

CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones

Introduction

The purpose of this chapter is to set out provisions relating to Commercial and Mixed Use Zones.

This chapter contains objectives and policies relating to:

- Centres
 - Town Centre Zone (Rangiora, Kaiapoi and Oxford are the District's identified Key Activity Centres);
 - Local Centre Zone; and
 - Neighbourhood Centre Zone.
- Other commercial zones that are not centres –
 - Large Format Retail Zone; and
 - Mixed Use Zone.

The District requires the provision of appropriate commercial opportunities in a way, and at a rate, to provide for the District's social, economic and cultural well-being. The distribution and location of commercial and civic activity plays a key role in the form, identity and growth of urban areas, provides certainty in public and private investment, and provides a strong sense of community within its town centres including Rangiora, Kaiapoi, Oxford and the emerging town centre at North Woodend. Because of this and the varied commercial activities that occur across the district, a range of distinct commercial and mixed use zones are provided.

The objectives and policies set out below apply to all Commercial and Mixed Use Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
CMUZ-O1	Commercial development and location Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.
CMUZ-O2	Urban form, scale and design A scale, form and design of development in all Commercial and Mixed Use Zones that: <ol style="list-style-type: none"> 1. recognises and enhances the centre's role and function and the overall centres hierarchy; 2. supports achieving a good quality urban environment; 3. recognises the functional and operational requirements of activities and the existing built form; and 4. manages adverse effects on the surrounding environment.
Policies	
CMUZ-P1	Centre function, role and hierarchy

	<p>Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:</p> <ol style="list-style-type: none"> 1. town centres as the District's principal employment and commercially focused areas, and the primary focal point for community and other activities at the highest density of development; 2. local centres which provide for a range of activities to meet the daily/weekly shopping needs of residential or nearby rural areas, while protecting the role and function of the town centres; 3. neighbourhood centres which provide for a range of small scale activities to meet the mainly convenience needs of immediate residential neighbourhoods, while protecting the role and function of the town and local centres; and 4. the existing commercial centre within Belfast/Northwood in the Christchurch District.¹
<p>CMUZ-P2</p>	<p>Other commercial zones function and role <u>Recognise the potential for the Mixed Use zone and Large Format Retail zone to provide a complementary role to the centres, but only provide for other commercial activities in other these Commercial and Mixed Use Zones where significant adverse effects do not arise on these do not adversely affect the centres hierarchy, and the role and function of Town Centres</u>², and the investment in public amenities and facilities in the Town and Local Centre Zones.³</p>
<p>CMUZ-P3</p>	<p>New Local and Neighbourhood Centres Provide for new Local and Neighbourhood Centres in identified development areas as specified on ODPs, where these:</p> <ol style="list-style-type: none"> 1. support the role and function of Town Centres, and do not undermine investment in public amenities and facilities in Town and Local Centres; 2. achieve the Local or Neighbourhood Centre's identified function, scale and role; and 3. provide a safe and efficient transport system which is integrated with the centre.
<p>CMUZ-P4</p>	<p>Centre expansion Enable the expansion of the Town Centre Zone, Local Centre Zone and Neighbourhood Centre Zone only where the expansion:</p> <ol style="list-style-type: none"> 1. adjoins the existing centre zone and includes a clear zone boundary to demarcate the zone edge; 2. improves access to the range of facilities, goods and services in a convenient and efficient manner; 3. enhances or consolidates the centres' function and role as identified in CMUZ-P1, TCZ-P1, TCZ-P2, LCZ-P1 and NCZ-P1; 4. supports the efficient use of investment in public amenities and facilities in the Town Centre; 5. maintains or <u>otherwise appropriately mitigates adverse effects on</u>, the amenity values of adjoining Residential Zones at the interface⁴; and 6. supports a safe and efficient transport system which can be integrated with the centre.
<p>CMUZ-P5</p>	<p>Scale and form of development in all Commercial and Mixed Use Zones</p>

¹ RDL [347.61]

² RDL [347.62]

³ Woolworths [282.9]

⁴ RDL [347.63]

	<p>Support the function, role and character of all Commercial and Mixed Use Zones by enabling:</p> <ol style="list-style-type: none"> 1. the largest scale of built form including larger floor areas and building heights, and concentration of activities in the Town Centre Zone; 2. medium scale development in the Local Centre Zone and Mixed Use Zone; 3. small scale activities and a low rise-built form in the Neighbourhood Centre Zone that respects and integrates with the suburban residential context; and 4. larger floor areas in the Large Format Retail Zone.
<p>CMUZ-P6</p>	<p>Design and layout</p> <p>Require new development to be well-designed and laid out to:</p> <ol style="list-style-type: none"> 1. respond to the design of the existing built form within a site and the adjoining environment while recognising any operational requirements of the proposed activities; 2. ensure that street facing façades of Principal Shopping Streets, have active frontages to provide visual interest, and design features that support the established character, coherence and sense of place of the centre; 3. encourage pedestrian activity and pedestrian amenity along streets and in adjoining public spaces; 4. locate parking areas where they do not visually dominate or disrupt the street frontage, and avoid parking areas that have direct frontage to Principal Shopping Streets; 5. facilitate accessibility within a site and with the surrounding area by a range of modes of transport through well-defined, convenient and safe routes; 6. promote a safe environment through encouraging the application of the principles of CPTED; 7. achieve a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; 8. manage the compatibility of activities within and between developments especially for activities adjacent to Residential Zones, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including back of house areas and storage; b. controls on emissions including noise and light; and c. the management of signs. 9. manage the adverse effects of built structures on the surrounding environment, particularly at the interface with Residential Zones and Open Space and Recreation Zones, natural waterways and sites of cultural significance to Ngāi Tūāhuriri identified in Schedule SASM-SCHED1.
<p>CMUZ-P7</p>	<p>Residential activities</p> <p>Residential activities are:</p> <ol style="list-style-type: none"> 1. Encouraged to locate above ground floor in all centres; 2. Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level; and 3. Well-designed, sustainable and functional, and manage reverse sensitivity effects, including from higher levels of ambient noise and reduced privacy by ensuring: <ol style="list-style-type: none"> a. the provision of sufficient and readily accessible outdoor living and service spaces, and internal storage; b. the provision of acoustic attenuation; and c. minimum unit sizes.
<p>CMUZ-P8</p>	<p>Other activities</p>

	Discourage activities which have objectionable odour, dust or noise, or would give rise to significant adverse effects on the character, role, anticipated activities and amenity values of all Commercial and Mixed Use Zones.
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NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	<p>Neighbourhood Centre Zone activities</p> <p>Neighbourhood Centres:</p> <ol style="list-style-type: none"> 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not <u>provide for development that results in significant adverse effects on adversely affect</u>⁵ the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	<p>Design and integration</p> <p>Within Neighbourhood Centres:</p> <ol style="list-style-type: none"> 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on adversely affect</u>⁶ the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m² total floor space <u>and up to five shops with a maximum retail tenancy of 350m² GFA;</u>⁷ 3. ensure activities are accessible by walking and cycling from the area served; <u>and</u> 4. adverse amenity effects are managed within the zone and at the interface with <u>neighbouring</u>⁸ more sensitive zones; <u>and</u>

⁵ Woolworths [282.11]

⁶ Woolworths [282.12]

⁷ Woolworths [282.146] and [282.12] and Kāinga Ora [325.284]

⁸ Kāinga Ora [325.284]

	5. enable above ground floor residential activity. ⁹
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Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, ‘retail activities’ is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers ‘retail activity’ and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of ‘retail activity’. Conversely, if specific types of retail activity are separately listed, such as ‘Food and Beverage’ or ‘large format retail’ or ‘supermarkets’, then these more specific rules apply to the identified retail activity, rather than the general retail rule.¹⁰

Activity Rules

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
NCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity, including supermarkets ¹¹	
<i>This rule does not apply to large format retail provided for under NCZ-R19.</i>	
Activity status: PER Where: 1. the maximum activity size shall be 200m ² GFA; <u>or</u>	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

