

Christchurch Central Recovery Plan

Te Mahere 'Maraka Ōtautahi'

Addendum – December 2014

South Frame

Pūtahi Whakatetonga



Published in December 2014 by

Canterbury Earthquake Recovery Authority
Christchurch, New Zealand

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Citation

Canterbury Earthquake Recovery Authority
(2014).
*South Frame - Christchurch Central
Recovery Plan: Addendum – December
2014.*
Christchurch: Canterbury Earthquake
Recovery Authority.

ISBNs

978-0-478-39782-6 (Print)
978-0-478-39783-3 (Online)

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He rārangi upoko

The Christchurch Central Recovery Plan (the Recovery Plan) was notified in the New Zealand Gazette on 31 July 2012 and had effect from that date. It created a Blueprint Plan for the city which identified a commercial Core, a ‘Frame’ surrounding that Core and the location of various anchor projects in the central city.

One of the anchor projects that the Recovery Plan identified was the South Frame, which incorporates the Health and Innovation precincts. The South Frame anticipates a range of buildings and activities in an accessible, open space landscape.

This document was developed by the Canterbury Earthquake Recovery Authority (CERA). Public consultation took place in June and July 2014.

Once Gazetted, this “South Frame” document has effect as an addendum to the Recovery Plan, and contains changes to Christchurch City Council’s District Plan. The Recovery Plan is amended by: the insertion of pages 4 and 5 of this document after page 36 in the Recovery Plan; the insertion of page 6 of this document on page 103 of the Recovery Plan after the paragraph entitled “The Frame”; the insertion of the Central City (South Frame) Mixed Use Zone provisions into Appendix 1 of the Recovery Plan after page 24; and the replacement of Central City Planning Maps 1, 2, 3 and 6.

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The South Frame

Pūtahi Whakatetonga

The South Frame extends from Hagley Park to the East Frame across the southern edge of the Core. CERA will help to revitalise this area by providing new, publicly accessible and attractive areas as a focus for the private sector to develop alongside.

The South Frame public realm development will provide attractive, safe, inviting and accessible public spaces in what have historically been large and inaccessible city blocks. This new development will establish a foundation for private sector redevelopment in the area. The resulting South Frame will be a vibrant place with a range of businesses and activities, containing places for people to interact and connect. In addition, it will be a 'green' urban environment for residents and businesses alike.

The new public realm network will allow the public to access the centre of the blocks. It will also provide permanent connectivity between the Innovation Precinct, the Health Precinct and beyond. The public realm provides the 'canvas' on which the South Frame community can move, gather and play.

The Greenway

The Greenway is a critical element of the South Frame. As well as contributing to a high level of amenity, it completes the 'framing' of the Core by connecting with the East Frame at one end and Hagley Park at the other. A walking and low-speed cycling pathway will be established within each block. Each pathway will be integrated with a series of north-south lanes and larger, flexible gathering places for outdoor markets, fitness, leisure and other urban activities.

The lanes

The lanes will be a shared space for vehicles, pedestrians and cyclists in a slow-speed environment. Adjacent activities will be encouraged to 'spill out' into the lanes, creating a vibrant and engaging interaction between businesses and passing pedestrians.

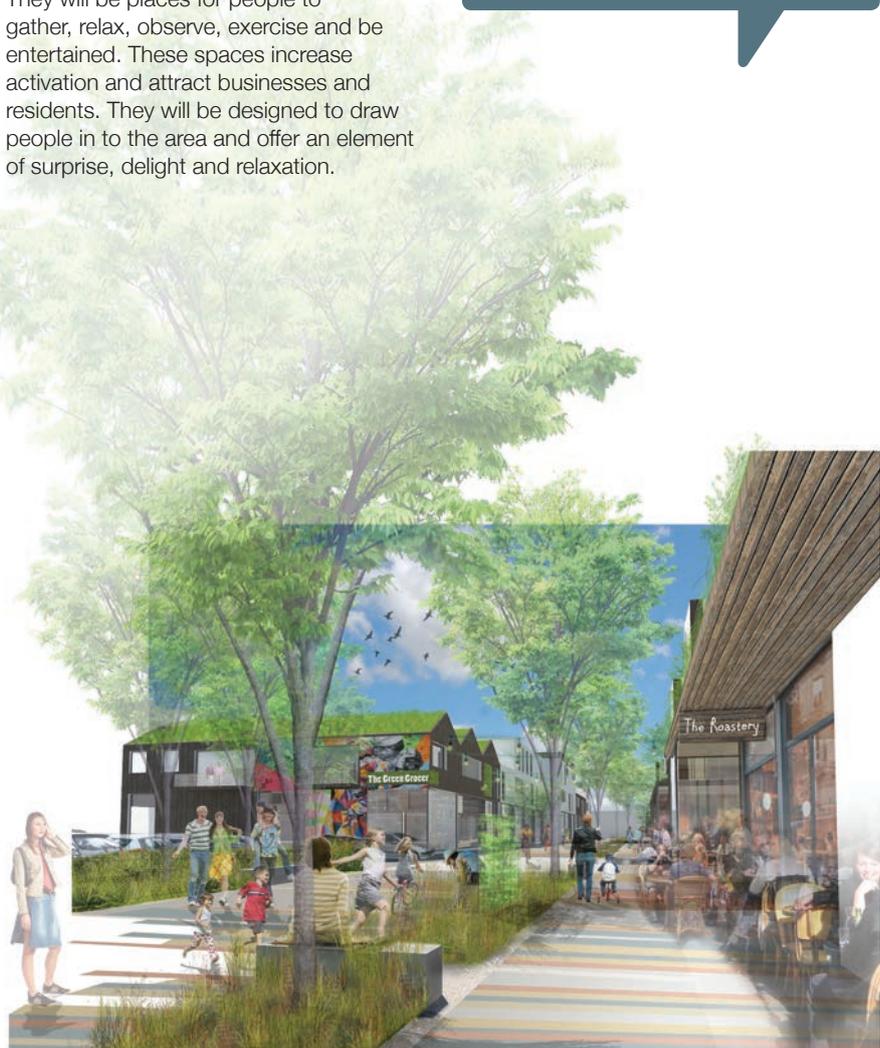
The lanes will provide additional street frontages for properties. They will improve connectivity and deliver a higher volume of pedestrians into the centre of the South Frame.

