	3.9	5.0
-	30°	2.5	3.3	5.0
<b>Disabled parking <sup>(4)</sup></b>	<b>All</b>	<b>3.6</b>	<b>see note <sup>4</sup></b>	<b>5.0</b>
<b>All users</b>	<b>Parallel</b>	<b>2.5</b>	<b>3.3 (one-way)</b>	<b>6.1</b>
-	-	-	<b>5.5 (two way)</b>	<b>6.1</b>

**Notes:**

**For more information on how to apply these car park dimensions, refer to the car parking space layout diagram in Volume 3, Part 13 Appendix 1. However, please note where the dimensions in the car parking space layout diagram conflict with the dimensions in Table 12, the dimensions in Table 12 take precedence.**

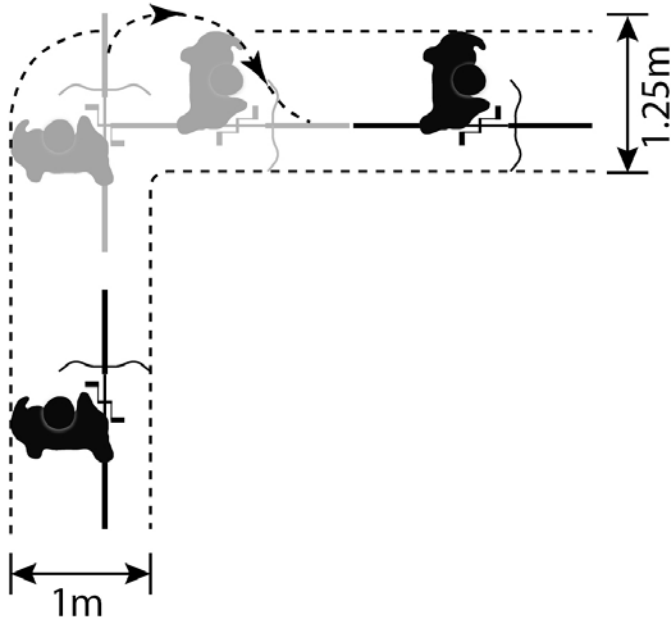
**These car park dimensions do not apply to on-street parking spaces.**

- (1) Tenant, employee and commuter parking, tertiary education facilities (generally all day parking).**
- (2) Long-term city and town centre parking, sports facilities, entertainment centres, hotels, motels, visitors (generally medium term parking).**
- (3) Short-term city and town centre parking, shopping centres, department stores, supermarkets, hospitals and medical centres (generally short-term parking and where children and goods can be expected to be loaded into vehicles).**
- (4) The 3.6m space width comprises a 2.5m wide parking space plus an additional 1.1m width to enable the driver to enter and exit their vehicle. This additional width can be shared between two adjacent spaces. Aisle widths shall be the same as applicable to adjacent other user spaces or in the absence of such spaces, 6.2 m minimum.**
- (5) Stall widths shall be increased by 300mm where they abut obstructions such as a wall, column or other permanent obstruction.**
- (6) 4.4m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas.**
- (7) Aisle widths allow for one-way operation for 30, 45 and 60 degree parking with forward entry to spaces and two-way operation for 90 degree parking.**



Insert new Volume 3 Part 13 Appendix 9 as follows:

## **APPENDIX 9 – Cycle Turning Circle – All Zones within the Central City**



Insert new Volume 3 Part 14 Rule 5.2.1(e) as follows:

**(e) For sites within the Central City refer to Clause 2.4.7 for access standards.**



# Heritage Provisions

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Insert new Policies 4.3.2 – 4.3.5 Section 4, Volume 2 as follows and renumber as necessary:

## **4.3.2 POLICY: EARTHQUAKE RECOVERY - CENTRAL CITY HERITAGE ITEMS**

**To recognise and provide for the retention, repair, maintenance, and reconstruction of heritage items in the Central City following the Canterbury earthquakes.**

## **4.3.3 POLICY: SEISMIC AND BUILDING CODE UPGRADES - CENTRAL CITY HERITAGE ITEMS**

**To recognise the importance of seismic and building code upgrades, and to encourage and facilitate seismic and building alterations to heritage items in the Central City while still respecting heritage values.**

## **4.3.4 POLICY: ADAPTIVE AND ONGOING USE OF HERITAGE BUILDINGS - CENTRAL CITY HERITAGE ITEMS**

**To encourage the ongoing use, adaption and economic viability of listed heritage buildings within the Central City, by enabling alterations where such works do not result in significant adverse effects on the heritage values of the buildings and their settings.**

## **4.3.5 POLICY: RECONSTRUCTION AND ADDITIONAL BUILDINGS – CENTRAL CITY HERITAGE ITEMS**

**To provide for the reconstruction of heritage items and the erection of additional buildings on the same or an adjoining site as a heritage item, where such activities do not result in a significant adverse effect on that item’s heritage fabric and heritage values.**

Amend Policy 12.4.10 Volume 2 as follows:

## **12.4.10 HERITAGE ITEMS IN THE CENTRAL CITY**

To encourage the **protection, retention, repair and ongoing adaptive re-use** of heritage items within the Central City, **to support ongoing economic viability, while providing for the protection of heritage fabric and heritage values.**

Insert new text in Rule 7.3.3 Volume 3, Part 9 as follows:

## **7.3.3 HERITAGE CONSERVATION CONTRIBUTIONS**

Where any land use activity is proposed on a site **outside of the Central City** where a resource consent has been granted for the demolition or alteration of a protected building, place or object listed in Part 10, Appendix 1 and involves:

(...)

Amend Section 1.0, Part 10 Heritage and Amenities, Volume 3 as follows:

## **1.0 Protected buildings, places and objects**

**Guide to using these rules – heritage items outside of the Central City**

(...)

**Guide to using these rules – heritage items within the Central City.**

**Step 1 Establish whether the site is shown on the planning maps and/or listed in Appendix 1 as containing a listed historic building, place or object.**

**Step 2 Check the lists in Appendix 1 to determine what Group the building, place or object is listed under (i.e. Group 1, 2, 3 or 4).**

**Step 3 If a listed building, place or object is located on the site, and demolition, alteration or removal is proposed, and/or the erection of any building(s) is proposed on a site containing or adjacent to a listed building place or object, application will need to be made for resource consents as follows:**

Insert new Table 1 into Volume 3, Part 10 Heritage and Amenities as follows:

**Table 1**

	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>Group 4</u>
<b>Repairs and maintenance</b>	<b>Permitted</b>	<b>Permitted</b>	<b>Permitted</b>	<b>Permitted</b>
<b>Reconstruction resulting from the Canterbury earthquakes</b>	<b>Permitted</b>	<b>Permitted</b>	<b>Permitted</b>	<b>Permitted</b>
<b>Alterations necessary for the primary purpose of implementing seismic, fire, or access building code upgrades</b>	<b>Controlled</b>	<b>Controlled</b>	<b>Permitted</b>	<b>Permitted</b>
<b>Alterations</b> <b>Includes all other alterations not covered by:</b> <ul style="list-style-type: none"> <li>▪ <b>repairs and maintenance, and</b></li> <li>▪ <b>reconstruction or alterations necessary for the primary purpose of implementing seismic, fire, or access building code upgrades (as set out above)</b></li> </ul>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b> – <b>external alterations</b>  <b>Controlled</b> - <b>internal alterations</b>	<b>Controlled</b>
<b>Additional buildings on the site of a listed heritage item</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>	<b>Controlled</b>	<b>Controlled</b>
<b>New buildings on a site adjoining a site with a listed heritage item</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>	<b>Controlled</b>	<b>Controlled</b>
<b>Removal</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>	<b>Restricted Discretionary</b>
<b>Demolition</b>	<b>Non-complying</b>	<b>Non-complying</b>	<b>Discretionary</b>	<b>Discretionary</b>

**Note: Refer also to Volume 3, Part 9, General City Rules: 9.0 Canterbury Earthquake Recovery for works exempted from the usual requirements to obtain resource consent.**

**Note: The above table is for purposes of information only. Refer to applicable rules.**

Insert new text in Clause 1.2.3 as follows:

### **1.2.3 CLARIFICATION OF TERMS IN THESE RULES**

For the purposes of these rules (including Assessment Matters) refer to Part One (Definitions) for the definition of the terms “additional buildings”, “alterations”, “demolition”, “heritage fabric”, “heritage values” “removal” **and** , **“repairs and maintenance”, “reconstruction” and “setting”**.

Insert new text in Clause 1.2.7 as follows:

### **1.2.7 BUILDINGS IN SPECIAL AMENITY AREAS AND IN THE CULTURAL 1 ZONE**

Special amenity areas are identified on the planning maps, as are buildings adjoining important public open spaces. The Assessment Matters applicable to considering the external appearance of new buildings, or exterior alterations to existing buildings, are set out in the relevant parts of the living zone, Cultural 1 Zone and Central City **Business** Zone rules. It should be noted that any alterations to listed heritage items in these areas are only subject to the separate rules contained in this section of the Plan, rather than the external appearance of building rules elsewhere in the Plan, **where these items are located outside of the Central City**.

Insert new text in Clause 1.2.11 as follows:

An application for:

(...)

(b) Any internal alterations to a Group 1 or 2 building, place or object; **or**

**(c) Within the Central City, alterations for the primary purpose of implementing building code upgrades for seismic, fire, or access purposes to Group 1 and 2 items.**

**~~shall not be publicly or limited notified. will not require the written consent of other persons for notification, and shall be non-notified.~~** However, the Council shall consult with the NZ Historic Places Trust in respect to any consent required under these Clauses.

**Note: within the Central City, a broad range of earthquake-related repairs and rebuilding, and building code upgrades for seismic, fire or access purposes are permitted under Rule 1.3.3 and therefore no resource consent (or associated notification or consultation) is required.**

Amend Rules 1.3.1 – 1.3.3 as follows:

**1.3.1 Group 1 and Group 2 Buildings, places and objects (Listed in Appendix 1) outside of the Central City**

**1.3.2 Group 3 and Group 4 Buildings, places and objects (Listed in Appendix 1) outside of the Central City**

**1.3.3 All protected buildings, places and objects (Listed in Appendix 1 and/or shown on the planning maps) located within the Central City.**

**(a) Development standards**

**(i) Any repairs and maintenance shall be permitted.**

**(ii) Reconstruction resulting from the Canterbury earthquakes shall be permitted.**

**(iii) Alterations, other than work carried out as repairs and maintenance or reconstruction, necessary for the primary purpose**

**of implementing seismic, fire, or access building code upgrades:**

- a. to Group 1 and 2 items, shall be a controlled activity, with the matter to which Council has reserved its control being consideration of potential effects on heritage values;
- b. to Group 3 and 4 items, shall be permitted.