⁹ Kāinga Ora [325.284]
¹⁰ Woolworths [282.132]
¹¹ Woolworths [282.146]

<p>2. <u>for supermarkets, the maximum activity size shall be less than 450m² GFA.</u>¹²</p>	
<p>NCZ-R5 Commercial services</p>	
<p>Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m² GFA.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution</p>
<p>NCZ-R6 Office</p>	
<p>Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m² GFA.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution</p>
<p>NCZ-R7 Gymnasium</p>	
<p>Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m² GFA.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p>
<p>NCZ-R8 Residential unit</p>	
<p>Activity status: PER Where: 1. any residential activity shall be above the ground floor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NCZ-R9 Residential activity</p>	
<p>Activity status: PER Where: 1. any residential activity shall be above the ground floor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NCZ-R10 Recreation activities</p>	
<p>Activity status: PER Where: 1. the activity is not a motorised recreation activity.</p>	<p>Activity status when compliance not achieved: NC</p>
<p>NCZ-R11 Education activities¹³</p>	

¹² Woolworths [282.146] and [282.72]

¹³ MoE [277.52] for all of NCZ-R11

Activity status: PER	Activity status when compliance not achieved: RDIS
Where: 1. <u>the floor area of the activity shall be a maximum of 200m² GFA.</u>	Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R124 Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R132 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R143 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R154 Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R165 Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R176 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R187 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R198 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R2019 Large format retail <i>This rule does not apply to supermarkets, which are covered under NCZ-R4.</i> ¹⁴	
Activity status: NC	Activity status when compliance not achieved: N/A

¹⁴ Woolworths [282.146]

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 8 <u>12</u> m above ground level.	<p>Activity status when compliance not achieved: <u>DIS RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height</u> ¹⁵</p>
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space an	
1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this being publicly notified, but may be limited notified.</p>
NCZ-BFS3 Internal boundary building setback	
1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS4 Internal boundary landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS5 Road boundary landscaping	
1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary,	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p>

¹⁵ Kāinga Ora [325.288] for all NCZ-BFS1 changes

<p>except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NCZ-BFS6 Road boundary setback, glazing and verandah</p>	
<p>1. All buildings shall:</p> <ol style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (5) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS7 Rail boundary setback</p>	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
<p>NCZ-BFS8 Outdoor storage areas</p>	
<p>1. Any outdoor storage or parking¹⁶ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones,</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p>

¹⁶ Bellgrove Rangiora Ltd [408.65].

<p>Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.</p>	<p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NCZ-BFS9 Residential units</p>	
<ol style="list-style-type: none"> 1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: <ol style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedrooms 60m²; d. three or more bedrooms 90m². 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: <ol style="list-style-type: none"> a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS10 Waste management requirement for all commercial activities</p>	
<ol style="list-style-type: none"> 1. All commercial activities shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁷ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS11 Building coverage</p>	
<ol style="list-style-type: none"> 1. The maximum building coverage shall be 55%. 	<p>Activity status when compliance not achieved with: RDIS</p>

¹⁷ Foodstuffs [267.10]

	<p>Matters of discretion are restricted to: CMUZ-MD16 - Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	<p>Local Centre Zone activities Local Centres:</p> <ol style="list-style-type: none"> are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; activities do not provide for development that results in <u>significant adversely affect effects</u> on the role and function of Town Centres;¹⁸ and amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	<p>Design and integration Within Local Centres:</p> <ol style="list-style-type: none"> enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect <u>result in significant adverse effects on</u>¹⁹ the role and function of Town Centres, nor undermine investment in their public amenities and facilities; enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA;²⁰

¹⁸ Woolworths [282.13]

¹⁹ Woolworths [282.14]

²⁰ Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56]

	<p>3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and</p> <p>4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; and ²¹</p> <p>5. enable above ground floor residential activity. ²²</p>
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Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, ‘retail activities’ is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers ‘retail activity’ and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of ‘retail activity’. Conversely, if specific types of retail activity are separately listed, such as ‘Food and Beverage’ or ‘large format retail’ or ‘supermarkets’, then these more specific rules apply to the identified retail activity, rather than the general retail rule. ²³

Activity Rules

LCZ-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); and b. the building or addition is less than 450m² GFA. <p><i>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.</i> ²⁴</p>	<p>Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards</p> <p>Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
LCZ-R2 Public amenities	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>

²¹ Kāinga Ora [325.300]

²² Kāinga Ora [325.300]

²³ Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]

²⁴ Woolworths [282.118]

LCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R4 Retail activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m ² ; c. for all other sites the activity shall be a maximum of 300m ² GFA, or 1000m ² for supermarkets. ²⁵	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R5 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R6 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R7 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R8 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R9 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

²⁵ Woolworths [282.71], Woolworths [282.13] and Woolworths [282.145]

LCZ-R10 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R11 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R12 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R13 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R14 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R15 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300500m ² GFA. ²⁶	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development

²⁶ Bellgrove Rangiora Ltd [408.60]

b. for all other sites the activity shall be a maximum of 300m ² GFA.	
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LCZ-R21 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R22 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD18 - Parking lots and Parking buildings	Activity status when compliance not achieved: N/A
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	

Activity status: DIS	Activity status when compliance not achieved: N/A
LCZ-R25 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LCZ-R26 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 40 <u>12</u> m above ground level.	<p>Activity status when compliance not achieved: DIS RDIS</p> <p><u>Matters of discretion are restricted to: CMUZ-MD19 - Height ²⁷</u></p>
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoins	Activity status when compliance not achieved: RDIS

²⁷ Belgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes

<p>Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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LCZ-BFS5 Road boundary landscaping

<p>1. Where a site <u>does not have a building</u> is not built along the entire ²⁸ road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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LCZ-BFS6 Road boundary setback, glazing and verandah

<p>1. All buildings shall:</p> <ul style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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LCZ-BFS7 Rail boundary setback

²⁸ RMA Schedule 1 Clause 16 (and Bellgrove Rangiora Ltd [408.64])

<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
<p>LCZ-BFS8 Outdoor storage areas</p>	
<p>1. Any outdoor storage or parking²⁹ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS9 Residential units</p>	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> studio 35m²; one bedroom 45m²; two bedroom 60m²; three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

²⁹ Bellgrove Rangiora Ltd [408.65]

<p>when viewed from any road or public open space.</p>	
<p>LCZ-BFS10 Waste management requirements for all commercial activities</p>	
<p>1. All commercial activities shall provide:</p> <ul style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at least</u>³⁰ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>LCZ-BFS11 Building coverage</p>	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD16 – Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS12 Mandeville North</p>	
<p>1. Development in the zone shall meet the following requirements:</p> <ul style="list-style-type: none"> a. any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or landscaping areas; b. landscaping, footpath, and Mandeville Road access design shall occur: <ul style="list-style-type: none"> i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including: <ul style="list-style-type: none"> a. trees to be capable of reaching a minimum height of 8m; b. a minimum of one tree per 10m of road boundary frontage; and c. a maximum tree spacing of 15m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD17 - Mandeville North Business Area</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

³⁰ Foodstuffs [267.10]

<ul style="list-style-type: none">ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm.iii. by an accessway with a minimum width of 6m.iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m.v. as a 3m wide footpath adjacent to the north-western boundary;c. the site shall be fenced to prevent pedestrian access from and onto Tram Road;d. any building shall be finished to achieve a light reflectance value of less than 45%;e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided;f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road.	
<p>Advisory Note</p> <ol style="list-style-type: none">1. For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.	