Gathering spaces

Gathering spaces play a key role in supporting the social, cultural and economic vitality of the South Frame. They will be places for people to gather, relax, observe, exercise and be entertained. These spaces increase activation and attract businesses and residents. They will be designed to draw people in to the area and offer an element of surprise, delight and relaxation.

Better pedestrian connectivity between areas. Wide pedestrian walkways connecting river, parks and shops.

Share an Idea, Community Expo



Illustrative concept of South Frame and Greenway.



Context axonometric



Implementation

Project lead:
CERA

Partners:
CCC, ECan, Te Rūnanga o Ngāi Tahu, private sector

Indicative construction date:
Mid 2015



The Central City (South Frame) Mixed Use Zone

The South Frame forms the southern part of the Frame surrounding the Central City Business Zone. In the South Frame, buildings are enabled in an accessible, open space environment. One purpose of the Central City (South Frame) Mixed Use Zone is to enable development that supports delivery of the Frame. It also aims to set the scene for the private sector to achieve the Recovery Plan vision for this area. The proposed amendments to the District Plan recognise the unique requirements of both the Innovation and Health precincts. At the same time, they work to maintain a consistent framework across the South Frame as a whole.

The new zone provisions enable the development of a high-quality, urban, mixed use environment. They give clear direction on the types of activities that are anticipated within the South Frame and those that are not encouraged.

The new provisions recognise the role of the Central City Business Zone as the pre-eminent business area in the central city. They therefore discourage the proliferation of competing office and retail activity throughout the South Frame.

It is recognised that both Colombo and High Streets have historically been important retail corridors to the central city. As such, the new provisions encourage retail redevelopment in these locations. However, tenancy size limits are imposed to protect the historic 'small boutique' nature of the shops along these streets.

The provisions also recognise that the Innovation and Health precincts are distinct from the rest of the Central City (South Frame) Mixed Use Zone. Both precincts rely on a 'clustering' of like-minded activities. For this reason, the zone provisions enable appropriate activities to establish there. They enable offices and commercial services in the Innovation Precinct, but impose a tenancy size limit in the southern block to encourage small to medium-sized enterprises only. Office developments are also more generously enabled in the Health Precinct, recognising that offices are a key component of a thriving Health Precinct.

As with the rest of the central city, the high-amenity environment of the South Frame makes the area both suitable and attractive for residential development. The provisions encourage this activity.

Hotels, places of entertainment, recreation activities, gymnasiums, community facilities, education activities and health facilities are also all consistent with the aspirations for the South Frame.

Industrial and motor servicing activities are inconsistent with the objective of developing a high-amenity, attractive environment within the South Frame. They are not encouraged to establish in the South Frame. Instead, they are identified as non-complying activities within the

new zone. If existing industrial and motor servicing activities upgrade or redevelop, they will also trigger the requirement for a non-complying activity resource consent.

To further safeguard the amenity and attractiveness of the South Frame, one provision requires design to be considered for all buildings. This provision is not about assessing the architectural merit of developments. Rather, it focuses on the fundamental design matters necessary for the public realm to be well used and the buildings to be of good quality. A number of assessment criteria have been developed to guide design professionals in implementing these provisions.

A Joint Management Board makes decisions on urban design matters within the Central City Business Zone. This Board will be available to applicants for resource consents within the South Frame at their discretion. As with the Central City Business Zone, the Board will be required to provide a decision within five working days from the day a completed application is lodged.

Other complementary provisions will promote the establishment of good-quality buildings. These provisions cover height limits, recession planes, boundary setbacks, fencing and screening, active frontages and verandas.

Allotments with frontage to High Street are subject to a lower maximum building height of 13 metres. This exception recognises that a graduated height range is desirable to enhance High Street as the focal point of the Innovation Precinct. Otherwise, height limits remain unchanged from the previous City Plan limits.

A 'green' open space environment is critical to improving the overall amenity of the South Frame. Extensive landscaping provisions are included within the zone. Their purpose is to provide a suitable amount of quality landscaping without unduly limiting development opportunities.

Statutory direction to amend District Plan

Tohutohu ā ture ki te whakatika Te Mahere-ā-Rohe

In accordance with section 24(1)(a) and (b) and section 24(2) of the Canterbury Earthquake Recovery Act 2011, Christchurch City Council is directed to amend its District Plan as set out in Part 2 of this “South Frame Planning Framework” addendum to the Recovery Plan. These changes provide for a new zone – the Central City (South Frame) Mixed Use Zone – which will apply to the South Frame area. The existing Central City Planning Maps 1, 2, 3 and 6 are superseded by revised maps contained in this addendum.

Christchurch City Council shall make these amendments as soon as practicable but no later than two weeks after the Gazettal of this amendment to the Christchurch Central Recovery Plan.

Appendix: District Plan provisions

Ngā wāhi o Te Mahere-ā-Rohe

Introduction

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

Understanding the changes

A new Central City (South Frame) Mixed Use Zone, and Special Purpose (Pedestrian Precinct) Zone, are added to the City Plan. This also requires consequential amendments to other existing provisions. In each instance the 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 are indicated by the use of “(...)”. Instructions to aid understanding of what is to be amended, and to direct other consequential amendments, are included in text boxes.