**(vi) Any alterations that are not subject to (i), (ii), or (iii) above are:**

- a. for Group 1 and 2 items, and external alterations to Group 3 items a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s);
- b. for internal alterations to Group 3 items, and any alteration to a Group 4 item, a controlled activity with the matter to which Council has reserved its control being consideration of potential effects on heritage values.

**(v) The erection of an additional building on the site of a listed heritage item is:**

- a. for Group 1 and 2 items, a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s);
- b. for Group 3 and 4 items, a controlled activity with the matter to which Council has reserved its control being consideration of potential effects on heritage values.

**(vi) The removal of any heritage item is a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).**

**(vii) The erection of any new building on a site that adjoins a site containing a listed heritage item is:**

- a. for Group 1 and 2 items, a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s);
- b. for Group 3 and 4 items, a controlled activity, with the matter to which Council has reserved its control being consideration of potential effects on heritage values.

**Except that Rule 1.3.3 (vii) shall not apply if the listed heritage item on the adjoining site is a bridge, a statue, or is more than 30m from the proposed new building.**

**(b) Community standard**

**The demolition of any Group 3 or 4 heritage item is a discretionary activity.**

**(c) Critical standard**

**The demolition of any Group 1 or 2 item is a non-complying activity.**

Amend Rule 1.3.3 as follows:

**1.3.3 4 EXEMPTIONS FROM OTHER STANDARDS**

**Sites outside of the Central City:** That in respect of any activity on any site involving any heritage building, place or object, any activity in or upon the same site shall not be required to comply with any of the relevant standards specified below:

- (a) Scale of activities (Living Zones)
- (b) Retailing (Living Zones)
- (c) All development standards in Vol.3, Part 13 (Parking and Loading) as applicable to Business Zones, **including the Central City Zone and Central City Edge Zone.**

This Rule shall only apply as long as the protected building, place or object is retained on the site.

**Sites within the Central City: That in respect of any activity on any site involving any heritage building, place or object, any activity in or upon the same site shall not be required to comply with any of the relevant standards specified below:**

- (a) **Scale of activities and residential coherence (Living Zones);**
- (b) **Retailing (Living Zones);**
- (c) **The following car parking and cycle parking standards in Vol.3, Part 13 Central City Zones:**
  - **2.4.1 (a) Car parking space numbers;**
  - **2.4.1 (c) Car parking space numbers;**
  - **2.6.1 Car parking space numbers.**
- (d) **The following standards in Vol.3, Part 3:**
  - **2.2.1 Building Setbacks and Continuity (Central City Business Zone);**
  - **3.4.5 Street Scene (Business 1 Zones within the Central City).**
- (e) **The following standards in Vol.3, Part 3 or Part 11, for alterations to heritage buildings only:**
  - **2.2.6, 2.2.16 and 2.2.12 Verandas, Minimum Unit Size, Outdoor Living and Service spaces (Central City Business Zone, and 3.2 Business 1 Zones within the Central City);**
  - **1.3.4(h) Acoustic insulation (Central City Business and Business 1 Zones within the Central City);**
  - **3.6.2 Gross Leasable Floor Area (Business 1 Zones within the Central City).**

**The above exemptions shall only apply as long as the protected building, place or object is retained on the site. Where a substantial part of the protected building, place or object has been demolished (with the exception of retained facades of heritage buildings) or where the protected building, place or object has been demolished in full, then this Rule shall not apply.**

Amend Clause 1.4 and renumber existing Clauses as follows:

**1.4.1 ASSESSMENT MATTERS – DEMOLITION, REMOVAL OR ALTERATION OF ANY PROTECTED BUILDINGS, PLACES OR OBJECTS, OR NEW BUILDINGS ON SITES CONTAINING HERITAGE ITEMS, OR ON SITES ADJOINING SITES WITH HERITAGE ITEMS**

(...)

**(m) Within the Central City, the extent to which the protected building, place or object and its associated land has been damaged as a result of the Canterbury earthquakes and the associated impact on the heritage fabric and heritage values of the protected building, place or object.**

(...)

**(o)(p) In the case of any additional buildings, whether these would detract from the setting or quality of the listed item, or reduce visibility of that item from any road or public place. Furthermore, for sites within the Central City, whether the proposed building's siting, design, scale, proportions, and form is compatible with and does not detract from the heritage values of the listed item.**

**(q) Within the Central City, the extent to which any reconstruction of a heritage item is based on historical evidence and protects remaining heritage values.**

**(r) Within the Central City, the extent to which any reconstruction of a heritage item restores part of a damaged building or complex by maximising the reuse of retrieved heritage fabric, rather than simply replicating a heritage item that has been demolished.**

**(s) Within the Central City, the extent to which alterations and additions are subordinate to and compatible with the heritage item, while also being identifiable as new work.**

**(t) Within the Central City, the extent to which any proposal for alterations and additions to a heritage item as a result of the Canterbury earthquakes, which involves the retention of heritage facades with the erection of new structure or additional**

**buildings behind, is based on:**

- **the balance of the building needing to be demolished as a result of earthquake damage;**
  - **the integrity of the original façade being maintained, including existing architectural elements being retained or reinstated, and repairs being carried out in appropriate materials;**
  - **the new building work not projecting significantly above the height of the retained façade, or if it does that the higher element is set well back from the facade;**
  - **the size and design of new sections of building being informed by what remains of the retained facade but appearing distinct or separate to it;**
  - **the internal floor plates aligning with window openings in the retained façade;**
  - **materials in the new sections of building not dominating or detracting from the retained facade;**
  - **the retained façade elevation being the predominant elevation that is readily visible from the public realm.**
- (u) Within the Central City, the extent to which any alteration or addition enables repair, reconstruction, seismic strengthening, building code upgrades, or maintenance of any heritage building, place, or object.**
- (v) Within the Central City, the extent to which removal of a heritage item will enable ongoing use, adaption and economic viability of listed heritage items or of sites on which listed heritage items are located.**
- (p)(w) Outside of the Central City** ~~T~~the likelihood that any heritage conservation contribution, which could be used for purchasing or compensating owners or restoring heritage items, will be paid as a result of the erection of a new building or additional floor space on the site.
- (x) Within the Central City, for new buildings on a site adjoining a site which contains a listed heritage item, whether the proposed building's siting, design, scale, proportions, and form is compatible with the heritage values of the listed item and would not detract from the setting of the listed item or reduce the visibility of the item from any road or public place.**



# Noise And Entertainment Provisions

## Rules In Volume 3 Part 10 Heritage And Amenities

Amend Rule 4.3 in Volume 3 Part 10 as follows:

### 4.3 Development Standard

Any activity which involves premises licensed under the Sale of Liquor Act 1989, which is located on any site which is:

- (a) within a living zone (including a site scheduled as a hotel or tavern);
- (b) on a site in another zone, where that adjoins a living zone, **or if located within the Central City, where that site is within 75m of a living zone;**
- (...)

## Rules In Volume 3 Part 11 Health And Safety

Amend Rule 1.3.1 in Volume 3 Part 11 as follows:

### 1.3.1 Standards for the control of noise on zone boundaries

**The provisions in 1.3.2 and 1.3.3.1 apply only to** noise standards **in Table 1** in Clause 1.3.3 that are specified for groups of zones according to the zone environment and its sensitivity to noise. **There are They do not apply to** special standards for quarry zones, **to standards for the Central City, or to and** exceptions for **a group of** land use activities generating **particularly** higher noise levels.

(...)

### 1.3.2 ***NOISE STANDARDS - ZONE GROUPINGS AND SITES CONTAINING SCHEDULED ACTIVITIES FOR ALL ZONES OUTSIDE THE CENTRAL CITY***

- (a) Group 1 Zones (most noise sensitive zones) include:
  - (...)
  - All conservation zones, **except that part of the Conservation 3 zone within the “Entertainment Precinct” shown in Part 11, Appendix 1**
  - All cultural zones, **except the Cultural 4 zone (Christchurch Polytechnic – Central City Site only)**
- (...)
- (c) Group 3 Zones (least noise sensitive zones) include:
  - **Central City Zone**
  - **Central City Edge Zone**
  - Business 3, 5 and Retail Park Zones (Moorhouse Central only, being the area bounded by Moorhouse Avenue, the railway corridor, Antigua Street and Colombo Street)
  - Business 7 Zone
  - Special Purpose (Airport) Zone
  - **Cultural 4 Zone (Christchurch Polytechnic – Central City site only)**
  - Any part of the Special Purpose (Road) or Special Purpose (Rail) Zone which is more than 50m from a living or rural zone boundary
  - Special Purpose (Wigram) Zone - Areas A and B

- Cultural 3 zone (~~only that part within the “Entertainment Precinct” shown in Part 11, Appendix 1~~)-
- Conservation 3 Zone (~~only that part within the “Entertainment Precinct” shown in Part 11, Appendix 1~~)-

Amend title of Rule 1.3.3 of Volume 3 Part 11 of the City Plan as follows:

### **1.3.3 NOISE STANDARDS FOR ALL ZONES OUTSIDE THE CENTRAL CITY**

Transfer Rule 4.2.15 from Part 2 Volume 3 into Rule 1.3.3 of Part 11 Volume 3 and amend as follows:

#### **1.3.3.1 ACOUSTIC INSULATION – LIVING 3 AND 4 ZONES OUTSIDE THE CENTRAL CITY**

(...)

Note: Compliance with this Rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in **Part 11, Appendix 1**. In the Living 3 and Living 4 Zones **outside the Central City** no alternative ventilation is required in situations where the Rule is only met with windows closed. Alternatively, compliance with the Rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

(...)