LFRZ - Large Format Zone

Introduction

The purpose of the Large Format Zone is to provide areas for large format retail activities.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LFRZ-O1	<p>Large Format Retail Zone integration</p> <p>Large format retail activities are enabled in the zone, while ensuring:</p> <ol style="list-style-type: none"> 1. activities do not compromise Town Centre role and function; 2. activities do not undermine investment in public amenities and facilities in the Town and Local Centre Zones; 3. amenity values are managed within the zone and at the interface with adjacent residential zones; and 4. activities are integrated with the surrounding transport network.
Policies	
LFRZ-P1	<p>Large Format Retail Zone function</p> <p>Provide for commercial activities within the Large Format Retail Zone that are difficult to accommodate within commercial centres due to their scale or functional requirements and other commercial activities that are more suited to out of centre locations,³¹ while;</p> <ol style="list-style-type: none"> 1. avoiding small scale retailing, offices, and community facilities, and managing new³² supermarkets and department stores to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. requiring large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development; and 3. requiring the potential adverse effects on the transport system to be avoided or mitigated.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, ‘retail activities’ is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers ‘retail activity’ and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of ‘retail activity’. Conversely, if specific types of retail activity are separately listed, such as ‘Food and Beverage’ or ‘large format retail’ or ‘supermarkets’, then these more specific rules apply to the identified retail activity, rather than the general retail rule.³³

³¹ Woolworths [282.99] and [282.115]

³² Clamptt Investments Ltd [284.494] and Woolworths [282.76]

³³ Woolworths [282.132]

Activity Rules

LFRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450800m ² GFA. ³⁴ <u>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.³⁵</u>	Activity status when compliance not achieved with LFRZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LFRZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LFRZ-R2 Large format retail	
<i>This rule does not apply to department stores provided for under LFRZ-R146³⁶; or any supermarket provided for under LFRZ-R19.³⁷</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R5 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R6 Parking lot and parking building	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R7 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R8 Ancillary office	
Activity status: PER	Activity status when compliance not achieved: RDIS

³⁴ Foodstuffs [267.13] and Woolworths [282.75]

³⁵ Woolworths [282.118]

³⁶ Foodstuffs [267.14]

³⁷ Clamptett Investments Ltd [284.495] and Woolworths [282.76]

Where: 1. a maximum of 250m ² or 25% of building GFA (whichever is lesser).	Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
LFRZ-R9 Food and beverage outlet	
Activity status: PER Where: 1. the activity shall occupy a maximum of 150m ² GFA; and 2. the activity shall not be located within 50m of another food and beverage outlet <u>the total food and beverage GFA for 'Waimak Junction' shall not exceed 2,000m²; and</u> 3. <u>the total food and beverage GFA for Southbrook shall not exceed 1,500m².</u> ³⁸	Activity status when compliance not achieved: DIS
LFRZ-R10 Drive through restaurants	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R11 Service station	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R12 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LFRZ-R13 Commercial services	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution	Activity status when compliance not achieved: N/A
LFRZ-R14 Expansion of an existing Supermarket or department store³⁹	
Activity status: RDIS Matters of discretion are restricted to:	Activity status when compliance not achieved: N/A

³⁸ Clampett Investments Ltd [284.502]

³⁹ Clampett Investments Ltd [284.495] and Woolworths [282.76]

CMUZ-MD3 - Urban design CMUZ-MD12 - Commercial activity distribution	
LFRZ-R15 Department store⁴⁰	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R156 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R167 Community facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R18 New supermarket⁴¹	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R179 Residential unit	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1820 Residential activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1924 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R202 Health care facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R213 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R224 Office	
Activity status: NC	Activity status when compliance not achieved: N/A
LFRZ-R235 Retail activity comprising less than 450m² GFA	

⁴⁰ Clampett Investments Ltd [284.495]

⁴¹ Clampett Investments Ltd [284.495] and Woolworths [282.76]

Activity status: NC	Activity status when compliance not achieved: N/A
LFRZ-R246 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LFRZ-BFS1 Height	
<p>1. The maximum height of any building, calculated as per the height calculations, shall be:</p> <ol style="list-style-type: none"> 10m above ground level in the Large Format Retail Zone at Smith Street, Kaiapoi where located within 30m of the southern boundary of the zone. 12m above ground level in the all other Large Format Retail Zones, except where specified in LFRZ-BFS2. 	Activity status when compliance not achieved: DIS
LFRZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
<p>1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LFRZ-BFS3 Internal boundary setback	
<ol style="list-style-type: none"> The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the 10m building setback. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LFRZ-BFS4 Internal boundary landscaping	
<i>This rule shall not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is instead covered by LFRZ-BFS9.</i>	

<ol style="list-style-type: none"> 1. Landscaping shall be provided along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS5 Road boundary landscaping</p>	
<p><i>This rule does not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is provided for under LFRZ-BFS9.</i></p>	
<ol style="list-style-type: none"> 1. Landscaping shall be provided along the full length of the road boundary, except from vehicle crossings or where buildings are built to the road boundary under LFRZ-BFS6 (1)(d). This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS6 Road boundary setback</p>	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from the road boundary with any arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads; d. no building setback is required under (a), (b) or (c) above where the road-facing façade is at least 40% glazed. 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the building setback. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS7 Rail boundary setback</p>	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p>

	<p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
<p>LFRZ-BFS8 Waste management requirements for all commercial activities</p>	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at least</u>⁴² 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>
<p>LFRZ-BFS9 Additional requirements for the Large Format Retail Zone at Smith Street, Kaiapoi.</p>	
<p>1. Within the Large Format Retail Zone at Smith Street, Kaiapoi:</p> <ol style="list-style-type: none"> a. a 5m deep Landscape Area along the southern zone boundary shall be provided with: <ol style="list-style-type: none"> i. a minimum of one native specimen tree for every 10m, spaced at a maximum distance of 10m apart, or a minimum distance of 8m; ii. at least 50% of other plants capable of growing to at least 1.5m at maturity selected from the plant schedule in Table LFRZ-1; and iii. trees required shall be at least 1.8m high at the time of planting and of a species capable of growing to at least 8m at maturity. b. tree planting shall be provided along the Smith Street boundary and the Council reserve (west) boundary: <ol style="list-style-type: none"> i. at a minimum of one tree for every 15m; ii. spaced at a maximum of 15m apart or a minimum of 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping CMUZ-MD8 - Road boundary landscaping</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>

⁴² Foodstuffs [267.17]

<p>line of any water or stormwater pipeline.</p> <p>c. any building walls within 20m distance from the 10m setback along the southern zone boundary, and which face directly or are generally parallel to the Kaiapoi River, shall be painted or finished in recessive colours in the natural range of browns, greens and greys, with a reflectivity of no more than 35%.</p> <p>d. any fencing within 10m of the zone boundary shall be limited to stock fencing or wire mesh security fencing. Security fencing shall not exceed 2.7m in height and shall be located on the inside of the 5m Landscape Area along the southern boundary.</p>	
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Table LFRZ-1: Plant schedule

Botanical	Common Name
Trees and Shrubs	
<i>Austoderia richardii</i>	toi toi
<i>Coprosma robusta</i>	karamū
<i>Cordyline australis</i>	cabbage tree
<i>Hebe salicifolia</i>	koromiko
<i>Hoheria angustifolia</i>	lacebark
<i>Pittosporum eugenioides</i>	lemonwood
<i>Pittosporum tenuifolium</i>	kōhūhū
<i>Podocarpus totara</i>	tōtara
<i>Sophora microphylla</i>	kōwhai
Wet Tolerant Planting	
<i>Carex secta</i>	sedge
<i>Juncus edgariea</i>	common rush

KLFR - Kaiapoi LFR Development Area

Introduction

The Kaiapoi LFR Development Area is Large Format Retail Zone and is located to the north-west of the Kaiapoi Town Centre Zone.

The ODP includes provisions for:

- a road accessing off Smith Street;
- internal roading providing site access;
- pedestrian and cycleway access;
- a local reserve;
- a stormwater management area and other infrastructure;
- an area subject to a maximum building height; and
- a landscape area.