Every effort has been made to ensure that the changes specified in the 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 (South Frame) Mixed Use Zone

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

Insert the following new Objective 12.5a and Policy 12.5a.1 into Volume 2, Section 12, as follows:

Objective 12.5a: Role of the Central City (South Frame) Mixed Use Zone

The development of a Central City (South Frame) Mixed Use Zone that provides a clear delineation between the Central City Business Zone and the Central City Mixed Use Zone, and that:

- **enables a compatible mix of activities within a connected, safe and attractive open space landscape; and**
- **enables a range of activities that do not compromise consolidation of the Central City Business Zone; and**
- **provides for precincts that will accommodate technology based industry and research and health related activities.**

POLICY 12.5a.1

To enhance and revitalise land within the Central City (South Frame) Mixed Use Zone by:

- **enabling residential activity to transition into this area in support of inner city residential intensification;**
- **enabling educational activities and tertiary education and research facilities to establish throughout the zone;**
- **enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;**
- **enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the Central City Business Zone environment and remain consistent with the objective of consolidating retail activity in the Central City Business Zone;**
- **enabling opportunities for office and commercial service activity in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the Central City Business Zone or the aim of consolidating that area of the Central City;**
- **discouraging incompatible activities, such as industrial, retail, offices and commercial services beyond the scope provided in this policy.**

Insert the following new Objective 12.6a and Policy 12.6a.1 – 12.6a.4 into Volume 2, Section 12 as follows:

Objective 12.6a: Built Form and Amenity in the South Frame

To ensure a form of built development within the Central City (South Frame) Mixed Use Zone that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Central City (South Frame) Zone, the Special Purpose (Pedestrian Precinct) Zone and the Central City.

POLICY 12.6a.1

Promote a high standard of amenity in the Central City (South Frame) Mixed Use Zone by:

- **encouraging buildings to form a clear edge to road boundaries and open space areas such as the Special Purpose (Pedestrian Precinct) Zone;**

- requiring minimum areas of landscaping;
- requiring landscaping in areas that adjoin open spaces and public areas such as the Special Purpose (Pedestrian Precinct) Zone, in situations where buildings are not constructed to the boundary of these areas;
- setting fencing and screening requirements;
- ensuring protection of sunlight in open space areas;
- creating new north to south road linkages between Tuam and St Asaph Streets to provide view shafts into the Special Purpose (Pedestrian Precinct) Zone.

POLICY 12.6a.2

Provide for residential development within the Central City (South Frame) Mixed Use Zone to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents, by including:

- provision for outdoor living space and service areas;
- screening of outdoor storage and service areas;
- prescribed minimum residential unit sizes.

POLICY 12.6a.3

Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:

- enabling health related offices, commercial services and other activities to locate in this area;
- creating a high quality urban environment for the establishment of health related activities;
- creating publicly accessible open spaces to create vital community focal points and connectivity on each block;
- enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

POLICY 12.6a.4

Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:

- enabling the development of offices, commercial services and ancillary activities;
- providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies;
- enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

Insert new Rules 2b.1 – 2b.1.4, 2b.2 – 2b.2.16, 2b.3.1 – 2b.3.2 into Volume 3, Part 3 as follows:

2b.1: Activity Status Central City (South Frame) Mixed Use Zone

2b.1.1: PERMITTED ACTIVITIES

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 subject to Development Standard 2b.2.16 and Critical Standard 2b.3.1;
- Commercial services subject to Development Standard 2b.2.15 and Critical Standard 2b.3.2;

-
- **Places of entertainment;**
 - **Recreation activity;**
 - **Gymnasium;**
 - **Community facility;**
 - **Education activity;**
 - **Day care facility;**
 - **Pre-school facility;**
 - **Health facility;**
 - **Spiritual facility;**
 - **Offices subject to Development Standard 2b.2.15 and Critical Standard 2b.3.2;**
 - **Residential activity;**
 - **Travellers' accommodation and hotels;**
 - **Tertiary education and research facilities.**

For the purpose of this rule:

Community facility means land and buildings used 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.

2b.1.2: RESTRICTED DISCRETIONARY ACTIVITIES

Any activity that does not comply with any one or more of the development standards under Clause 2b.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 in clause 2b.2 shall not be publicly or limited notified.

2b.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 that 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.**

Resource consents for activities under 2b.1.3(ii) within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be publicly or limited notified.

2b.1.4: NON-COMPLYING ACTIVITIES

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

The following activities are non-complying activities:

- (i) **Motor servicing facility;**
- (ii) **Industrial activity;**
- (iii) **Service stations;**
- (iv) **Trade suppliers;**

(v) Wholesalers and wholesaling; and

(vi) Yard based suppliers.

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.

2b.2: Development Standards Central City (South Frame) Mixed Use Zone

2b.2.1: URBAN DESIGN

Within the Central City (South Frame) Mixed Use Zone:

- the erection of any new buildings;
- the external alteration to any existing buildings;
- 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 this Rule shall not apply to demolition, repairs, maintenance, seismic, fire and access building code upgrades.

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

- (a) If adjoining a road, the Special Purpose (Pedestrian Precinct) Zone or an Open Space Zone, the extent to which the development provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- (b) The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- (c) The extent to which the building or site use is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation;
- (d) If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north-south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.

2b.2.2: BUILDING HEIGHT

- (a) The maximum height of all buildings shall be in accordance with Central City Planning Map 3;
- (b) Where the maximum permitted height is more than 21m, the maximum road wall height shall be 21m except that:
 - (i) for Part Lot 1 Deposited Plan 11323 the 21m road wall height shall only apply to the Tuam Street road boundary;
- (c) Buildings shall not project beyond a recession plane of 45° applying from the maximum road wall height and angling into the site.

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

- (a) The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Zones;
- (b) The effect of increased building height and associated floor space on the distribution of activities across the Central City Business and Central City Mixed Use Zones;
- (c) The extent to which the increased height facilitates the reuse of heritage buildings or façades.