Insert new rule 1.3.4 Noise Standards for Central City in Volume 3 Part 11 of the City Plan as follows:

#### **1.3.4 NOISE STANDARDS FOR ALL ZONES WITHIN THE CENTRAL CITY**

**(a) Any activity which complies with any relevant development standards specified in Table 2 shall be a permitted activity.**

**(b) Development Standards**

**Any activity which does not comply with any relevant development standards specified in Table 2 shall be a restricted discretionary activity, with the exercise of the Council’s discretion limited to the listed Assessment Matters related to noise.**

**(c) For the purposes of this Rule, the following definitions apply:**

**(i) “Daytime” means 0700 - 2200 hours (7:00 am to 10:00 pm).**

**(ii) “Night time” means 2200 - 0700 hours (10:00 pm to 7:00 am).**

**(iii) “Sunday” means any Sunday or other day defined in New Zealand law as a Sunday.**

**(iv) “Discrete” means not directly associated with a premises or site.**

**(d) For the purposes of this Rule, where a site in the Central City on which an activity is located adjoins a road, open space or conservation zone, or any combination of these zones, the measurement and assessment point for noise shall be at the premise or site at the far side of the road, open space or conservation zone, or the combination of these zones.**

**(e) For the purposes of this Rule, where an activity is located within the Central City, and adjoins the boundary of a site included in another zone grouping outside the Central City, the noise standards applicable at the boundary of the sites shall be those of the zone grouping that has the lower (more restrictive) specified noise standard.**

**(f) For the purposes of (e), where the site on which the activity is located adjoins a Special Purpose (Road) zone, any site in another zone grouping on the other side of the road that is directly opposite the activity site shall be regarded as the adjoining site.**

**(g) For the purposes of this Rule, Category 1 and Category 2 areas are those areas set out on Planning Map 7 “Noise Environments”. Category 3 covers the remainder of the Central City.**

**TABLE 2 – Central City Noise Standards**

<b>Category 1:</b> <b>Higher Noise Level Entertainment and Hospitality Precincts</b>			
<b>(a) Noise emitted by any activity within a Category 1 precinct shall not exceed the following levels when received at any other premises or site within a Category 1 precinct.</b>			
<b>(i) Activities other than discrete outdoor entertainment events</b>	<b>LAeq (15 min )</b>	<b>60 dB</b> <b>(24 hour assessment period)</b>	
	<b>LAFmax</b>	<b>Daytime</b> <b>85 dB</b>	<b>Night-time</b> <b>75 dB</b>
<b>(ii) Discrete outdoor entertainment events</b>	<b>LAeq (15 min )</b>	<b>65 dB</b> <b>(24 hour assessment period)</b>	
	<b>LAFmax</b>	<b>Daytime</b> <b>85 dB</b>	<b>Night-time 85 dB</b>
<b>(b) Noise emitted by any activity in a Category 1 Entertainment and Hospitality Precinct shall not exceed the limits specified for Category 3 areas when received at any premises or site within any Category 3 area.</b>			
<b>Category 2:</b> <b>Lower Noise Level Entertainment and Hospitality Precincts</b>			
<b>(a) Noise emitted by any activity in a Category 2 precinct shall not exceed the following levels when received at any other premises or site within a Category 2 precinct.</b>			
	<b>LAeq (15 min )</b>	<b>0700-2300 hrs</b> <b>55 dB</b> <b>(1 hour assessment period)</b>	<b>2300-0700 hrs</b> <b>50 dB</b> <b>(1 hour assessment period)</b>
	<b>LAFmax</b>	<b>0700-2300 hrs</b> <b>85 dB</b>	<b>2300-0700 hrs</b> <b>75 dB</b>
<b>(b) Noise emitted by any activity in a Category 2 Entertainment and Hospitality Precinct shall not exceed the limits specified for Category 3 areas when received at any premises or site within any Category 3 area.</b>			
<b>Category 3 areas:</b> <b>All Central City areas other than Category 1 and 2 Entertainment and Hospitality Precincts</b>			
<b>(a) Noise emitted by any activity in any area of the Central City that is not a Category 1 and 2 Entertainment and Hospitality Precinct shall not exceed the following levels when received at any other premises or site that is not within a Category 1 or 2 Entertainment and Hospitality Precinct.</b>			
	<b>LAeq (15 min )</b>	<b>Daytime</b> <b>55 dB</b> <b>(1 hour assessment period )</b>	<b>Night-time 45 dB</b> <b>(1 hour assessment period )</b>
	<b>LAFmax</b>	<b>85 dB</b>	<b>75 dB</b>

**Advice Note:**

**Compliance with the noise limits in Table 2 relating to entertainment and hospitality activities may require assessment of the ability of individual site design and building construction to attenuate noise to the required level e.g. noise lobbies, “sound ceilings” or other means, or certification by an experienced acoustic consultant.**

**(h) Category 1 and 2 areas, the Central City Business Zone, the Central City Mixed Use Zone and any Business 1 Zones within the Central City - Protection of Noise Sensitive Activities.**

**Any habitable space within any residential unit, elderly persons’ housing unit or complex, travellers’ accommodation, education activity or health facility, shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).**

**Note: Compliance with this performance standard shall be achieved by:**

- i. **Conformance with the schedule of typical building construction set out in Appendix 1 to Part 11; or**
- ii. **An acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of achieving compliance with the above performance standard.**

**(\* Refer to Vol.3, Part 1, Definitions: External Sound Insulation Level)**

**For the purposes of this Rule, “habitable space” in relation to health facilities and educational facilities includes rooms which are normally occupied frequently or for extended periods.**

**(i) Living 4A, 4B and 4C and Living 5 Zones – Protection of Noise Sensitive Activities**

**Any new habitable space within any residential unit, travellers’ accommodation, or elderly persons’ housing unit or complex, within 40 metres of the edge of the nearest marked traffic lane of a road classified as a Distributor Street, or Avenue (Bealey, Fitzgerald, and Moorhouse Avenues) shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).**

**Note: Compliance with this Rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 11, Appendix 1. In the Living4A, 4B and 4C and Living 5 Zones no alternative ventilation is required in situations where the Rule is only met with windows closed. Alternatively, compliance with the Rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.**

**Where no traffic lane is marked, the distances stated shall be measured from 2m on the roadward side of the formed kerb. The location of Distributor Streets and Avenues is identified in Planning Map 4 - Central City: Transport Environments.**

**(j) Development standards – construction noise**

**At any site in the Central City, the development standards in Tables 3a and 3b shall apply to construction work as defined in NZS 6803:1999 Acoustics- Construction Noise (“the Standard”), when measured and assessed in accordance with the Standard.**

**All construction noise shall be managed in general accordance with the Standard. For construction work that is carried out at any location for longer than 14 consecutive days, a Construction Noise Management Plan (CNMP) shall be implemented which follows the recommendations of Section 8 and Annex E of the Standard.**

**Any activity that does not comply with the relevant development standards specified in Table 3a or 3b shall be a discretionary activity, with the exercise of the Council’s discretion limited to matters related to construction noise (refer to section 11 Clauses 1.4.2 – 1.4.4).**

**Table 3a**

Limits for construction noise received at any other site which contains a residential activity, travellers' accommodation, education activity, hospital, health facility, elderly persons' housing unit or complex.

Time of week	Time period	Duration of work					
		Typical Duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

**Table 3b**

Development standards – limits for construction noise received at any occupancy or activity not controlled by Table 3a

Time period	Duration of work		
	Typical Duration	Short-term duration	Long-term duration
	$L_{eq}$ (dBA)	$L_{eq}$ (dBA)	$L_{eq}$ (dBA)
0730-1800	75	80	70
1800-0730	80	85	75

In Tables 3a and 3b, "Duration of Work" is defined as follows:

- "Short-term duration" means construction work at any one location for up to 14 consecutive days
- "Typical duration" means construction work at any one location for more than 14 consecutive days but less than 20 consecutive weeks
- "Long-term duration" means construction work at any one location for more than 20 consecutive weeks

Renumber and amend Rule 1.3.4 Special Exceptions to these Rules in Volume 3 Part 11 of the City Plan as follows:

### 1.3.5 SPECIAL EXCEPTIONS TO THESE RULES

(...)

~~(b) Entertainment Precinct (Durham Street/ Cambridge Terrace/Oxford Terrace between Hereford and Lichfield Streets).~~

#### ~~Development Standard~~

~~In the case of the Entertainment Precinct, shown in Part 11, Appendix 1 of these rules, the sound level from public entertainment activities measured or assessed on an hourly basis at the boundaries of the precinct shall not exceed 60dBA L<sub>10</sub> at any time.~~

(...)

Community standards

Any activities which exceed the standards specified below, shall be a discretionary activity

(...)

(ii) Notwithstanding the provisions of Clause 1.3.3 **and 1.3.4** and Tables **1 and 2** the following exceptions shall apply to outdoor concerts and events **held in the following venues:**

Hagley Park, City Mall, Victoria Square, New Regent Street and The Square. ~~and the Entertainment Precinct (as shown in Part 11, Appendix 1 of these rules). For the purpose of this rule City Mall shall exclude that area which falls within the Entertainment Precinct.~~

**Noise from events shall not exceed the following limits when measured or assessed at any other property or place beyond the boundaries of the venue:**

## Hagley Park

**i. On up to 30 days per year, of which only 5 days may include music events extending beyond 22:30 (10:30pm). In any case, no event shall commence before 09:00 (9:00am) or finish later than 23:30 (11:30pm), except for New Year's Eve which shall finish at no later than 00:30 (12:30am) on New Year's Day.**

a. **Events on 5 days which may extend beyond 22:30 (10:30pm):**

**75 dB LAeq (15 min) 1 hour assessment period, and**

**85 LAF max.**

b. **Events on the further 25 days:**

**70 dB LAeq (15 min) 1 hour assessment period, and**

**85 LAF max.**

**Except that fireworks which are part of any event shall be exempted from the LAF max limits.**

**ii. Any other event shall not exceed the following limits when measured or assessed at any other property or place beyond the boundaries of the venue:**

a. **Daytime:**

**50 dB LAeq (15 min) 1 hour assessment period, and**

**85 dB LAFmax.**

- b. **Night-time:**  
41 dB LAeq (15 min) 1 hour assessment period, and  
75 dB LAFmax.

## **The Square and Victoria Square**

**On up to 120 days per year for The Square and 20 days for Victoria Square, provided that any event shall not commence before 09:00 (9:00 am) or finish later than 22:30 (10:30pm) on any of those days:**

70 dB LAeq (15 min) 1 hour assessment period, and  
85 LAF max.

## **City Mall and New Regent Street**

**On up to 80 days per year for City Mall and 20 days for New Regent Street, provided that any event shall not commence before 09:00 (9:00 am) or finish later than 22:30 (10:30pm) on any of those days:**

55 dB LAeq (15 min) 1 hour assessment period, and  
85 LAF max.

Outside these days and times the levels shall meet those for the rest of the appropriate zone, **except in the case of the Entertainment Precinct where the levels of rule 1.3.4(b) shall apply.**

(...)

Amend Rule 1.3.4, Volume 3 Part 11 as follows:

### ***CLARIFICATION OF CLAUSE 1.3.4(C):***

For the purposes of this Rule, “outdoor amplified music concert or event” means any activity for any purpose, and undertaken outside any buildings, which principally involves the use of musical amplification which is clearly audible at any other site or place, and includes any amplification system checks but excludes events at which music or music amplification is incidental to the primary activity, or is absent. **“Standard monitoring sites” means at or within the boundaries of any residential premises within the following parameters;**

(...)