Activity Rules

DEV-KLFR-R1 ODP - Kaiapoi Large Format Retail Zone	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. Within the Kaiapoi Large Format Retail Zone on Smith Street, the development of land shall be in accordance with DEV-KLFR-APP1 and shall meet the following standards: <ol style="list-style-type: none"> a. new buildings shall connect to the stormwater management system shown on DEV-KLFR-APP1; b. any outdoor storage area shall not be located within the 10m Building Setback; c. tree planting shall be provided along the Smith Street boundary and the Council reserve (west) boundary: <ol style="list-style-type: none"> i. at a minimum of one tree for every 15m; ii. no more than 15m apart or closer than 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre line of any water or stormwater pipeline; d. trees required by (c) above shall be at least 1.5m high at the time of planting and of a species capable of growing to at least 8m at maturity; and e. any building walls within 20m distance from the 10m setback along the southern zone boundary, and which face directly or are generally parallel to the Kaiapoi River, shall be painted or finished in recessive colours in the natural range of browns, greens and 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD14 - Kaiapoi large format retail</p>

greys, with a reflectivity of no more than 35%.	
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Advisory Note

1. For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.

Built Form Standards

There are no area-specific built form standards for the Kaiapoi Large Format Retail ODP.

Appendix

DEV-KLFR-APP1 - Kaiapoi Large Format Retail Zone ODP



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MUZ - Mixed Use Zone

Introduction

The purpose of the Mixed Use Zone is to provide for land that was 'red' zoned following the Canterbury Earthquakes 2010/2011. It is located adjacent to the Kaiapoi Town Centre. The Mixed Use Zone is intended to provide for a wide range of business, commercial and residential uses that support the regeneration of the Kaiapoi Town Centre.

The zone contains one remaining residential activity (identified in APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For this site, the chapter also refers to rules and built form standards in the General Residential Zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MUZ-O1	Kaiapoi regeneration support Development within the Mixed Use Zone supports the regeneration of the area and supports the role, function and continued viability and vitality of the Kaiapoi Town Centre.
MUZ-O2	Existing residential activities Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	
MUZ-P1	Integration with the town centre Provide for a mixture of commercial, <u>community</u> ⁴³ and residential activities in the Mixed Use Zone where these: <ol style="list-style-type: none"> 1. support the Kaiapoi Town Centre's identified function, role, <u>anticipated built form</u> and <u>associated</u> amenity values;⁴⁴ 2. are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the Kaiapoi Town Centre; and 3. support the ongoing regeneration of the Kaiapoi township.
MUZ-P2	Amenity values Promote a high standard of amenity within the zone, adjacent to residential and open space and recreation zones, and existing sites in private ownership that are listed in MUZ-APP1 by: <ol style="list-style-type: none"> 1. requiring an urban design assessment for large buildings; 2. requiring development to be in accordance with MUZ-APP1; and 3. setting built form standards to manage adverse boundary effects.

⁴³ Corrections [52.10]

⁴⁴ Kāinga Ora [325.311]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁴⁵

Activity Rules

MUZ-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); and b. any building or addition is less than 450m² GFA. <p><i>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.⁴⁶</i></p>	<p>Activity status when compliance not achieved with MUZ-R1(1)(a): as set out in the relevant built form standards</p> <p>Activity status when compliance not achieved with MUZ-R1(1)(b): RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
MUZ-R2 Large format retail	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
MUZ-R3 Emergency service facility	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
MUZ-R4 Commercial services	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>

⁴⁵ Woolworths [282.132]

⁴⁶ Woolworths [282.118]

MUZ-R5 Office	
Activity status: PER Where: 1. in Kaiapoi East office activities shall occupy a maximum of 3,500m ² net GFA across the entire area; 2. in Kaiapoi South office activities shall occupy a maximum of 2,500m ² net GFA across the entire area; and 3. in Kaiapoi West office activities shall occupy a maximum of 1,000m ² net GFA across the entire area.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
MUZ-R6 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R7 Recreation activities and recreation facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R8 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R9 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R10 Food and beverage outlet	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R11 Entertainment activity	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R12 Retail activity	
<i>This rule does not apply to Large Format Retail provided for by MUZ-R2; or Food and beverage outlets provided for by MUZ-R10.</i>	
Activity status: PER Where: 1. in Kaiapoi East, retail activities shall occupy a maximum of 3,500m ² GFA across the entire area;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution

<p>2. in Kaiapoi South, retail activities shall occupy a maximum of 2,500m² GFA across the entire area; and</p> <p>3. in Kaiapoi West, retail activities shall occupy a maximum of 1,000m² GFA across the entire area.</p>	
<p>MUZ-R13 Residential unit</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall comprise a maximum of 75% of the GFA of all buildings on the site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-R14 Residential activity</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall comprise a maximum of 75% of the GFA of all buildings on the site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-R15 Any activity on a site listed in Appendix-APP1</p>	
<p><i>That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R10, GRZ-R14 and GRZ-R15.</i></p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall meet the applicable activity specific standards of the General Residential Zone. 	<p>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone</p> <p>Matters of discretion are restricted to: As set out in the applicable matters of discretion of the General Residential Zone</p>
<p>MUZ-R16 Any activity on a site listed in Appendix-APP1</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone. 	<p>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone</p> <p>Matters of discretion are restricted to: As set out in the applicable matters of discretion applying to the General Residential Zone</p>
<p>MUZ-R17 Drive through restaurants</p>	

<p>Activity status: PER Where: 1. the activity shall not be located within 30m of any Residential Zones.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations</p>
<p>MUZ-R18 Public transport facility</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>MUZ-R19 Parking lot and parking building</p>	
<p>Activity status: PER Where: 1. the activity is not to be located adjacent to or across a road from the Natural Open Space Zone; 2. the activity is not to be located adjacent to or across a road from a site identified in Appendix-APP1.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
<p>MUZ-R20 Recreation activities</p>	
<p>Activity status: PER Where: 1. the activity is not a motorised recreation activity.</p>	<p>Activity status when compliance not achieved: NC</p>
<p>MUZ-R21 Community Corrections Activities⁴⁷</p>	
<p><u>Activity status: PER</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
<p>MUZ-R22 Educational facility⁴⁸</p>	
<p><u>Activity status: PER</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
<p>MUZ-R231 Trade supplier</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and yard based suppliers</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>MUZ-R242 Yard-based activity</p>	
<p>Activity status: RDIS Matters of discretion are restricted to:</p>	<p>Activity status when compliance not achieved: N/A</p>

⁴⁷ Corrections [52.11]

⁴⁸ MoE [277.55]

CMUZ-MD1 - Trade suppliers and yard based suppliers	
MUZ-R253 Industrial activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design	Activity status when compliance not achieved: N/A
MUZ-R264 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
MUZ-R275 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

MUZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	Activity status when compliance not achieved: DIS RDIS <u>Matters of discretion are restricted to:</u> CMUZ-MD19 - Height ⁴⁹
MUZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoins any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback

⁴⁹ Kāinga Ora [325.319]

	<p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-BFS4 Internal boundary landscaping</p>	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-BFS5 Road boundary landscaping</p>	
<p>1. Landscaping shall be provided along the full length of the road boundary, except from vehicle crossings or where buildings are built to the road boundary under MUZ-BFS6 (e).</p> <p>2. The landscape strip required under (1) shall be:</p> <ol style="list-style-type: none"> a. 3m along Hilton Street to the west of Black Street; b. as specified in MUZ-APP1; or c. if not specified under (a) and (b), a minimum of 2m. <p>3. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-BFS6 Road boundary setback</p>	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> a. 10m from the road boundary with any arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads; or d. the distance specified in MUZ-APP1; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p>