2b.2.3: FLEXIBILITY IN BUILDING DESIGN FOR FUTURE USES

All buildings shall be designed so as to provide:

- (a) **A minimum distance from the top of the ground floor surface to the bottom of the first floor surface of 3.6m; and**
- (b) **A minimum depth of 10m for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.**

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

- (a) **The extent to which the building design remains readily capable of catering for a range of alternative activities to meet changing demands for future land uses;**
- (b) **Any particular aspects of a proposed activity that necessitate a different floor to floor height;**
- (c) **The effect of the reduced floor height on the continuity of built form with adjacent buildings.**

2b.2.4: SUNLIGHT AND OUTLOOK

- (a) **Where a site in the Central City (South Frame) Mixed Use Zone adjoins the northern boundary of the Special Purpose (Pedestrian Precinct) Zone or the northern boundary of the Open Space Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33° applying from a height of 8m above that boundary and angling into the site, except that:**
 - (i) **there shall be no recession plane requirement for the boundary of the Hagley Park Open Space 2 Zone;**
- (b) **The level of site boundaries shall be measured from filled ground level; except that where the adjacent site 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 (South Frame) Mixed Use Zone that adjoin sites also zoned Central City (South Frame) Mixed Use.

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

- (a) **The extent of increased shadowing and any adverse visual amenity effects on the Special Purpose (Pedestrian Precinct) Zone or Open Space Zone;**
- (b) **The extent to which any increased shadowing is offset by:**
 - (i) **increased activation;**
 - (ii) **improved architectural form and scale;**
 - (iii) **improved safety and surveillance of the Special Purpose (Pedestrian Precinct) Zone or Open Space Zone; or**
 - (iv) **increased opportunities for residential activity.**

2b.2.5: STREET SCENE, LANDSCAPING AND OPEN SPACE – ALL ACTIVITIES

- (a) **On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;**
- (b) **With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4m. Where buildings do not extend to the road boundary of a site, a minimum 2m wide landscape strip shall be provided along the full frontage of the site. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscape strip is not required;**
- (c) **Where landscaping is required in accordance with (b) above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10m of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8m and 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;**

-
- (d) On sites adjoining a new road boundary, Open Space Zone, the Special Purpose (Pedestrian Precinct) Zone or any road formed within the Special Purpose (Pedestrian Precinct) Zone, where buildings do not extend to the boundary of these zones, a landscaping strip with a minimum width of 2m shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscape area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
- (e) Where landscaping is required in accordance with (d) above, sites shall be planted with a minimum of one tree for the first 5m, plus one tree for every additional 5m, of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8m and shall not be less than 1.5m high at the time of planting, and as trees mature they shall be trimmed to maintain clear stems to a minimum of 1.5m above ground level. Any trees listed in Part 3, Appendix 3 are deemed to comply with this Rule;
- (f) In addition to (b)–(e) above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;
- (g) In addition to any landscaping provided under (b), a minimum of 10% of the total site area shall be set aside as one or more landscaped or open space areas, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable site within surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct and sites within Part Lot 1 Deposited Plan 11323;
- (h) In addition to (b), on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped or open space area/s, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

Note: For the purpose of this Rule:

- “existing road boundary” means a boundary with the following roads:
 - (i) Tuam Street;
 - (ii) St Asaph Street;
 - (iii) Durham Street;
 - (iv) Madras Street;
 - (v) Manchester Street;
 - (vi) Montreal Street;
 - (vii) Antigua Street;
 - (ix) Hagley Avenue;
 - (x) Lichfield Street.
- “new road boundary” means a boundary with any north–south laneway created within the South Frame and that runs between Oxford Terrace and Tuam Street, or Tuam and St Asaph Streets;
- “open space” means a space that is privately owned and maintained, and can be used as either a private or public space for people to gather and recreate; has a minimum width of 4m and depth of 3m; and does not include any part of a site used for car parking or vehicular access. Open space may be comprised of paved or sealed courtyards, provided that the minimum dimensions are met;
- “shrubs” means low growing shrubs that reach no higher than 700mm at maturity.

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 the amenity of adjacent Open Space Zones and the Special Purpose (Pedestrian Precinct) Zone;
- (b) The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- (c) The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking or vehicle storage and loading areas on the site;

- (d) Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving Crime Prevention Through Environmental Design (CPTED) principles;
- (e) The extent to which the building promotes active engagement with Colombo Street or High Street;
- (f) The extent to which the building provides for other forms of landscaping, such as vertical gardens or green roofs.

2b.2.6: OUTDOOR STORAGE, FENCING AND SCREENING STRUCTURES

- (a) Fences and other screening structures located within 4.5m of a road boundary, Special Purpose (Pedestrian Precinct) Zone or Open Space Zone shall not exceed 1.2m in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2m;
- (b) Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2m high.

Note: For the purposes of this Rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

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 of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- (c) The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, Special Purpose (Pedestrian Precinct) Zone, Open Space Zone or any adjoining site;
- (d) Any adverse effect of siting outdoor storage or service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Zone or the Special Purpose (Pedestrian Precinct) Zone.

2b.2.7: SERVICE SPACE – RESIDENTIAL ACTIVITIES

- (a) Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins;
- (b) The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.

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

- (a) The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;
- (b) The extent to which passive surveillance of, and engagement with, the street is adversely affected by the location of service space;
- (c) The extent to which the amenity of surrounding properties may be adversely affected by the location of service space.

2b.2.8: MINIMUM UNIT SIZE – RESIDENTIAL ACTIVITIES

The minimum net floor area (including toilets and bathrooms) for any residential unit shall be:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

The minimum net floor area shall not include car parking, garaging, or balconies allocated to each unit.

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

- (a) The extent to which the floor 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) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2b.2.9: LOCATION OF GARAGING

- (a) Where a garage has a vehicle door facing a Main Distributor or Local Distributor road, the garage door shall be set back a minimum of 4.5m from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5m;
- (b) Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be set back a minimum of 8m.

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

- (a) The extent of any adverse effects on traffic, pedestrian and cyclist safety.