Amend Assessment Matter 1.4.2 and add new Assessment Matters 1.4.3 and 1.4.4 of Volume 3 Part 12 of the City Plan as follows:

### **1.4.2 ASSESSMENT MATTERS FOR ALL ZONES INCLUDING THOSE WITHIN THE CENTRAL CITY.**

(...)

- (p) Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including, when appropriate, NZS 6802:1991 “Assessment of Environmental Sound” **for all areas except the Central City and NZS 6802:2008 “Acoustics – Environmental Noise” and NZS 6803:1999 “Acoustics – Construction Noise” for the Central City.**

- (q) For the Central City only, the level of noise from the activity in relation to ambient noise in its vicinity.**

- (r) For the Central City only, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection in terms of NZS 6802:2008 “Acoustics – Environmental Noise and the World Health Organisation’s Guidelines for Community Noise.

**1.4.3 ASSESSMENT MATTERS FOR CENTRAL CITY BUSINESS AND MIXED USE ZONES AND THE B1 ZONE WITHIN THE CENTRAL CITY – PROTECTION OF NOISE SENSITIVE ACTIVITIES**

- (a) The impact of any residential accommodation or educational activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
- (b) The location of any nearby business activities and the degree to which the amenities of the noise sensitive activities may be adversely affected.

**1.4.4 ASSESSMENT MATTERS FOR CENTRAL CITY LIVING 4A, 4B AND 4C AND LIVING 5 ZONES- PROTECTION OF NOISE SENSITIVE ACTIVITIES**

- (a) The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
- (b) The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
- (c) The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.

Delete Appendix 1 to Part 11 – Cashel Mall Entertainment Precinct.

Move Appendix 8 to Part 3 to Chapter 11 - Health and Safety as Appendix 1, and rename as Appendix 8 – Minimum Construction Requirements for all Central City Zones and renumber the appendices to Part 3 accordingly and delete the reference in Appendix 8 to Standard “2a.2.11” and replace with Standard “1.3.4”.



# Designations

Insert in Volume 3: Part 12 prior to: **2.11 Broadcast Communications Ltd**, a new requiring authority and designations as follows:

## **2.10A MINISTER FOR CANTERBURY EARTHQUAKE RECOVERY**

The purposes of the Canterbury Earthquake Recovery Act 2011 ('CER Act') include:

- provide for the Minister for Canterbury Earthquake Recovery to ensure the recovery of greater Christchurch;
- enable a focused, timely, and expedited recovery; and
- to facilitate, coordinate, and direct the planning, rebuilding and recovery of affected communities, including the repair and rebuilding of land, infrastructure, and other property.

To give effect to the CER Act's purposes the Minister as the Requiring Authority has initial financial responsibility for identified anchor projects, being public works, to enable the recovery of greater Christchurch and the implementation of the Christchurch Central Recovery Plan. These public works are designated in the City Plan under section 24 of the Canterbury Earthquake Recovery Act. All designations included within Volume 3, Part 12, Rule 2.10A shall lapse after 10 years unless given effect to.

## **Notation: Convention Centre Precinct**

- (a) A meeting facility to provide initially for approximately 2000 delegates with an expansion capacity to approximately 2500 delegates, including plaza, reception area, functional space, kitchens, banquet room, meeting/break-out rooms, exhibition space, amenities, storage and loading space
- (b) Marquees and other temporary structures for convention events
- (c) Gloucester Galleria
- (d) Car parks
- (e) Hotels
- (f) Retail/food and beverage
- (g) Ancillary Activities

Site name	Location	Planning map no.	Underlying zoning
<u>Convention Centre Precinct</u>	<u>Blocks defined by Armagh Street, Oxford Terrace, Worcester Street and Colombo Street.</u>	<u>5</u>	<u>Central City Business</u>

## **Notation: Stadium (Incorporating Spectator Events Facility)**

- (a) Rectangular field for sporting events, training and practice (such as rugby, rugby league, football)
- (b) Multiple use for concerts/ events
- (c) Up to 35,000 fixed seat capacity including removable seats to create stage
- (d) Roof cover
- (e) Event lighting
- (f) Player/entertainer facilities
- (g) Corporate suites/lounges/conference facilities
- (h) Broadcasting, technology and other services
- (i) External plazas and circulation concourse
- (j) Offices

- (k) Retail/food and beverage
- (l) Amenities
- (m) Kitchen and catering facilities
- (n) Car parks
- (o) Signage
- (p) Storage sheds, workshops and ground keeping facilities
- (q) Visitor Attraction Facilities (such as hall of fame or museum)
- (r) Ancillary Activities

Site name	Location	Planning map no.	Underlying zoning
Stadium	Blocks defined by Tuam, Madras, Hereford and Barbadoes Streets	5	Mixed Use

## Notation: Metro Sports Facility

- (a) Sports hall (wet) – competition and leisure pools; changing rooms
- (b) Sports hall (dry) – indoor courts, fitness and high performance facilities; changing rooms
- (c) Movement Centre
- (d) Offices/administration and amenities
- (e) Retail/food and beverage
- (f) Car parks
- (g) Landscaping and atrium
- (h) Ancillary Activities

Site name	Location	Planning map no.	Underlying zoning
Metro Sports Facility	Part block defined by St Asaph, Stewart and Antigua Streets and Moorhouse Avenue	5	Mixed Use

## Notation: Bus Interchange

- (a) Concourse
- (b) Bus Platform
- (c) Amenities
- (d) Retail/food and beverage
- (e) Staff Facilities
- (f) Cycle Parking
- (g) Ancillary Activities

Site name	Location	Planning map no.	Underlying zoning
Bus Interchange	Block defined by Tuam, Colombo, Manchester and Lichfield Streets	5	Central City Business

## **Notation: Performing Arts Precinct**

- (a) Auditoria for music and theatre
- (b) Rehearsal, teaching and performance spaces
- (c) Entertainment facilities
- (d) Changing rooms/entertainer facilities
- (e) Office and storage
- (f) Amenities, box office, foyer
- (g) Retail/ food and beverage
- (h) Hotel Accommodation
- (i) Ancillary Activities

<u>Site name</u>	<u>Location</u>	<u>Planning map no.</u>	<u>Underlying zoning</u>
<b>Performing Arts Precinct</b>	<b>Blocks defined by Oxford Terrace, New Regent, Gloucester and Colombo Streets.</b>	<b>5</b>	<b>Central City Business</b>

## **Notation: Justice and Emergency Services**

- (a) Courts including custodial facilities
- (b) Judicial offices
- (c) Police and emergency services
- (d) Offices, meeting and training rooms
- (e) Public open space, lobby, reception
- (f) Emergency vehicle parking
- (g) Employee accommodation
- (h) Communications centre
- (i) Amenities
- (j) Retail/food and beverage
- (k) Storage
- (l) Car parks
- (m) Ancillary Activities

<u>Site name</u>	<u>Location</u>	<u>Planning map no.</u>	<u>Underlying zoning</u>
<b>Justice and Emergency Services</b>	<b>Block defined by Lichfield, Colombo, Durham and Tuam Streets</b>	<b>5</b>	<b>Central City Business</b>

## **Notation: Central Library**

- (a) Library Facilities
- (b) Food and beverage
- (c) Ancillary activities

<b>Site name</b>	<b>Location</b>	<b>Planning map no.</b>	<b>Underlying zoning</b>
<u>Central Library</u>	<u>Block defined by Gloucester Street, Colombo Street and The Square</u>	<u>5</u>	<u>Central City Business</u>

## **Notation: The Frame – North and East**

- (a) Open space, park land
- (b) Family playground
- (c) Walking/cycling tracks
- (d) Stormwater management
- (e) Memorial sites
- (f) Residential units
- (g) Christchurch Club
- (h) Retail/Food and beverage
- (i) Amenities
- (j) Temporary Activities
- (k) Public Art
- (l) Leisure and Recreational Activities and Facilities
- (m) Ancillary Activities

<b>Site name</b>	<b>Location</b>	<b>Planning map no.</b>	<b>Underlying zoning</b>
<u>Frame - North</u>	<u>Blocks defined by Cambridge Terrace and Kilmore Street</u>	<u>5</u>	<u>Mixed Use</u>
<u>Frame - East</u>	<u>Blocks defined by Oxford Terrace, and Madras, Lichfield and Manchester Streets</u>	<u>5</u>	<u>Central City Business</u>

## **Notation: The Frame – South**

- (a) Open space landscaping
- (b) Walking/cycling tracks
- (c) Facilities for health and education.
- (d) Offices
- (e) Retail/ food and beverage
- (f) Amenities
- (g) Car parks
- (h) Ancillary Activities

<b>Site name</b>	<b>Location</b>	<b>Planning map no.</b>	<b>Underlying zoning</b>
<b><u>Frame - South</u></b>	<b><u>Part block defined by Madras, Lichfield, Manchester and St Asaph Streets (excluding triangular block defined by Madras, Tuam and High Streets); blocks defined by Manchester, St Asaph, Antigua, Tuam Streets; and block defined by Hagley Avenue, Oxford Terrace, Montreal and Tuam Streets.</u></b>	<b>5</b>	<b><u>Mixed Use and Central City Business</u></b>

## **Notation: Residential Demonstration Project**

<b>Site name</b>	<b>Location</b>	<b>Planning map no.</b>	<b>Underlying zoning</b>
<b><u>Residential Demonstration Project</u></b>	<b><u>Part block defined by Madras, Armagh and Gloucester Streets</u></b>	<b>5</b>	<b><u>Living 4B</u></b>

Amend Designation 2.12 Television New Zealand as follows and delete 2.12.1 and renumber 2.12.2 as 2.12.1.

Television New Zealand has **one new and** one modified designation for a transmission corridor (now confined to the Central City area between Bealey Avenue and Moorhouse Avenue). ...



# Definitions

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Amend definition in Part 1 - Definitions

## Building

means as the context requires:

(...)

but does not include:

(...)