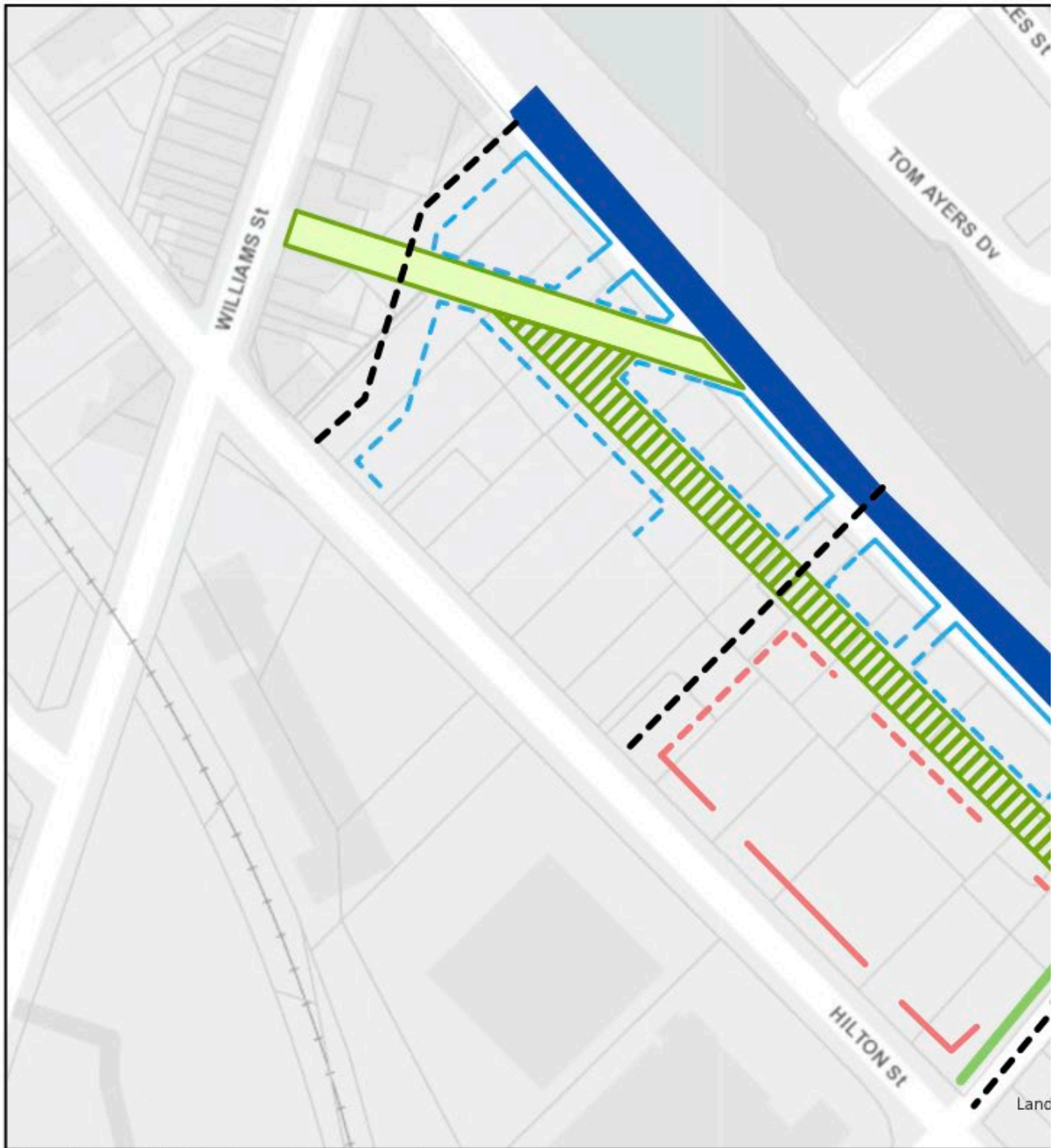
<p>e. no building setback is required under (a) to (c) above where the road-facing façade is at least 40% glazed.</p>	
<p>MUZ-BFS7 Outdoor storage areas</p>	
<p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MUZ-BFS8 Residential units</p>	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²; d. three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>
<p>MUZ-BFS9 Waste management requirements for all commercial activities</p>	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at</u> 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p>

<p><u>least</u>⁵⁰ 5m² with a minimum dimension of 1.5m.</p> <p>b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.</p>	<p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>
<p>MUZ-BFS10 Rail boundary setback⁵¹</p>	
<p>1. All buildings shall be set back a minimum of <u>4m from any site boundary with the rail corridor.</u></p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: <u>CMUZ-MD13 - Rail boundary setback</u></p> <p>Notification <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</u></p>
<p>MUZ-BFS110-ODP Kaiapoi regeneration area</p>	
<p>1. Development shall be in accordance with the fixed elements of MUZ-APP1.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD15 - Kaiapoi regeneration areas</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

MUZ-APP1 - Kaiapoi Mixed Use Business ODP

⁵⁰ Foodstuffs [267.10]

⁵¹ KiwiRail [373.92]



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TCZ - Town Centre Zone

Introduction

The purpose of the Town Centre Zone is to provide for the District's principal employment and commercially focused areas. They are the primary focal points for community and other activities at the highest density of development. Town Centre Zones are located in Rangiora, Kaiapoi, Oxford and Woodend.

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres as identified in the RPS. For the life of this District Plan the emerging Woodend Town Centre located at North Woodend will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
TCZ-O1	<p>Town Centre Zone activities and function Town Centres:</p> <ol style="list-style-type: none"> 1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities; 2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities; 3. provide the greatest scale of built form of all zones; and 4. are accessible by a range of modes of transport including public transport.
Policies	
TCZ-P1	<p>Town Centre Zone hierarchy Recognise that:</p> <ol style="list-style-type: none"> 1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure; 1. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment.
TCZ-P2	<p>Town Centre Zone activities and form Within Town Centres:</p> <ol style="list-style-type: none"> 2. enable the widest range of retail, commercial, community, recreation and service activities, with the greatest concentration and scale of built form; 3. encourage medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities; 4. provide for other activities only where these do not adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities;

	<ol style="list-style-type: none"> 5. have well designed large buildings and active frontages to principal shopping streets; 6. provide for pedestrian priority within the retail core while ensuring accessibility by a range of modes of transport; 7. support patronage of public transport by encouraging a well located and connected transport interchange; 8. encourage the provision of shared parking and loading to the side or rear of primary building facades in order to avoid visually or physically dominating the streetscape; 9. manage the effects of buildings and activities at the interface with more sensitive zones; and 10. avoid activities that are incompatible with the zone.
TCZ-P3	<p>Rangiora Central ODP Ensure development covered by the TCZ-APP1:</p> <ol style="list-style-type: none"> 1. contributes positively to the amenity values of the area, and to the quality and enjoyment of the environment, for those living, working or visiting the area; and 2. creates active frontages at ground floor level and visual interest in building design.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, ‘retail activities’ is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers ‘retail activity’ and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of ‘retail activity’. Conversely, if specific types of retail activity are separately listed, such as ‘Food and Beverage’ or ‘large format retail’ or ‘supermarkets’, then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁵²

Activity Rules

TCZ-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); b. any building or addition is less than 450m² GFA; and 	<p>Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards</p> <p>Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS</p> <p>Matters of discretion are restricted to:</p>

⁵² Woolworths [282.132]

<p>c. any new building or addition does not have frontage to a Principal Shopping Street.</p> <p><i>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.⁵³</i></p>	<p>CMUZ-MD3 - Urban design</p>
<p>TCZ-R2 Retail activity</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R3 Commercial services</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R4 Office</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R5 Public amenities</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R6 Emergency service facility</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the emergency service facility is not located on Principal Shopping Street frontage. 	<p>Activity status when compliance not achieved: DIS</p>
<p>TCZ-R7 Gymnasium</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the gymnasium shall not be located on the ground floor of a Principal Shopping Street. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
<p>TCZ-R8 Community facility</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R9 Cultural facility</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R10 Entertainment activity</p>	

⁵³ Woolworths [282.118]

Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R11 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R12 Childcare facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R13 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R14 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R15 Visitor accommodation	
Activity status: PER Where: 1. any residential activity shall be above ground floor on Principal Shopping Street frontages; or 2. any residential activity shall be located to the rear of commercial activities on Principal Shopping Street.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R16 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R17 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R18 Drive through restaurants	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

<p>1. the drive through restaurant shall not be located within 30m of any Residential Zones.</p>	<p>CMUZ-MD2 - Drive through restaurants and service stations</p>
<p>TCZ-R19 Service station</p>	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the service station shall not be located within 30m of any Residential Zones.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations</p>
<p>TCZ-R20 Public transport facility</p>	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the public transport facility shall be located within 400m of a Principal Shopping Street.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>TCZ-R21 Parking lots and parking buildings</p>	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the parking lot or parking building shall not have any frontage on a Principal Shopping Street.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>TCZ-R22 Development in Rangiora Central</p>	
<p>Activity Standard: PER</p> <p>Where:</p> <p>1. activities within Sub-Areas A to D of the TCZ-APP1, shall be limited to:</p> <p>a. Sub-Area A:</p> <p>i. retail activities, including food and beverage at identified building corner ground floor locations;</p> <p>ii. a range of activities on upper floors; and</p> <p>iii. public open space.</p> <p>b. Sub-Area B:</p> <p>i. retail activities at the ground floor;</p> <p>ii. a range of activities on upper floors; and</p> <p>iii. loading and manoeuvring for service vehicles.</p> <p>c. Sub-Area C:</p> <p>i. retail activities at the ground floor;</p> <p>ii. a range of activities on upper floors potentially including public car parking and residential; and</p>	<p>Activity Status when compliance not achieved: DIS</p>

<ul style="list-style-type: none"> iii. loading and manoeuvring for service vehicles. d. Sub-Area D: <ul style="list-style-type: none"> i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles. 2. development in all other respects shall be in accordance with TCZ-APP1 - Rangiora Central ODP. 	
<p>Advisory Note For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the TCZ-APP1 - Rangiora Central ODP, the ODP substitutes the provision.</p>	
<p>TCZ-R23 Recreation activities</p>	
<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	<p>Activity status when compliance not achieved: NC</p>
<p>TCZ-R24 Trade supplier</p>	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R25 Yard-based activity</p>	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R26 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.</p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R27 Industrial activity</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R28 Heavy industry</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>

Built Form Standards

TCZ-BFS1 Height	
<ol style="list-style-type: none"> 1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: <ol style="list-style-type: none"> a. for Rangiora and Kaiapoi: <ol style="list-style-type: none"> i. 4215m above ground level, except as specified under (ii) below; ii. 4821m above ground level in the Residential Height Bonus Area Precinct where: <ol style="list-style-type: none"> 1. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and 2. the maximum road wall height of any building shall be 4218m; b. for all other areas, 12m above ground level. 3. All heights shall be calculated as per the height calculation. 	<p>Activity status when compliance not achieved: <u>DISRDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height</u> ⁵⁴</p>
TCZ-BFS2 Height in relation to boundary when adjoining a street	
<ol style="list-style-type: none"> 1. In areas subject to a maximum permitted height limit of 18m, buildings shall not project beyond a 45° recession plane measured from the maximum road wall height and angling into the site in accordance with the diagrams in Appendix APP3, ⁵⁵ except that this rule shall not apply to access ways or service lanes. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p>
TCZ-BFS3 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
<ol style="list-style-type: none"> 1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification</p>

⁵⁴ Kāinga Ora [325.331] for all the changes to TCZ-BFS1

⁵⁵ RMA Schedule 1 clause 16

<p>any site boundary in accordance with the diagrams in Appendix APP3.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>TCZ-BFS4 Internal boundary setback</p>	
<p>1. The minimum building setback from internal boundaries of sites that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>TCZ-BFS5 Internal boundary landscaping</p>	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m wide.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>TCZ-BFS6 Road boundary landscaping</p>	
<p>1. Where a site is not built to road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>TCZ-BFS7 Road boundary setback, glazing and verandahs</p>	
<p>1. All buildings shall:</p> <p>a. in Rangiora, Kaiapoi and Woodend, be built to the road boundary, except where a site has frontage to both a Principal Shopping Street and another road, in which case buildings need only to be built to the Principal Shopping Street frontage;</p> <p>b. in Oxford, be built within 4m of the road boundary;</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification</p>

<p>c. provide pedestrian access directly from the following where applicable;</p> <ul style="list-style-type: none"> i. the road boundary; ii. public open space; iii. the Kaiapoi River. <p>d. have visually transparent glazing for elevations facing the road as follows:</p> <ul style="list-style-type: none"> i. a minimum of 60% of the ground floor; and ii. a minimum of 20% of any upper floor; <p>e. on boundaries fronting a Principal Shopping Street (excluding a vehicle <u>or pedestrian/cycle</u>⁵⁶ accessway), have a verandah that extends along the full length of the building elevation facing the road;</p> <p>f. verandahs are to extend a minimum of 3m from the building façade;</p> <p>g. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (6) may be reduced where necessary to comply with this rule;</p> <p>h. buildings shall be built across 100% of the width of any site frontage with a Principal Shopping Street (excluding a vehicle accessway).</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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TCZ-BFS8 Rail boundary setback

<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
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TCZ-BFS9 Outdoor storage areas

<p>1. Any outdoor storage or parking⁵⁷ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining</p>	<p>Activity status when compliance not achieved: RDIS</p>
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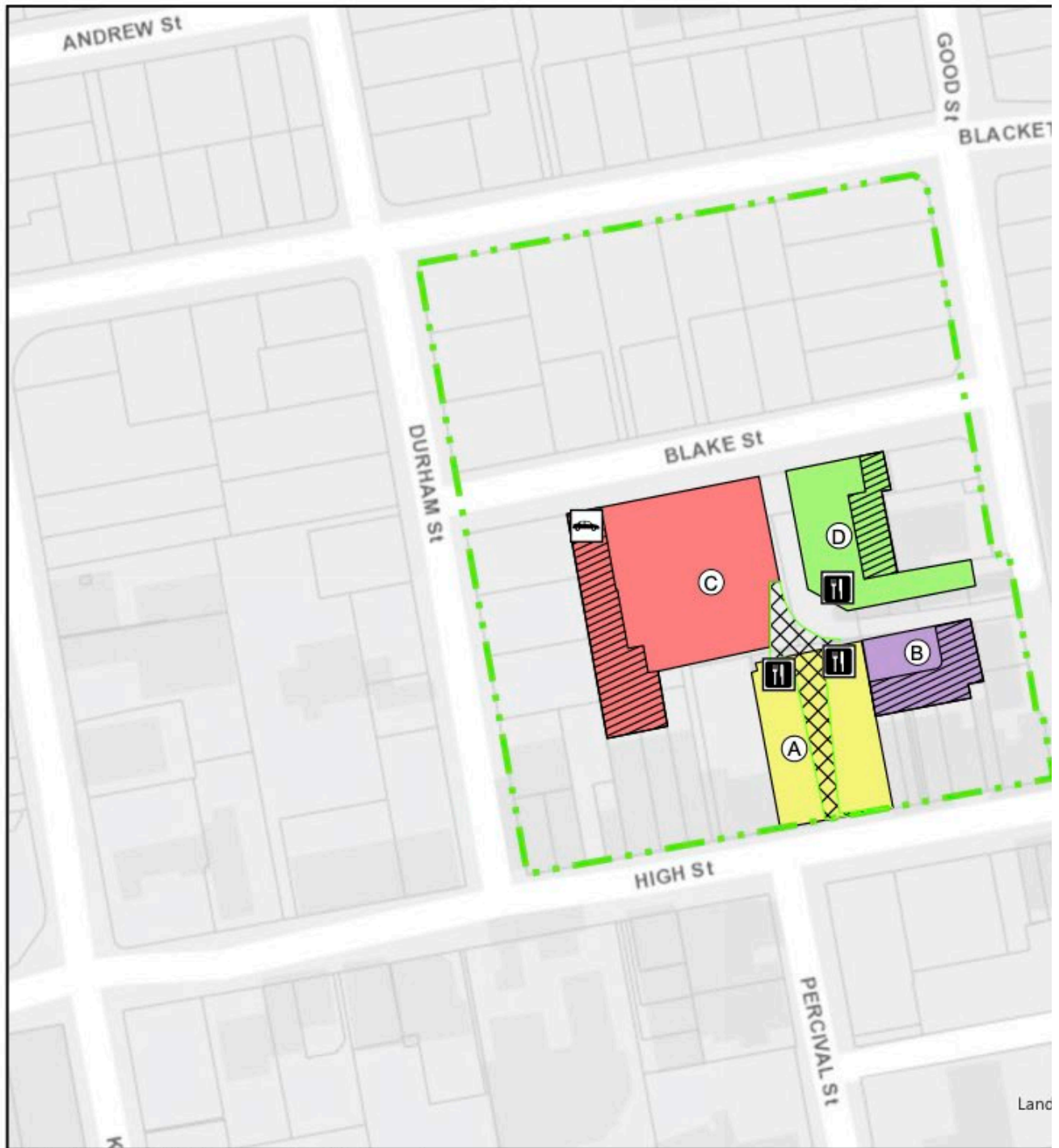
⁵⁶ RDL [347.83]