2b.2.10: OUTDOOR LIVING SPACE – RESIDENTIAL ACTIVITIES

- (a) Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit;
- (b) Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:
 - (i) a minimum of 5m² 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 10m² per unit that is 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.

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.

2b.2.11: SEPARATION FROM NEIGHBOURS – RESIDENTIAL ACTIVITIES

For residential activities there shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.

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

- (a) Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

2b.2.12: ACTIVE FRONTAGE ON COLOMBO STREET AND HIGH STREET

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 accessways 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;
- (b) The visual amenity provided by any activities not considered to form an active frontage;
- (c) 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.

2b.2.13: VERANDAS ON COLOMBO STREET AND HIGH STREET

In the areas shown on Central City Planning Map 6, every building that has frontage to Colombo Street or High Street 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 matter:

- (a) 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.

2b.2.14: MINIMUM NUMBER OF FLOORS ON COLOMBO STREET AND HIGH STREET

The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street 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.

2b.2.15: OFFICES AND COMMERCIAL SERVICES IN THE INNOVATION PRECINCT

(a) Any single commercial service or office tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of gross leasable floor area. For the purposes of this Rule, gross leasable floor area shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal:

- reception areas;
- meeting rooms;
- kitchens and staff lunch rooms;
- copy and file rooms;
- computer server rooms;
- workshops and testing facilities;

where the use of such rooms is shared between more than one tenancy.

Resource consent applications under this Rule will only be assessed against the following matters:

- (a) The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- (b) The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;

-
- (c) The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct;
 - (d) The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

2b.2.16: RETAIL ACTIVITIES WITHIN THE INNOVATION PRECINCT

- (a) Retail activity within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:
 - (i) the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser;
 - (ii) food and beverage outlets;
 - (iii) small scale general convenience stores where grocery items are offered for sale with a maximum gross leasable floor area of 250m².

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

- (a) The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Central City Business Zone;
- (b) Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building;
- (c) The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

2b.3: Critical Standards Central City (South Frame) Mixed Use Zone

2b.3.1: RETAIL ACTIVITIES

- (a) Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:
 - (i) the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser;
 - (ii) food and beverage outlets;
 - (iii) small scale general convenience stores where grocery items are offered for sale with a maximum gross leasable floor area of 250m²;
 - (iv) retailing that is ancillary to the dispensing of medicine, on Part Lot 1 Deposited Plan 11323;
- (b) The following forms of retail activity are non-complying activities within the Central City (South Frame) Mixed Use Zone:
 - (i) service stations;
 - (ii) trade suppliers;
 - (iii) wholesaler and wholesaling;
 - (iv) yard based suppliers;
- (c) For sites with frontage to Colombo Street and High Street:
 - (i) the maximum gross leasable floor area for each retail activity tenancy shall be 150m²;
 - (ii) retail activities on Colombo Street and High Street shall only occupy the ground floor of any building.

2b.3.2: OFFICES AND COMMERCIAL SERVICES

- (a) **Where offices or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of gross leasable floor area; and**
- (b) **The total area used for offices and commercial services shall not exceed 450m² of gross leasable floor area per site, or 450m² of gross leasable floor area per 500m² of land area; whichever is greater. 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.**

This Rule does not apply to offices and commercial services that are located in the Health Precinct or the Innovation Precinct.

Replace Volume 3, Part 3 Business Zones, 2b.3 Critical Standards Central City Mixed Use Zone, 2b.3.3 Offices and Commercial Services as follows:

- (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:**
 - (i) **individual tenancies shall not exceed 450m² of gross leasable floor area; and**
 - (ii) **the total area used for offices and commercial services shall not exceed 450m² of gross leasable floor area per site, or 450m² of gross leasable floor area per 500m² of land area; whichever is greater. 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.**

Amend Volume 3, Part 1 Definitions, Height as follows:

For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- (...)
- (c) lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys and antennae and similar architectural features on buildings in all Business Zones including Special Purpose (Wigram) Zone area, the Central City **Business Zone**, **the Central City Mixed Use Zone, the Central City (South Frame) Mixed Use Zone**, the Cultural 4 Zone, the Living 4A, 4B, 4C and 5 Zones, and the Special Purpose (Airport) Zone, provided they do not exceed an additional 6m or 20% of the height of a building, (whichever is lesser) and not more than 25% of the plan area of a building.

Amend Volume 3, 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 Mixed Use, **Central City (South Frame) Mixed Use Zone**, and Rural Hills,....

Amend Volume 3, Part 9 General City Rules, 5.6 Rules: Filling and excavation on other land, Rule 5.6.4 Exemptions from these rules, Table 1 – Filling and excavation – volume and depth of material as follows:

- (f) Business 2, 2P, 3, 4⁽³⁾, 4P, 4T, 7 (except on that area shown as hatched on Part 3, Appendix 12) and Central City Mixed Use **and Central City (South Frame) Mixed Use Zone.**

Amend Volume 3, Part 10 Heritage and Amenities, 1.3 Specific rules, 1.3.1 Exemptions from other standards as follows:

1.3.4: 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, Central City Mixed Use Zone **and Central City (South Frame) Mixed Use Zone.**

Amend Volume 3, 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 Business, Central City Mixed Use Zone, **Central City (South Frame) Mixed Use Zone**, ...

Central City Mixed Use Zone **and Central City (South Frame) Mixed Use Zone**, 5m

Amend Volume 3, Part 10 Heritage and Amenities, 3.4 Development standards, 3.4.3 Height as follows:

- (b) Central City Mixed Use Zone, **Central City (South Frame) Mixed Use Zone**, Business 1, 2 and 2P Zones, Living 5 Zone, (...)

- (i) The maximum height of any outdoor advertisement shall be:

Central City Mixed Use Zone, **Central City (South Frame) Mixed Use Zone**, (...)

Amend Volume 3, Part 10 Heritage and Amenities, 5.3 Critical standard, 5.3.1 as follows:

5.3.1

(...)