- **any public artwork located in that part of the City contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues.**

Add new definitions to Part 1 – Definitions

## Central City

**means that part of the City contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues.**

Amend definition in Part 1 - Definitions

## Demolition

in relation to a protected building, place or object, means its destruction in whole but not in part, **where that item is located outside of the Central City.**

**For heritage items located within the Central City, it means the destruction in whole or of a substantial part of a listed heritage item which results in the complete or significant loss of the heritage form, fabric and heritage values of the item, but excludes demolition necessary for undertaking repairs to or reconstruction of a heritage item.**

Add new definitions to Part 1 – Definitions

## Central City Retail Precinct

**means that area of land bordered by Oxford Terrace, Lichfield Street, High Street and Hereford Street.**

Add new definitions to Part 1 – Definitions

## Event

**in relation to the Temporary Buildings and Activities rules, means any temporary and organised activity including but not limited to organised gatherings, parades, festivals, film shoots, concerts, celebrations, multi-venue sports events of significant scale including fun runs, marathons, duathlons, triathlons.**

## **Public Artwork**

within the Central City means any object, figure, image, character, outline, spectacle, display, delineation, audio or visual installation (including but not limited to projection or illumination, static or otherwise), announcement, poster or sculpture that is used principally to enhance public spaces, whether it is placed on, affixed or tethered to any land or building, or any footpath or pavement (subject to any Council bylaws or traffic management requirement) incorporated within the design of any building (whether by painting or otherwise) and not used as an outdoor advertisement or for any purpose other than as public artwork.

## **Reconstruction**

in relation to a protected heritage building, place, or object located within the Central City, means to rebuild a portion of a damaged heritage item to a documented earlier form, scale and design. Reconstruction can include the use of both retrieved heritage fabric, original materials and/or new materials. It may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the reconstructed area. Minor changes to the scale, form, design and footprint of the original building can be included as a component of reconstruction.

## **Repairs and Maintenance**

in relation to a protected heritage building, place, or object located within the Central City, means making good any decayed or damaged fabric to a documented earlier form and design.

Repairs may include the use of retrieved heritage fabric, original materials and/or new materials, only where the use of new materials is necessary to provide significantly better performance, and may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the repaired area.

Repairs and maintenance also includes general maintenance and regular protective care such as cleaning or preparing and repainting already painted surfaces. Where the heritage item is a park, garden, or setting, repairs and maintenance includes general grounds maintenance and pruning, but does not include the establishment of new paths, driveways, fencing or garden structures or the removal of mature specimen trees that are in a healthy condition.







# Planning Maps

## *To the Christchurch Central Recovery Plan*

Amend Planning Maps 39A – 39F to the extent that Planning Maps 1-7 attached deviate from Maps 39A-39F. In all other respects Planning Maps 39A-39F remain unchanged.

Amend any other Maps, Appendices, Tables or Diagrams to the extent that Planning Maps 1-7 require.

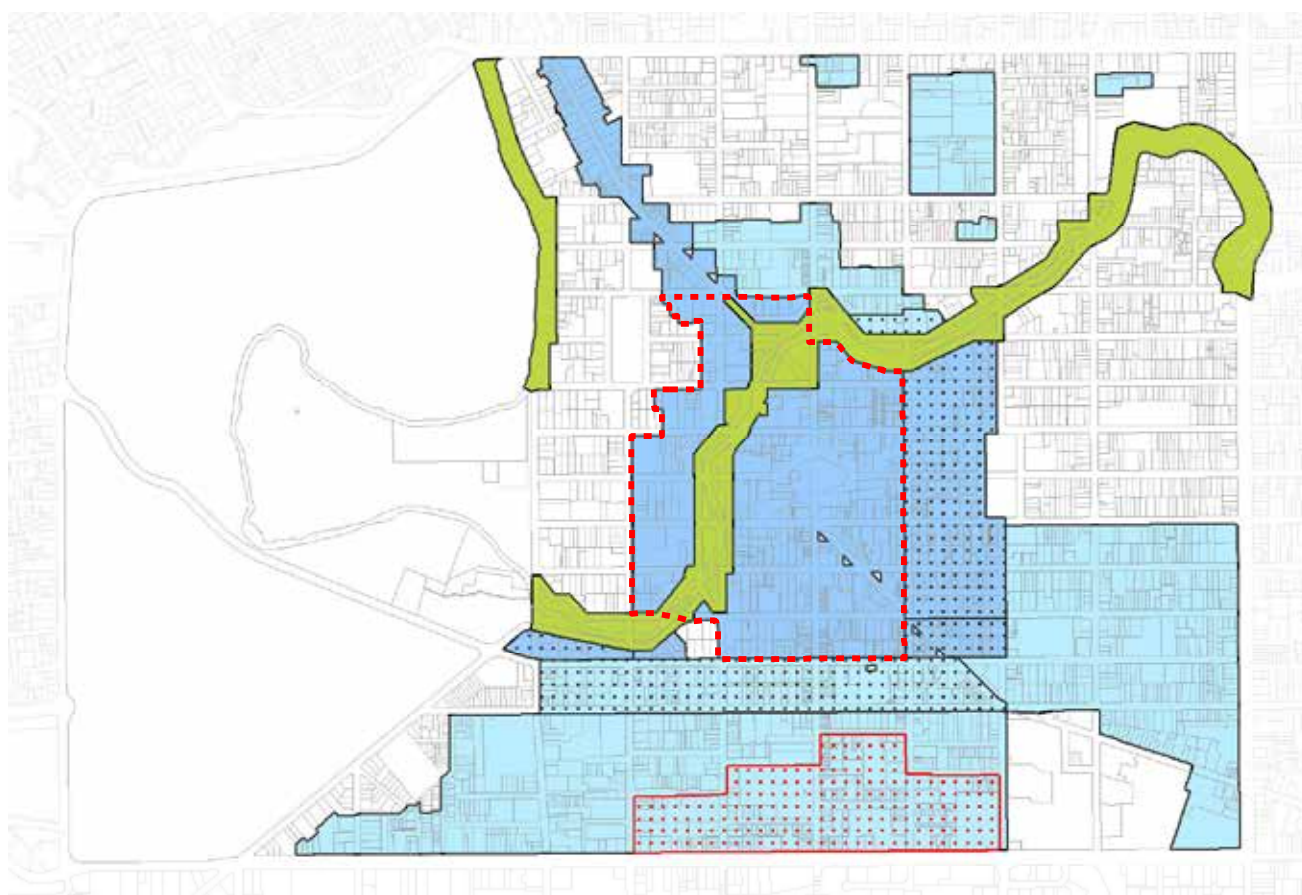
Amend Introduction, Designations as follows:

<b>Map Notation</b>	<b>Zone</b>
(...)	(...)
<b>CCB</b>	Central City <b>Business</b>
<b>CCE MU</b>	Central City <b>EdgeMixed Use</b>
(...)	
<b>C5</b>	<b>Conservation 5 (Papa o Ōtākaro)</b>

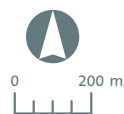
1. *Central City: Business and Mixed Use Zones*
2. *Central City: Other Zones*
3. *Central City: Heights (Business and Mixed Use Zones)*
4. *Central City: Transport Environments*
5. *Central City: Existing and New Designations*
6. *Central City: Active Frontages and Verandas*
7. *Central City: Noise Environments*



# Map 1. Central City: Business and Mixed Use Zones

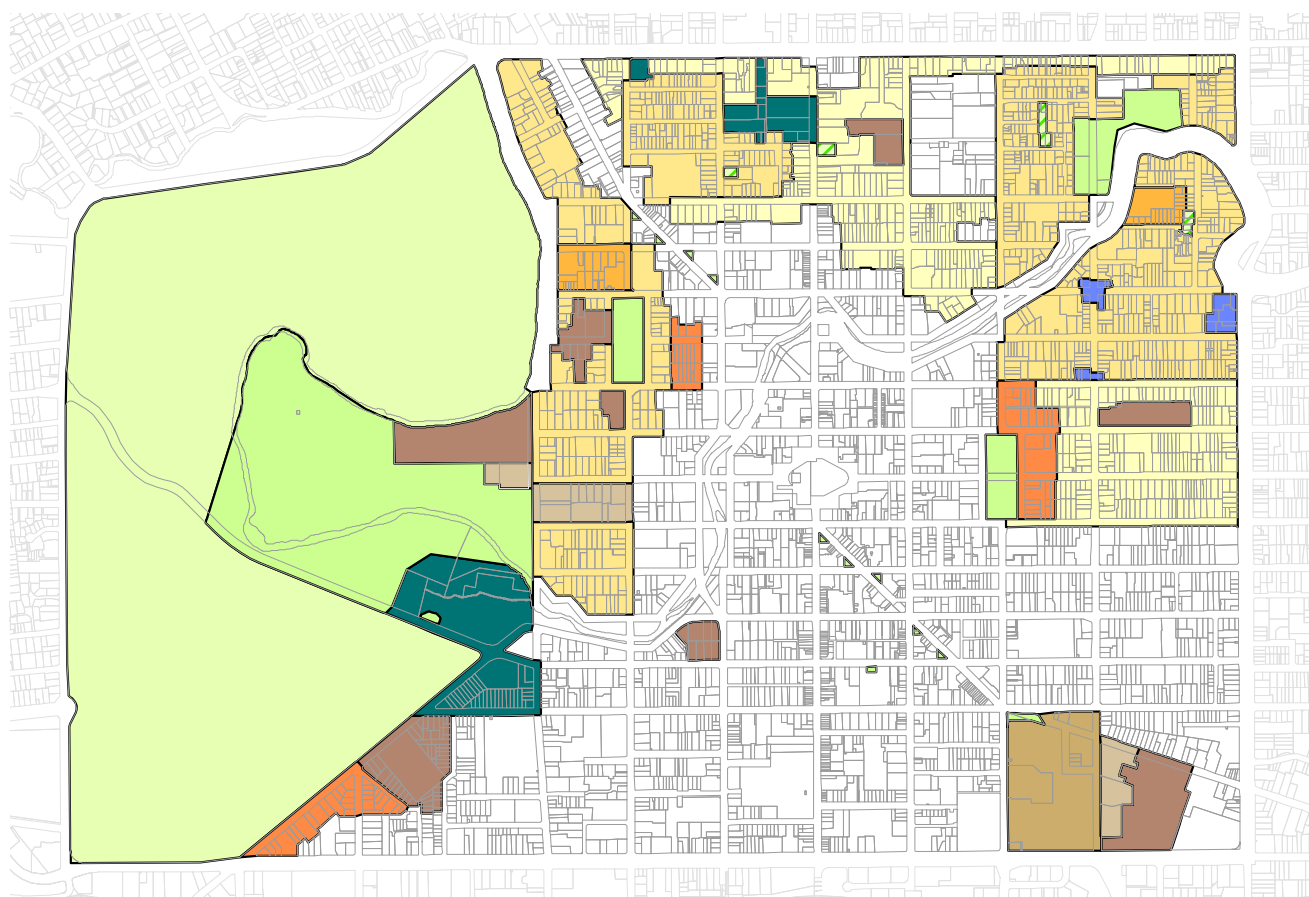


- Legend**
- Core
  - Frame
  - Large Format Retail
  - Central City Business Zone
  - Central City Mixed Use Zone
  - Conservation 5 (Papa o Ōtākaro) Zone





