

APPENDIX F

DISTRICT PLAN RELEVANT RULES ASSESSMENT

Inner Business Zone Performance Standards R11.6.1.1

Performance Standard	Assessment
R11.6.1.1 Permitted Activities	
<p>(a) Lighting</p> <p>Pedestrian Lighting</p> <p>iv. All verandas must provide pedestrian lighting designed and installed in accordance with the P2 lighting subcategory of AS/NZS Standard 1158.3.1:2005.</p> <p>v. All public and private pedestrian routes must provide pedestrian lighting designed and installed in accordance with the P2 lighting subcategory of AS/NZS Standard 1158.3.1:2005.</p> <p>Negative Effects of Exterior Lighting</p> <p>vi. All exterior lighting must be designed and installed to ensure compliance with AS Standard 4282. White Light</p> <p>vii. All exterior lighting must use “white light” sources.</p>	<p>Does not comply.</p> <p>No extended verandas are proposed.</p> <p>Pedestrian routes will comply with the P2 lighting subcategory.</p> <p>Exterior lighting may use multi-coloured projection lighting.</p>
<p>(b) Storage Areas</p> <p>i. No outdoor storage areas are permitted at the street edge.</p> <p>ii. No outdoor or indoor storage areas are permitted to be visible from the street edge.</p>	<p>Complies.</p> <p>No indoor or outdoor storage areas are proposed within the building extension or at the street edge.</p> <p>No storage areas will be visible from the street edge.</p>
<p>(c) Loading and Access</p> <p>i. Compliance with Rule 20.3.8.1, Loading Standards.</p> <p>ii. Compliance with Rule 20.3.9.1, Access Standards.</p>	<p>Complies.</p> <p>There will be no change to the existing loading and access arrangements on-site.</p>
<p>(d) Vehicle Parking</p> <p>i. Compliance with Rule 20.3.7.1, Parking Spaces for People with Disabilities.</p> <p>ii. Compliance with Rule 20.3.7.4, Maximum Parking Provision Standards for the Inner Business Zone.</p> <p>iii. Compliance with Rule 20.3.7.6, Formation of Parking Spaces.</p>	<p>Complies.</p> <p>Pursuant to R20.3.7.4, on-site car parking is not required in the Inner Business Zone.</p> <p>There will be no change to the existing on-site car parking, including accessible parking, which is located to the side and rear of the site.</p>
<p>(e) Car Park Landscape Design</p> <p>Compliance with 20.3.7.5, Car Park Landscape Design.</p>	<p>Complies.</p> <p>There will be no change to the existing on-site car parking.</p>
<p>(f) Signs</p> <p>Compliance with Rule 6.1.5.1</p>	<p>Complies.</p>
<p>(g) Hours of Operation for Activities Involving the Sale of Alcohol</p>	<p>N/A</p> <p>There will be no sale of alcohol.</p>
<p>(h) Hazardous Substances</p>	<p>N/A</p> <p>There will be no hazardous substances stored onsite.</p>
<p>(i) Noise</p> <p>Compliance with Rule 11.6.6.1</p>	<p>Complies.</p>

	<p>Construction would be between the hours of 7:30 and 18:00 weekdays and possibly Saturday. Noise times and limits will be in accordance with NZ Standard 6803. Noise from any church activity will not exceed the noise limits within any other site in accordance with R11.6.6.1(a)i. There are no outdoor speakers or fixed plant proposed.</p>
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Inner Business Zone Performance Standards R11.6.1.2