- (i) within a living, rural, Central City, Central City Mixed Use, **Central City (South Frame) Mixed Use**, Business 1, 2 (...)

Amend Volume 3, 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 Mixed Use, **Central City (South Frame) Mixed Use**, Business 1, 2 or 2P, Open Space, Cultural, Conservation or Special Purpose Zones.

Amend Volume 3, 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 and **Central City (South Frame) Mixed Use Zone**

(...)

Amend Volume 3, 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

(a) 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.

Zone	Minimum Net Area
(...)	(...)
Business 3, 3B, 4, 4P, 4T, Retail Park, 5, Central City Mixed Use and Central City (South Frame) Mixed Use Zone,	500m ²
(...)	(...)

Changes to the Planning Maps

Amend existing Planning Maps 39C, 39D, 39E and 39L to reflect amendments to Central City Planning Maps 1, 2, 3, and 6 as follows:

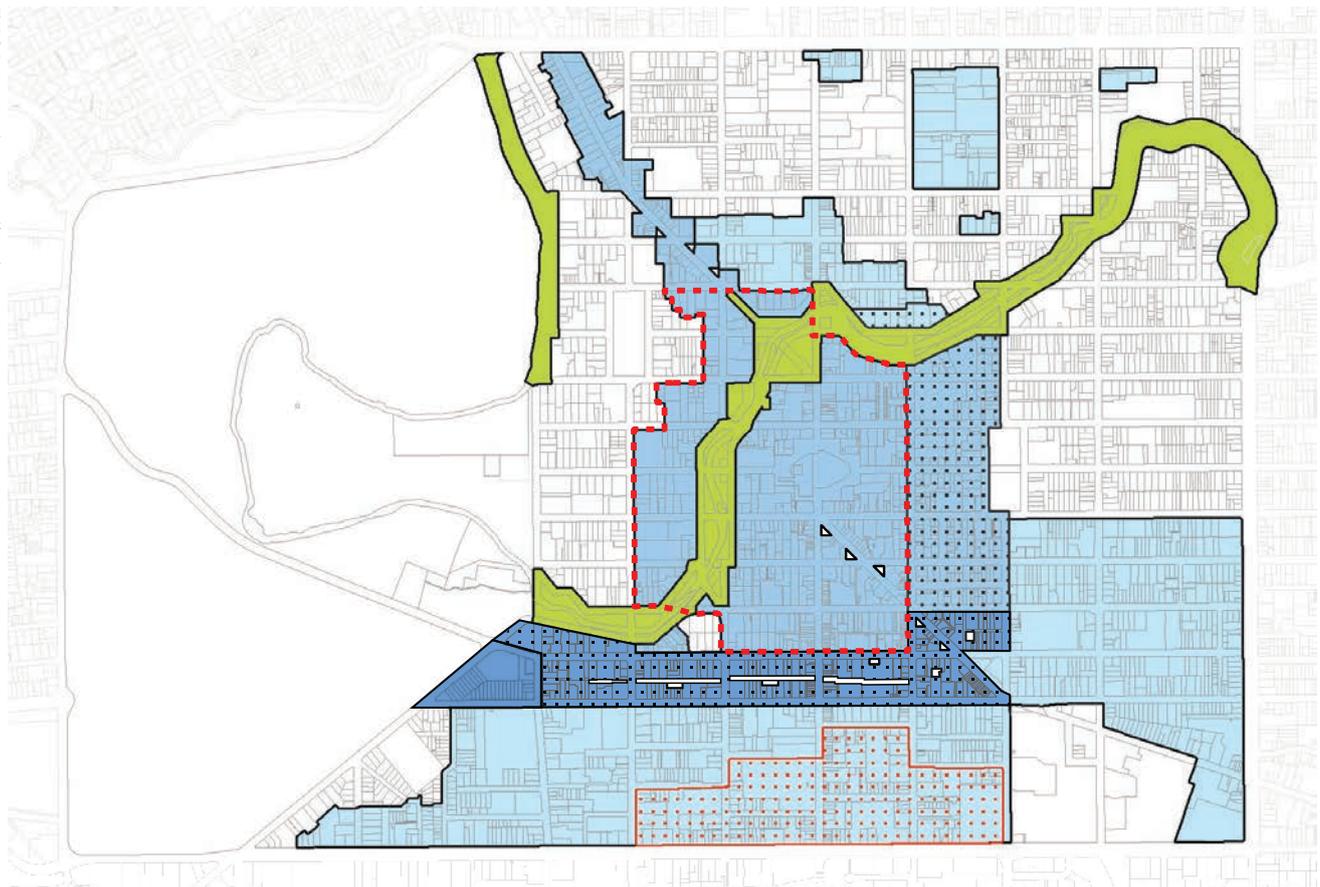
Planning Maps

Mapi Hoahoa

Christchurch Central Recovery Plan

Map 1

Central City: Business and Mixed Use Zones

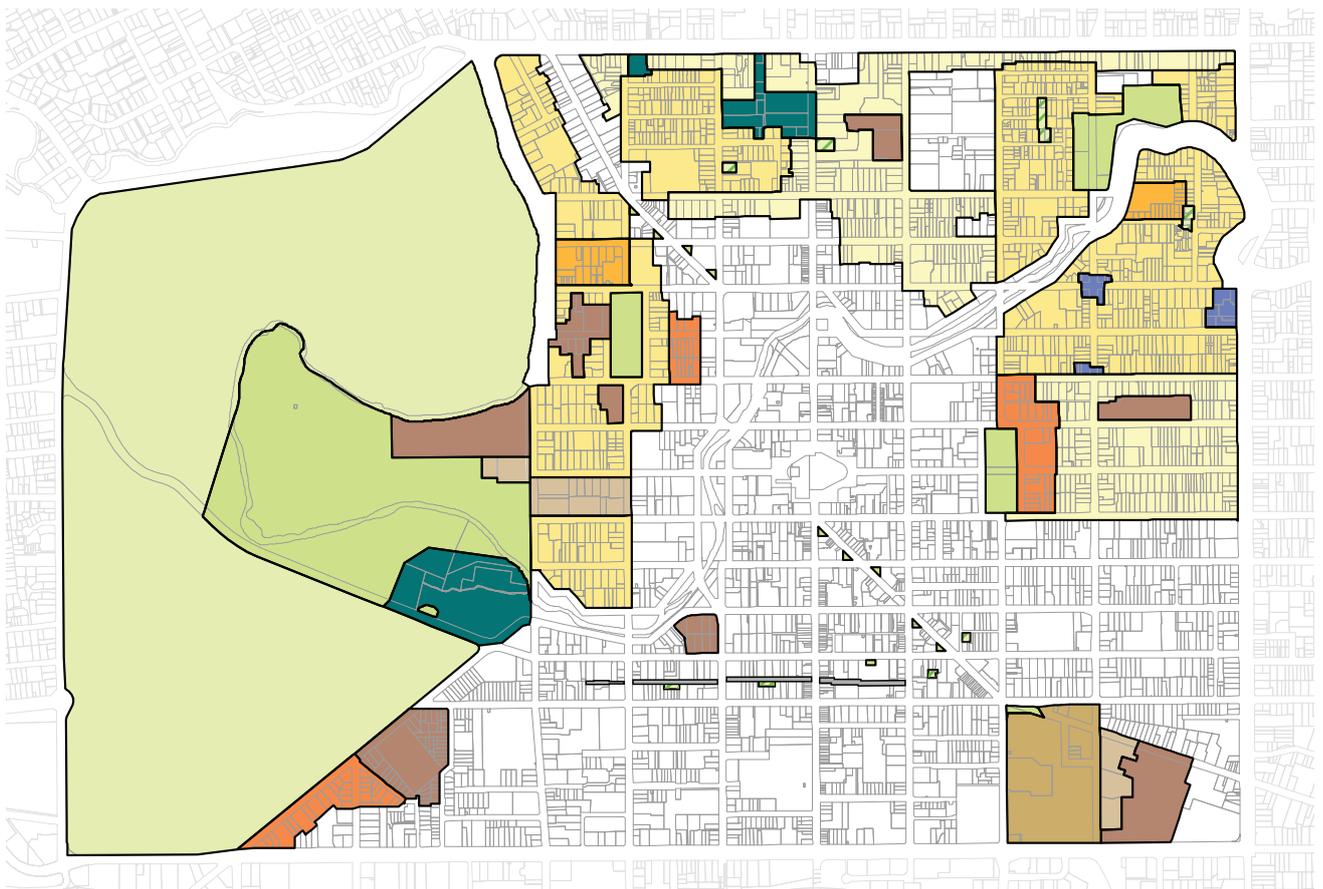


- | | |
|---|---|
|  Core |  Central City Business Zone |
|  Frame |  Central City Mixed Use Zone |
|  Large Format Retail |  Conservation 5
(Te Papa Ōtākaro) Zone |
| |  Central City (South Frame) Mixed Use Zone |