# Map 2. Central City: Other Zones



- Legend**
- |                 |                               |
|-----------------|-------------------------------|
| Business 1 Zone | Cultural 3 Zone               |
| Living 4A Zone  | Cultural 4 Zone               |
| Living 4B Zone  | Open Space 1 Zone             |
| Living 4C Zone  | Open Space 2 Zone             |
| Living 5 Zone   | Conservation 2 Zone           |
| Cultural 1 Zone | Special Purpose Hospital Zone |

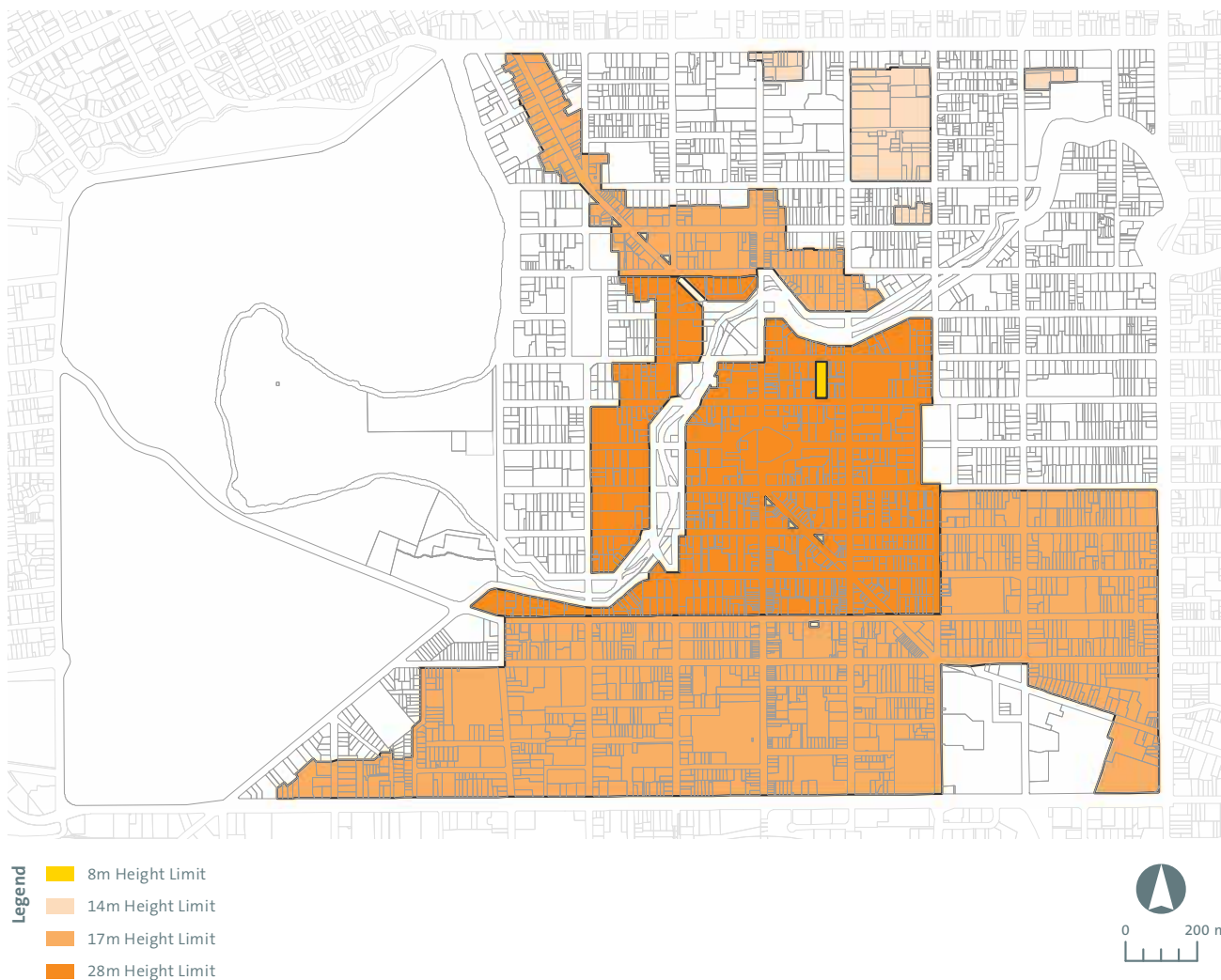






# Map 3. Central City: Heights (Business and Mixed Use Zones)

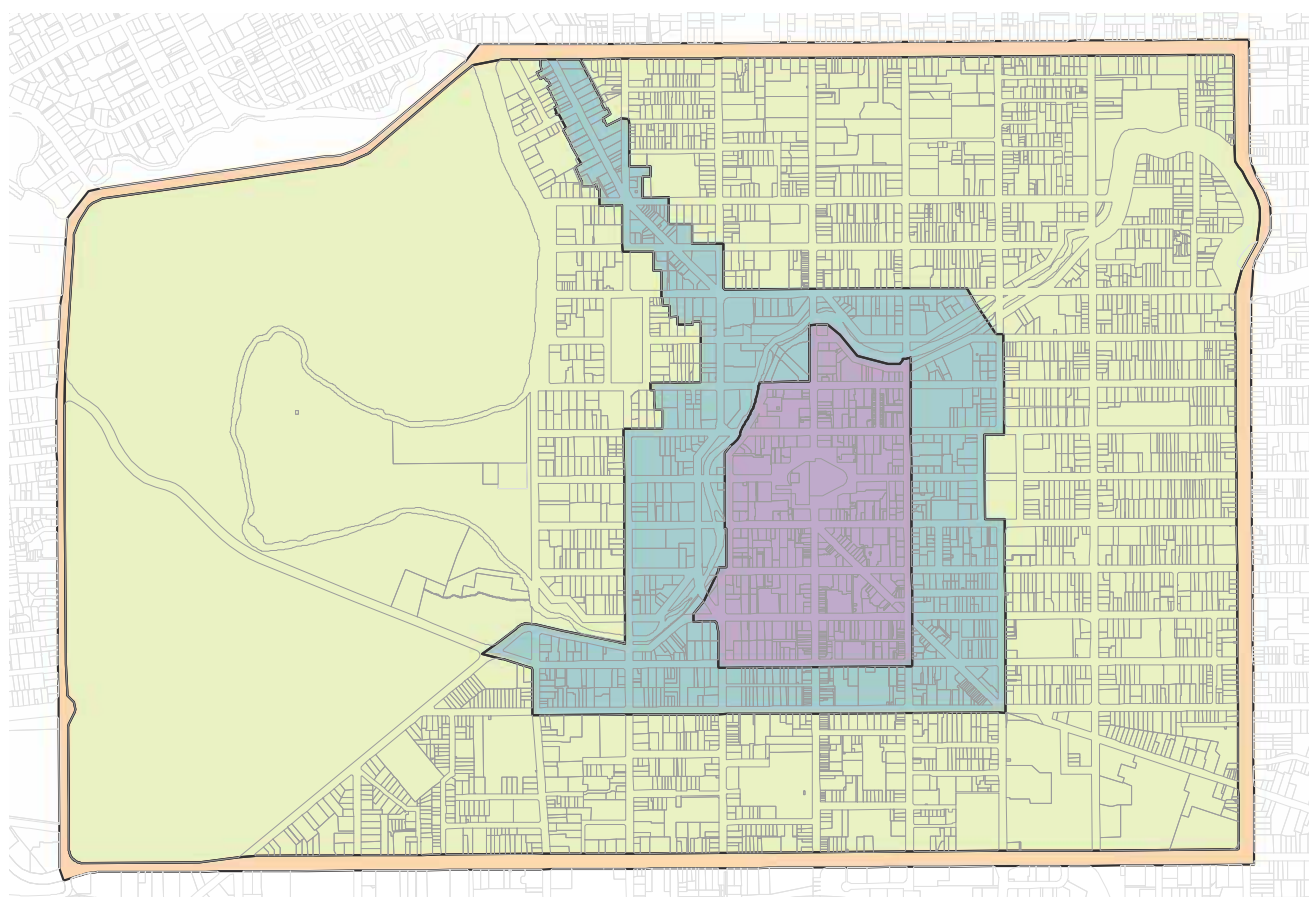
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# Map 4. Central City: Transport Environments

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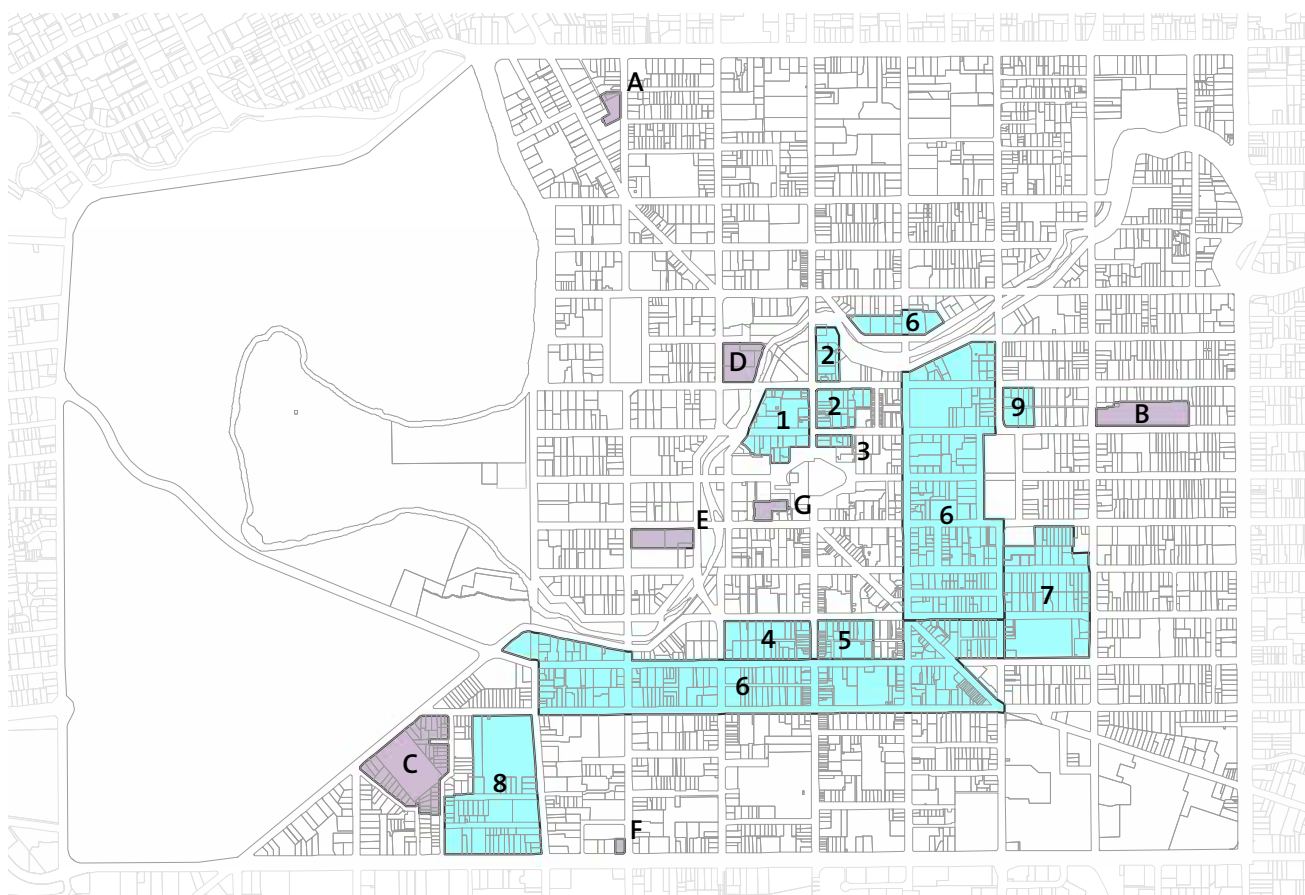
- Legend**
- Inner Core Streets
  - Outer Core Streets
  - Distributor Roads
  - Avenues