⁵⁷ Foodstuffs [67.9] and Z Energy [86.11]

<p>site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p>	<p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>TCZ-BFS10 Residential units</p>	
<ol style="list-style-type: none"> 1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: <ol style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²; d. three or more bedrooms 90m². 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: <ol style="list-style-type: none"> a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>TCZ-BFS11 Waste management requirements for all commercial activities</p>	
<ol style="list-style-type: none"> 1. All commercial activities shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at least</u>⁵⁸ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

⁵⁸ Foodstuffs [267.10]

TCZ-APP1 - Rangiora Central ODP



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Matters of Discretion for all Commercial and Mixed Use Zones

<p>CMUZ-MD1</p>	<p>Trade suppliers and yard based suppliers</p> <ol style="list-style-type: none"> 1. The extent to which the activity adversely affects the function or capacity of the zone to provide primarily for commercial and community activities. 2. Any benefits from a trade or yard-based supplier providing a buffer between commercial activities and any adjacent industrial zones. 3. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre or zone, especially where the site has frontage to a Principal Shopping Street. 4. The extent to which the activity generates traffic and amenity effects that impact on the day to day operation and amenity of the commercial centre or zone.
<p>CMUZ-MD2</p>	<p>Drive through restaurants and service stations</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the development, including consideration of the numbers of people and/or vehicles using the site, adversely effects of the amenity values of the surrounding area, and any practicable mitigation measures to manage those effects. 2. The effects of the design and location of landscaping, parking areas and vehicles access on visual amenity of the streetscape and pedestrian safety. 3. The effects of location, design and management of buildings, including storage and servicing facilities, on the amenity values of nearby residential properties, including potential visual effects and any night time noise effects.
<p>CMUZ-MD3</p>	<p>Urban design</p> <ol style="list-style-type: none"> 1. The extent to which the development: <ol style="list-style-type: none"> a. recognises and reinforces the centre’s role, context, and character, including any natural, historic heritage or cultural assets; b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;⁵⁹ e. is designed to recognise CPTED principles, including surveillance, effective lighting, management of public areas and boundary; f. incorporates landscaping to increase amenity values, especially within surface car parking areas; g. provides safe, legible, and efficient access for all transport users; and h. where relevant, has regard to the objectives of any Town Centre Master Plan to support their recovery, long term growth and a high level of amenity-; and i. <u>has operational or functional requirements, or site constraints, which would justify not fully meeting the standard, including:</u> <ol style="list-style-type: none"> i. <u>the significance of the requirements for the proposed activity and the extent to which these would be compromised by the standard being maintained;</u>

⁵⁹ Foodstuffs [267.5]

	<ul style="list-style-type: none"> ii. <u>the extent to which alternative design approaches could meet the operational or functional requirements and achieve similar Plan outcomes;</u> iii. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make fully meeting the standard unreasonable;</u> iv. <u>the scale of the proposal in the context of the centre.</u>⁶⁰
CMUZ-MD4	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential, rural and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect of reduced sunlight admission to the street and the extent of any visual overbearing and obtrusiveness from the recession plane intrusion on the street. 3. The effect on privacy of residents and other users in the adjoining site. 4. The scale of building and its effects on the character of any adjoining residential zones. 5. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 6. The effect on outlook from adjoining sites. 7. The extent to which the recession plane breach and associated effects reflect the functional requirements of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
CMUZ-MD5	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
CMUZ-MD6	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
CMUZ-MD7	<p>Road boundary setback, glazing and verandah</p> <ol style="list-style-type: none"> 1. The extent to which the activity: <ol style="list-style-type: none"> a. provides for continuity of façades and verandah coverage along the street frontage; b. provides visual interest and activation appropriate to the context and character of the site and surrounds; c. incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;

⁶⁰ Foodstuffs [267.5]

	<ul style="list-style-type: none"> d. provides for main entrances, verandah coverage, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces; e. provides for functional and quality space for public amenity and accessibility, such as for outdoor dining or retail laneways, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity; f. results in the visual dominance of vehicles through the use of space between the building and the street for car parking, vehicle manoeuvring or loading; g. maintains transport safety through not extending verandahs over the active road carriageway; h. reduces amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road; i. adversely affects the amenity and outlook of residential, rural, or open space and recreation zones; j. presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade; and k. mitigates the visual effects of a reduced setback through site frontage landscaping and the character of existing building setbacks in the wider streetscape-; l. <u>has operational or functional requirements, or site constraints, which would justify not fully meeting the standard, including:</u> <ul style="list-style-type: none"> i. <u>the significance of the requirements for the proposed activity and the extent to which these would be compromised by the standard being maintained;</u> ii. <u>the extent to which alternative design approaches could meet the operational or functional requirements and achieve similar Plan outcomes;</u> iii. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make fully meeting the standard unreasonable;</u> iv. <u>the scale of the proposal in the context of the centre.</u>⁶¹ 2. For neighbourhood centres only, the extent to which the road is a strategic or arterial road with reduced amenity, and a road setback coupled with landscaping mitigates the adverse amenity effects of the traffic.
<p>CMUZ-MD8</p>	<p>Road boundary landscaping</p> <ul style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent of any effects on the outlook and amenity of residential zones or open space and recreation zones from any reduction in landscaping. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, or the display of trade supplier or yard-based goods for sale, along the site frontage. 4. <u>the extent to which the activity has operational or functional requirements, or site constraints, which would justify not fully meeting the standard, including:</u> <ul style="list-style-type: none"> a. <u>the significance of the requirements for the proposed activity and the extent to which these would be compromised by the standard being maintained;</u> b. <u>the extent to which alternative design approaches could meet the operational or functional requirements and achieve similar Plan outcomes;</u>

⁶¹ Foodstuffs [267.8] and Z Energy [286.10]