Performance Standard	Assessment
Rule 11.6.1.2 Construction, External Alteration or Addition to a Building	
(a) Maximum Floor Area ii. In respect to existing buildings, any external additions or alterations involving an additional total gross floor area of up to 400m ² are permitted.	Complies. The total gross floor area of the extension is 396m ² .
(b) Maximum Building Height i. Any buildings or structures must comply, in terms of maximum height, with R20.4.11.1. ii. The maximum permitted height of a building is 15 metres.	Complies. The site is not affected by the airport protection surfaces rule 20.4.11.1. The maximum height of the proposed church building frontage is 7.2 metres.
(c) Maximum Building Height Adjoining a Scheduled Building i. Except in the North West Square Heritage Area, the maximum permitted height of any building or structure on a site which adjoins a scheduled building is no more than one storey higher than the scheduled building within a distance of 5 metres of the street frontage and along the common boundary or 15 metres, whichever is the lower.	Complies. The maximum height of the church building extension is 7.2 metres (being the height of the clerestory window above the west porch), well below the height of the adjoining scheduled Square Edge building.
(d) Minimum Building Height i. The permitted minimum height of any building or structure is 8 metres.	Does not comply. The minimum height of the entrance canopy is 3.0 metres.
(e) Ground Floor Height On Pedestrian Streets, the permitted ground floor height of any building is to be not less than 1.3 times the floor to floor height of upper floors and is to extend the full width of the frontage and back a distance of not less than 12 metres.	Does not comply. The church is built at ground floor only and there are no upper floor levels, other than within the existing bell tower. The church building is not currently constructed along the entire width of the Church Street boundary; however, the proposed foyer/canopy extension will increase the built form along the frontage. The ground floor extends more than 12 metres into the site.
(f) Maximum Frontage Width On Pedestrian Streets, the permitted maximum width of ground floor tenancies is 10 metres.	Does not comply. There will be no change to the width of the ground floor tenancy, which is currently more than 10 metres wide.
(g) Building Frontages i. All buildings will be built to the front boundary at ground floor level and provide at least one pedestrian entrance at the street. ii. No building will create a featureless façade or blank wall at the ground level street frontage wider than 3 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.	Complies. The front extension to the building will be constructed to the Church Street boundary and will provide pedestrian entry from the street. There will be no featureless facades or blank walls facing the Church Street frontage. The front extension to the church contains a new foyer and wind lobby, with the aim of activating the church frontage by providing an open and welcoming space to be used by community and congregation. The foyer area and entrance to the church will have high legibility to the street.
(h) Display Windows and Glazing i. All buildings on Pedestrian Streets will provide display windows at ground floor level. This	Complies. Clear glazing is provided at ground floor level providing direct views into the church.

<p>requirement does not preclude the provision of doors and supporting columns intruding into the area of display windows.</p> <p>ii. No display window or entrance to a building is permitted to be blocked off from view from the adjacent public space by the use of opaque roller shutter doors, opaque screens or similar structures or screening.</p> <p>iii. Transparent or semi-transparent security grills are permitted.</p> <p>iv. All buildings will provide clear glazing for at least 75% of its height for at least 75% of the ground floor building frontage.</p>	<p>No security grills are proposed. More than 75% of the ground floor frontage for at least 75% of its height will be clear glazing.</p>
<p>(i) Corner Sites</p>	<p>N/A Not a corner site.</p>
<p>(j) Entrance Lobbies</p>	<p>N/A Not applicable for this building type.</p>
<p>(k) Verandas</p> <p>i. On Pedestrian Streets, verandas will be constructed along the full length of any building frontage facing a street, pedestrian mall, pedestrian walkway, or public space and will be connected to any adjoining verandas.</p> <p>ii. Verandas will be setback 600 mm from the face of any kerb.</p> <p>iv. Continuous veranda cover is not required over the entrance to mid-block pedestrian links.</p>	<p>N/A No veranda proposed.</p>
<p>(l) Ground Level Parking</p> <p>i. On Pedestrian Streets, no ground level parking areas are permitted within 10 metres of the street edge.</p>	<p>N/A There will be no change to the existing on-site car parking which is located to the rear of the site.</p>
<p>(m) Vehicle Parking, Loading, Site Access and Car Park Landscape Design Compliance with Rule 11.6.1.1(c), (d) and (e).</p>	<p>There will be no change to the existing on-site car parking, loading or site access.</p>

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