# Map 5.

## Central City: Existing and New Designations



Legend		Existing Designated Land		New Designated Land	
A	Defence	1	Convention Centre Precinct	1	Convention Centre Precinct
B	Primary School	2	Performing Arts Precinct	2	Performing Arts Precinct
C	Secondary School	3	Library	3	Library
D	Courts	4	Justice and Emergency Services	4	Justice and Emergency Services
E	Police	5	Bus Interchange	5	Bus Interchange
F	Orion	6	Frame	6	Frame
G	Telecom	7	Stadium	7	Stadium
		8	Metro Sports Facility	8	Metro Sports Facility
		9	Residential Demonstration Project	9	Residential Demonstration Project

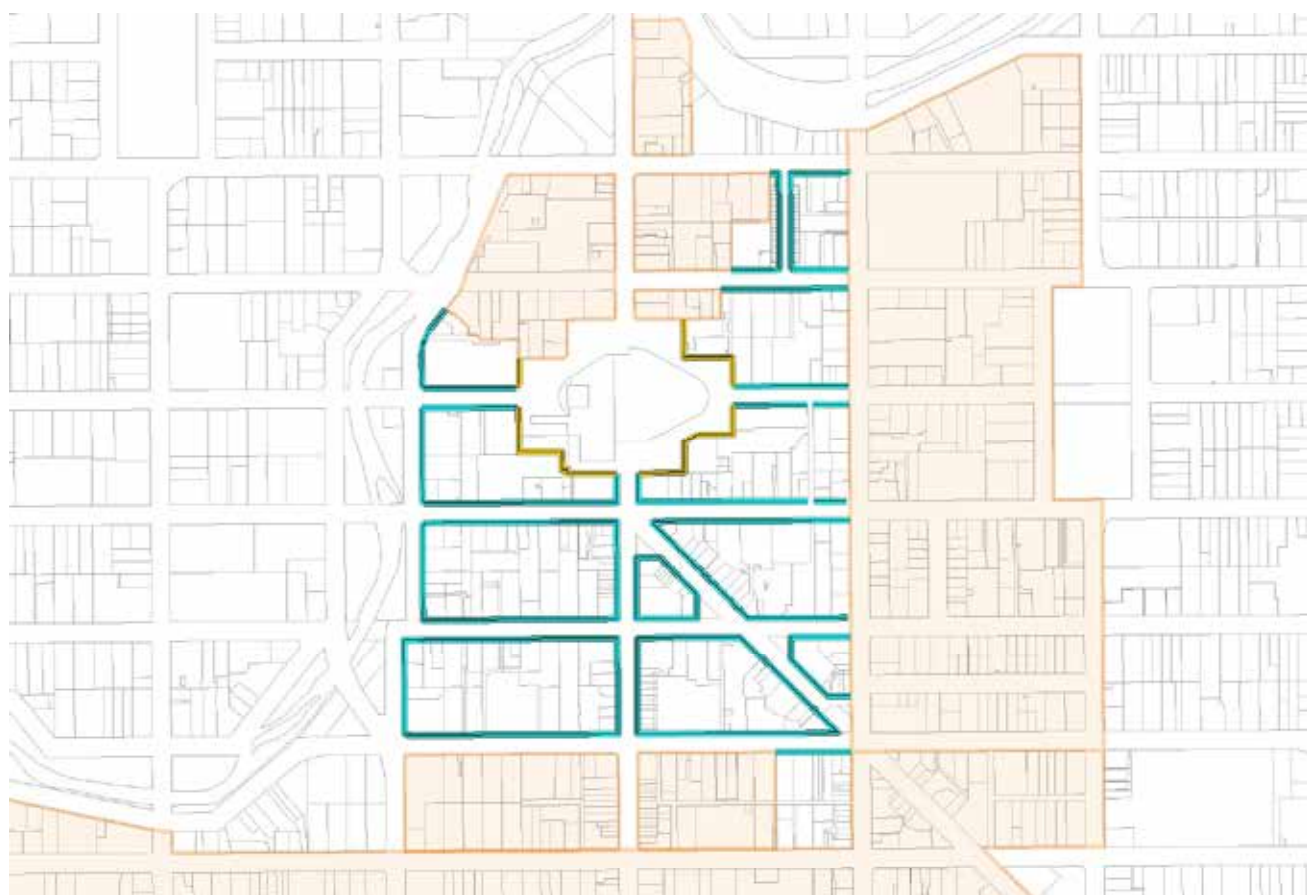




# Map 6.

## Central City: Active Frontages and Verandas

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- Legend
- Active Frontage and Verandas
  - Active Frontage Only
  - New Designations







# Map 7. Central City: Noise Environments

---



- Legend**
-  Core
  -  Entertainment/Hospitality Precincts (Category 1 Noise Level)
  -  Entertainment/Hospitality Precincts (Category 2 Noise Level)



# Amendments as at July 2013

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Amendments to Objective 12.4 – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

~~Delete Objective 12.4 and Policies 12.4.1 – 12.4.10 of Volume 2 Section 12 of the City Plan. Insert new Objective 12.4 and Policies 12.4.1 – 12.4.3 as follows:~~

Delete Objective 12.4 and Policies 12.4.1 – 12.4.9 of Volume 2 Section 4 of the City Plan. Insert new Objective 12.4 and Policies 12.4.1 – 12.4.2 as follows:

## Objective 12.4: Distinctiveness and Sense of Place

To develop, protect, restore or enhance characteristics, features and areas within the Central City that contribute to the identity, distinctiveness and sense of place of Christchurch.

### **POLICY 12.4.1:**

Designate The Frame to assist in defining the northern, eastern and southern extent of the Core of the Central City, accommodating parklands to the east, extending the river edge to the north and facilitating campus style precinct development to the south while also:

- attracting people and enhancing the city's distinctive identity;
- reducing the surplus developable land supply and adding value to adjacent land;
- assisting to separate development in the core from large scale anchor projects;
- providing leisure opportunity, and an alternative cycling and walking network;
- improving legibility and orientation within the city's flat landscape.

### **POLICY 12.4.2:**

Restore and enhance established and important public open spaces including:

- Papa o Ōtākaro/Avon River Precinct as a people and cycle focused river edge;
- The Square as a greener, high quality civic space;
- fundamental elements and underlying patterns to the Central City including the grid street pattern with intersecting and bisecting diagonal streets and the city squares and open spaces (e.g. Latimer and Cranmer Squares).

### **POLICY 12.4.3:**

Encourage the retention, repair, maintenance and reconstruction of heritage items within the Central City.

Amendments to Rule 2.1 – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Delete the diagrams titled “the Amenity Links”, “Central City Urban Form” and “Central City – Shape and Form Framework” from Volume 2 Section 12 of the City Plan.

Delete Rules 2.0, 2.1, 2.1.1, 2.1.2, 2.2, 2.2.1 – 2.2.5 inclusive and 2.3.1 – 2.3.3 inclusive, and insert new Rules 2.1 – 2.1.4, 2.2.1 – 2.2.17, 2.3.1 – 2.3.2 and 2.4 – 2.4.1 in Volume 3 Part 3 of the City Plan as follows:

## 2.1 Activity Status: Central City Business Zone

### 2.1.1 PERMITTED ACTIVITIES

(a) The following activities shall be Permitted Activities, provided they comply with all of the relevant development, community and critical standards, and the city wide standards:

- Retail activity (excluding trade suppliers, yard based suppliers, service stations);
- Commercial services;
- Place of entertainment;
- Recreation activity;
- Gymnasium;
- Community facility<sup>1</sup>;
- Education activity;
- Day care facility;
- Pre-school facility;
- Health facility;
- Spiritual facility;
- Office;
- Residential activity;
- Travellers’ accommodation and Hotels.

### 2.1.2 RESTRICTED DISCRETIONARY ACTIVITIES

Any activity that does not comply with any one or more of the development standards under Clause 2.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council’s discretion restricted to the listed Assessment Matter(s). [Resource consent applications in relation to non-compliance with any Development Standards shall not be publicly or limited notified.](#)

### 2.1.3 DISCRETIONARY ACTIVITIES

Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following

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activities are discretionary activities:

- (i) Any other activity, which is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

#### **2.1.4 NON-COMPLYING ACTIVITIES**

Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone Rules. ~~Resource consent applications in relation to non-compliance with any Development Standards shall not be publicly or limited notified.~~

<sup>1</sup> For the purposes of the Central City Business Zone, Community Facility means “the use of land and buildings by the public for the purposes of welfare, care, safety and culture. This includes libraries, community centres, police stations, fire stations and courthouses, but does not include probation or detention centres or prisons.”

Amendments to Rules 2a.1.2 – 2a.2.1(a) – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

#### **2A.1.2 RESTRICTED DISCRETIONARY ACTIVITIES**

(a) Any activity that does not comply with any one or more of the development standards under Clause 2a.2, but does comply with all of the relevant community and critical standards, and all of the city wide standards, shall be a restricted discretionary activity, with the exercise of the Council’s discretion restricted to the listed Assessment Matter(s). ~~Resource consents in relation to non-compliance with any Development Standards shall not be publicly or limited notified.~~

#### **2A.1.3 DISCRETIONARY ACTIVITIES**

(a) Unless specified otherwise, and where they comply with all of the relevant critical standards and all of the city wide standards, the following activities are discretionary activities:

- (i) Any other activity, which is not listed as a permitted or non-complying activity;
- (ii) Permanent car parking buildings or lots upon which car parking is the primary activity.