Map 2

Central City: Other Zones

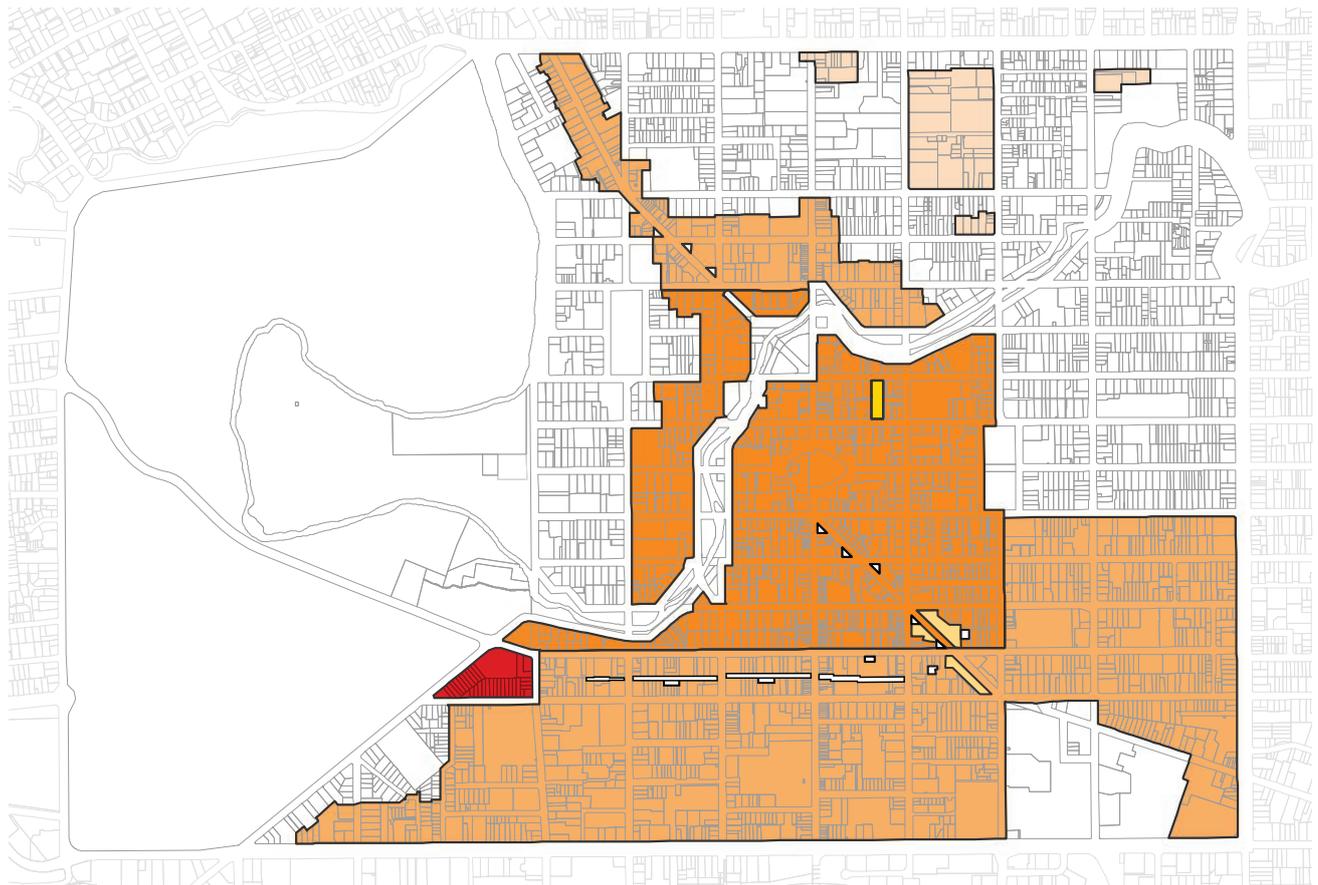


- Legend
- Business 1 Zone
 - Living 4A Zone
 - Living 4B Zone
 - Living 4C Zone
 - Living 5 Zone
 - Cultural 1 Zone
 - Cultural 3 Zone
 - Cultural 4 Zone
 - Open Space 1 Zone
 - Open Space 2 Zone
 - Conservation 2 Zone
 - Special Purpose Hospital Zone
 - Special Purpose (Pedestrian Precinct) Zone



Map 3

Central City: Heights (Business and Mixed Use Zones)

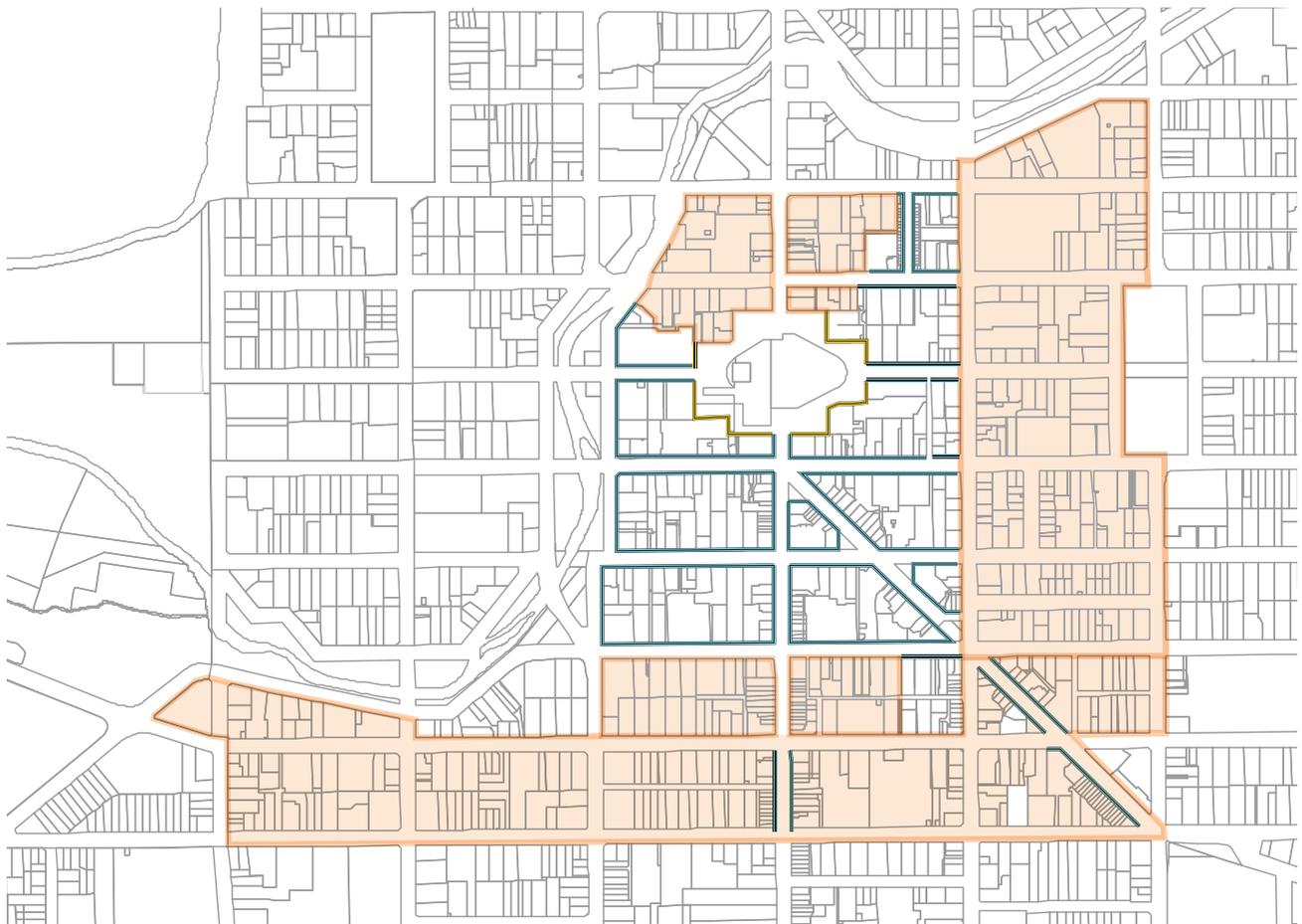


- Legend
- 8m Height Limit
 - 13m Height Limit
 - 14m Height Limit
 - 17m Height Limit
 - 28m Height Limit
 - 30m Height Limit



Map 6

Central City: Active Frontages and Verandas



- Legend
- Active Frontage and Verandas
 - Active Frontages only
 - New Designations