	<ul style="list-style-type: none"> c. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make fully meeting the standard unreasonable;</u> d. <u>the scale of the proposal in the context of the centre.</u>⁶²
CMUZ-MD9	<p>Outdoor storage and waste management</p> <ul style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. 5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location. 6. <u>Any functional or operational reasons why the required screening cannot be provided in full.</u>⁶³
CMUZ-MD10	<p>Acoustic insulation</p> <ul style="list-style-type: none"> 1. 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. 2. The effectiveness of any alternative acoustic insulation technology or materials. 3. 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. 4. Any reverse sensitivity effects on existing or future permitted business activities to operate or establish without undue constraint from residential accommodation that does not provide the required noise insulation. 5. The location of any nearby business activities and the degree to which the amenities of the sensitive activities may be adversely affected.
CMUZ-MD11	<p>Residential development</p> <ul style="list-style-type: none"> 1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone: <ul style="list-style-type: none"> a. the extent to which any residential or visitor accommodation ground floor habitable room adversely affects the function of the zone to provide for primarily commercial activities; b. the extent to which any residential or visitor accommodation ground floor habitable room does not adversely affect the capacity of the zone to accommodate future demand for commercial and community activities; c. the extent to which the building frontages will deliver a visually interesting and high amenity streetscape for pedestrians; d. the extent of any effects on the continuity of shopping frontages; and e. the extent to which an acceptable level of residential amenity and privacy can be provided to future occupants of residential ground floor habitable room. 2. In relation to minimum unit size, the extent to which: <ul style="list-style-type: none"> a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity values of current and future occupants and the surrounding neighbourhood;

⁶² Foodstuffs [267.7] and Z Energy [286.9]

⁶³ Z Energy [86.11]

	<ul style="list-style-type: none"> b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted; <u>and</u> d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and⁶⁴ <u>the</u>⁶⁵ nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration. <p>3. In relation to storage space:</p> <ul style="list-style-type: none"> a. the extent to which the reduction in storage space will adversely affect the functional use of the residential unit and the amenity of neighbouring sites, including public spaces; and b. the extent to which adequate and accessible space is provided on the site for the storage of waste and recycling bins, bicycles and clothes drying facilities are provided on the site. <p>4. In relation to outdoor living space:</p> <ul style="list-style-type: none"> a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide an appropriate level of amenity and meet outdoor living needs of likely future residents. <p>5. In relation to any proposed non-residential activities:</p> <ul style="list-style-type: none"> a. the extent to which the activity will adversely affect residential amenity values, including consideration of: <ul style="list-style-type: none"> i. character, duration, scale and intensity; ii. hours of operation; iii. noise from patrons onsite and those arriving and leaving; iv. traffic generation and vehicle movements, including servicing vehicles; and v. any proposed measures that mitigate adverse effects by means such as the provision of screening, buffer areas, local topography, site layout (including location of point of sale) or operational practices. <p>6. In relation to the Mixed-Use Zone:</p> <ul style="list-style-type: none"> a. the extent to which the proposal is consistent with the vision, goals or objectives of the Kaiapoi Town Centre Plan 2028 and Beyond; b. the extent to which the proposal supports regeneration and provides a high level of amenity; c. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest; d. the extent to which the proposal involves a design that enables conversion of the buildings to commercial activities, especially the ground floor; and e. the extent to which the proposal contributes to achieving a mix of uses within the regeneration area.
<p>CMUZ-MD12</p>	<p>Commercial activity distribution</p> <ul style="list-style-type: none"> 1. If a Local Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town Centre to provide for primarily commercial and community activities.

⁶⁴ Kāinga Ora [325.344]

⁶⁵ RMA Schedule 1 Clause 16

	<ol style="list-style-type: none"> 2. If a Neighbourhood Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town and Local Centre to provide for primarily commercial and community activities. 3. Any adverse effects on the amenity values and streetscape of the site, especially where sites have frontage to a principal shopping street. 4. Effects, including traffic generation, that affect daily operation and amenity of the nearest town centre.
CMUZ-MD13	<p>Rail boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.
CMUZ-MD14	<p>Kaiapoi large format retail</p> <ol style="list-style-type: none"> 1. Any effects of the location and species of tree planting in relation to: <ol style="list-style-type: none"> a. public water supply and stormwater infrastructure; and b. the effectiveness of tree planting in enhancing the character and amenity of the streetscape and boundaries. 2. The extent to which any stormwater management area, including margins and plantings is designed and managed to fully drain as quickly as possible after a rainfall event and to avoid attracting bird species that are a hazard to aircraft. 3. The extent to which the departure from DEV-KLFR-APP1 will result in adverse or positive outcomes. 4. For all other matters, the extent of any adverse impacts on amenity values of the site and adjacent sites.
CMUZ-MD15	<p>Kaiapoi regeneration areas</p> <ol style="list-style-type: none"> 1. The extent to which the departure from the layout in MUZ-APP1 is appropriate, taking into account: <ol style="list-style-type: none"> a. the vision, objectives and principles expressed in the Kaiapoi Town Centre Plan 2028 and Beyond; and b. any actual or potential impact on the delivery of integrated infrastructure including road, pedestrian/cycle ways, water, wastewater, stormwater and open space across the whole MUZ-APP1 area.
CMUZ-MD16	<p>Building coverage</p> <ol style="list-style-type: none"> 1. The extent to which a greater building coverage: <ol style="list-style-type: none"> a. provides an adequate area for site access, manoeuvring, and other activities; b. affects the amenity values of the adjoining sites or public spaces due to the visual dominance and/or scale of development; and c. is mitigated through the provision of landscaping/screening.
CMUZ-MD17	<p>Mandeville North Business Area</p> <ol style="list-style-type: none"> 1. In the Mandeville North Business Area: <ol style="list-style-type: none"> a. the quality of building design, architectural features and details, use of colour and building materials; b. the extent to which tree planting and landscaping achieves a high quality outcome and mitigates adverse visual effects, amenity effects and scale of business activities; c. the location of buildings, outdoor storage and loading areas and carparking and its design in relation to adjoining reserves and roads; d. the extent to which any signs within the building is integrated with buildings' architectural detail; e. the extent to which the principles of CPTED are incorporated into any development;

	<ul style="list-style-type: none"> f. effects on the amenity values of the surrounding residential zones and rural zones; g. effects on the safe and efficient functioning of Tram Road and onsite vehicle circulation to discourage through traffic within the zone, including traffic calming measures; h. methods to prevent adverse traffic impacts on the function, safety and use of Tram Road from right turn manoeuvres into and out of the zone and the eastern service entrance; i. methods to ensure that the eastern service access is only used as an entrance from Tram Road; and j. standard of construction of roads, service lanes and accessways.
<p>CMUZ-MD18</p>	<p>Parking lots and parking buildings</p> <ol style="list-style-type: none"> 1. The extent to which proposed parking dominates the streetscape, disrupts active frontages and pedestrian circulation; 2. The extent to which the parking undermines the centre's ability to accommodate activity at ground floor level, contributing to an active built frontage and viable centre; 3. Any adverse effects of vehicle access points and traffic movements on the safe and efficient operation of the transport system; 4. The extent to which the location and design of the parking access and manoeuvring areas support pedestrian and cyclist safety; and 5. Any adverse effects of the parking/access points on adjoining zones and the extent of mitigation available.
<p>CMUZ-MD19</p>	<p>Height⁶⁶</p> <ol style="list-style-type: none"> 1. <u>The extent to which the building affects local environmental conditions including increased shading and for building over 30m in height, the wind in nearby public spaces;</u> 2. <u>The extent to which the building affects / integrates nearby heritage buildings and values;</u> 3. <u>The extent to which the building undermines or supports the Principal Shopping Street and associated urban form;</u> 4. <u>The extent to which the building reflects a human scale through the use of building form, design and modulation;</u> 5. <u>The extent to which the design reduces visual dominance / creates visual interest or an attractive local landmark;</u> 6. <u>The extent to which the building displays high design quality;</u> 7. <u>The extent to which the building takes account of longer views of taller buildings providing visual interest and supporting the character of the centre; and</u> 8. <u>The potential for adverse commercial distribution and transport effects.</u>

Definitions

Amend the definition of 'hotel' as follows:

⁶⁶ Kāinga Ora [325.331]

means any building and associated land where guest visitor⁶⁷ accommodation is provided, is not self catering, and which is the subject of an alcohol licence. It may include restaurants, bars, bottle stores, conference and other ancillary facilities as part of an integrated complex.

⁶⁷ Templeton Group [412.1] and [412.2]