#### **2A.1.4 NON-COMPLYING ACTIVITIES**

(a) Unless specified otherwise, any activity which does not comply with any one or more of the critical standards under Clause 2a.3 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules. ~~Resource consents in relation to non-compliance with any Development Standards shall not be publicly or limited notified.~~

## 2a.2 Development Standards Central City Mixed Use Zone

### 2A.2.1 STREET SCENE AND LANDSCAPING

(a) Where buildings do not extend to the road boundary of a site, a 2m wide landscape strip, **as a minimum**, shall be provided along the full frontage of the site and this area shall be planted in a combination of shrubs, trees and grasses, except that for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets, a landscape strip is not required;

Amendments to Part 3 Business Zones, Appendix 8 – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Amend Part 3 Business Zones, Appendix 8 – Minimum construction requirements – Central City Edge Zones as follows:

Appendix 8 – Minimum construction requirements – Central City ~~Edge~~**Mixed Use** Zone

Amendments to Part 10 Heritage and Amenities, 1.3 Specific Rules – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Amend Part 10 Heritage and Amenities, 1.3 Specific Rules, 1.3.3 exemption from other standards as follows:

### ~~1.3.3 EXEMPTIONS FROM OTHER STANDARDS~~

(...)

(c) All development standards in Vol.3, Part 13 (Parking and Loading) as applicable to Business Zones, including the Central City Business Zone and Central City ~~Edge~~**Mixed Use** Zone.

---

Amendments to Rule 4.3 Community Standards (other activities only) – Living 3, 4A, 4B and 4C Zones – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Amend Rule 4.3.1 as follows:

## **4.3 Community Standards (other activities only) - Living 3, 4A, 4B and 4C Zones**

### **4.3.1 SCALE OF ACTIVITY – OTHER ACTIVITIES**

(...)

(iii) in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, **(between Durham Street North and Madras Street) Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

(c) in the Living 4A and 4B Zones no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site except in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, **(between Durham Street North and Madras Street) Montreal Street, Durham Street North**, Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

Amend Rule 4.3.2 as follows:

### **4.3.2 SITE SIZE – OTHER ACTIVITIES**

(...)

(b) in the Living 4A, 4B and 4C Zones

(...)

**(ii) for educational, spiritual, daycare, health facilities or travellers' accommodation on sites within the Living 4A zone with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets; or**

(...)

---

Amend Rule 4.3.3 as follows:

#### **4.3.3 HOURS OF OPERATION – OTHER ACTIVITIES**

(...)

(vi) travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North,** Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

#### **4.3.4 TRAFFIC GENERATION – OTHER ACTIVITIES**

(a) Maximum number of vehicle trips per site shall be:

(...)

**except that**

(...)

- for educational, spiritual, daycare, health facilities, and travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North,** Colombo Street, Manchester Street (north of Salisbury Street), the maximum number of vehicle trips per site shall be **200 100** per day, **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

#### **4.3.6 RESIDENTIAL COHERENCE – OTHER ACTIVITIES**

(...)

(b) Living 4A and 4B Zones (except for apartment blocks greater than 3 storeys)

At least one person engaged in the activity shall reside permanently on the site except in the Living 4A Zone on sites with access to Bealey Avenue **(between Durham Street North and Madras Street), Montreal Street, Durham Street North,** Colombo Street, Manchester Street (north of Salisbury Street), **and the south side of Hereford Street between Madras and Barbadoes Street.**

(...)

Amendments to Assessment Matter 1.4.2 – 1.4.4 of Volume 3 part 12 – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

#### **1.4.2 ASSESSMENT MATTERS FOR ALL ZONES INCLUDING THOSE WITHIN THE CENTRAL CITY.**

(...)

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(m) For the Central City only, ~~the level of noise from the activity in relation to ambient noise in its vicinity.~~

(n) For the Central City only, ~~the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection in terms of NZS 6802:2008 “Acoustics – Environmental Noise and the World Health Organisation’s Guidelines for Community Noise”.~~

(o) The adequacy of information provided by the applicant.

(p) Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including, when appropriate, NZS 6802:1991 “Assessment of Environmental Sound” **for all areas except the Central City and NZS 6802:2008 “Acoustics – Environmental Noise” and NZS 6803:1999 “Acoustics – Construction Noise” for the Central City.**

(q) For the Central City only, the level of noise from the activity in relation to ambient noise in its vicinity.

(r) For the Central City only, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection in terms of NZS 6802:2008 “Acoustics – Environmental Noise and the World Health Organisation’s Guidelines for Community Noise.”

Amendments to Notation: Residential Demonstration Project – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Amend Designation ~~2.12 Television New Zealand~~ designation 2.12.1 relating to Gloucester Street Studio.

Amend Designation 2.12 Television New Zealand as follows and delete 2.12.1 and renumber 2.12.2 as 2.12.1.

Television New Zealand has one new and one modified designation for a transmission corridor (now confined to the Central City area between Bealey Avenue and Moorhouse Avenue). ...

Amendments to Appendix 1 to Part 11 – Cashel Mall Entertainment Precinct – effective from 9 August 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

**Strikethrough indicates deletion, blue text indicates addition.**

Delete Appendix 1 to Part 11 – Cashel Mall Entertainment Precinct.

Move Appendix 8 to Part 3 to Chapter 11 - Health and Safety as Appendix 1, and rename as Appendix 8 – Minimum Construction Requirements for all Central City Zones and renumber the appendices to Part 3 accordingly **and delete the reference in Appendix 8 to Standard “2a.2.11” and replace with Standard “1.3.4”.**



Amendments to Introduction – effective from 9 August 2012

**Strikethrough indicates deletion, blue text indicates addition.**

## Introduction

Pursuant to section 24 of the Canterbury Earthquake Recovery Act 2011 (“CER Act”), the Christchurch Central Recovery Plan has directed the inclusion and removal of specific objectives, policies, rules and other methods in Christchurch City Council’s District Plan (also referred to as the “City Plan”).

Section 24 does not entitle a Recovery Plan to direct amendment of descriptions, explanatory guidance and statements, reasons, anticipated outcomes, implementation and/or monitoring provisions. As such, these matters are not included within the amendments directed.

The amendments are to be made by Christchurch City Council as soon as practicable without the use of Schedule 1 of the Resource Management Act 1991 or any other formal public process.

Christchurch City Council may make any consequential amendments that are required to give effect to this Appendix 1 of the Christchurch Central Recovery Plan such as replace all references to the “Central City Zone” with “Central City Business Zone” and undertake necessary renumbering.

From the time of notification of the Recovery Plan in the Gazette, applications for resource consents, notices of requirement, or variations to a Resource Management Act document must be determined in a manner not inconsistent with the Recovery Plan. Pursuant to section 23, this applies whether or not the application was lodged before or after the gazetting of the Recovery Plan.

Where amendments to Christchurch City Council’s District Plan have been directed by the Recovery Plan under section 24 it is noted that only the Minister for Canterbury Earthquake Recovery can request a change or variation to such provisions (section 24(5)). For this reason any amendments made under this provision will be required to be identified in the District Plan by way of font, colour or other distinguishing format.

Amendments to Rules 2.2.2. and 2.2.3 - effective from 19 November 2012

The following amendments are made to Appendix 1 of the Christchurch Central Recovery Plan under section 22(3) of the Canterbury Earthquake Recovery Act 2011.

### Changes showed by strike through

#### **2.2.2 URBAN DESIGN**

**Within the Core as identified on Central City Planning Map1;**

- **the erection of any new buildings;**
- **the external alteration to any existing buildings; or**
- **the use of any part of a site not undertaken in a building;**

**which is visible from a public space, shall be a restricted discretionary activity.**

**Except that:**

- (i) this Rule shall not apply to demolition, repairs, maintenance and seismic, fire and access building code upgrades; and**
- (ii) this Rule shall not apply where any building within the Core is a listed heritage item building, place or object, or is proposed**

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**on or adjoining a site containing a listed heritage building, place or object, in which case the applicable rules in Clause 1, Part 10 shall apply.**

**Note: if the new building is within the Core and adjoins a listed heritage item Rule 1.3.3 in Clause 1, Part 10 may apply.**

**Resource consent applications in accordance with this Rule will only be assessed against the following matters:**

**The extent to which the building or use:**

- (a) Recognises and reinforces the context of a site, having regard to the identified urban form for the Central City, the grid and diagonal street pattern, cultural elements and public open spaces;**
- (b) Promotes active engagement with the street, community safety, human scale and visual interest;**
- (c) Takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;**
- (d) Is designed to emphasise the street corner (if on a corner site);**
- (e) Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and**
- (f) Incorporates landscaping or other means to provide for increased amenity, shade and weather protection.**

### **2.2.3 OUTLINE DEVELOPMENT PLAN APPROVAL – CENTRAL CITY RETAIL PRECINCT**

**Where a resource consent application for an Outline Development Plan has been submitted to the Council for a contiguous area of not less than 7500m<sup>2</sup> within the Central City Retail Precinct, the approval of the Outline Development Plan shall be a restricted discretionary activity.**

**Except that:**

**For the triangular block bounded by High, Cashel and Colombo Streets, the 7500m<sup>2</sup> limit shall not apply, and for this block one Outline Development Plan covering the entire block shall be submitted.**

**Note: For the purposes of this Rule Central City Retail Precinct means the area bordered by Oxford Terrace, Lichfield, High and Hereford Streets. An Outline Development Plan can straddle Colombo and Cashel Streets within the Retail Precinct but the legal street will not be included in the size measurement.**

**Resource consent applications for Outline Development Plans will only be assessed against the extent to which the Outline Development Plan achieves or is likely to achieve the following matters:**

- (a) The extent to which the Outline Development Plan achieves north/south pedestrian connections through the street block, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible through block connectivity;**
- (b) The manner in which car parking, access and servicing arrangements are integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;**
- (c) The extent and location of publicly accessible open space provided within the area covered by Outline Development Plan;**
- (d) The extent to which natural light and ventilation within internal spaces and to public open space is provided;**
- (e) The extent to which the Assessment Matters set out under Rule 2.2.2 are met; and**
- (f) The interrelationship with any approved Outline Development Plan the same and/or adjoining land.**

**If a resource consent application is for an Outline Development Plan for a contiguous area which is**

**(i) less than 7500m<sup>2</sup> or**

**(ii) covers only part of the triangular block**

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**a smaller Outline Development Plan will only be approved if it will still achieve the matters listed above.**

