

# **Wellington City Proposed District Plan**

## **Hearing Stream 4 - Part 4: Neighbourhood Centre Zone**

### **Appendix A – Recommended Amendments to Provisions**

Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

# He Rohe Pokapū Paekiritata

## Neighbourhood Centre Zone

<b>NCZ</b>	<b>Neighbourhood Centre Zone</b>
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### P1 Sch1

#### Introduction

The purpose of the Neighbourhood Centre Zone is to provide for predominantly for small-scale commercial activities and community activities that service the needs of the immediate residential neighbourhood and support the role and function of other Centre Zones in the hierarchy of centres.

The Neighbourhood Centre Zone includes a range of small commercial centres across Wellington that provide a neighbourhood function in the City's hierarchy of centres. The Neighbourhood Centre Zone is the lowest in the hierarchy due to its make-up of small spot zones for very small commercial clusters. Neighbourhood centres service the surrounding residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These Centres tend to have easy pedestrian access for locals and have some community services and small-scale offices.

High quality building design is a focus for the Neighbourhood Centres Zone. The transition to more intensive use in some neighbourhood centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes, and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide. To enable intensification around existing neighbourhood centres, some of these will have increased building heights.

There is an identified need for residential intensification within and around neighbourhood centres. Accordingly, residential activity is permitted above ground floor within these centres. To support a mix of activities within the zone, activities that have off-site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where these are of an appropriate form and scale, rather than at out-of-centre locations, to support the vitality ~~and viability~~ of centres.

Development of larger sites in the Ngaio neighbourhood centre is required to be integrated and coordinated to act as a catalyst for positive change and demonstrate density done well.

#### Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

#### Objectives

ISPP	<p><b>NCZ-01</b></p>	<p><b>Purpose</b></p> <p>The Neighbourhood Centre Zone meets the needs of communities, businesses and residents in the immediate residential neighbourhood in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.</p>
ISPP	<p><b>NCZ-02</b></p>	<p><b>Accommodating growth</b></p> <p>The Neighbourhood Centre Zone has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet residential and commercial growth needs.</p>
ISPP	<p><b>NCZ-03</b></p>	<p><b>Amenity and design</b></p> <p>Medium <u>to high</u> density mixed-use development is achieved that positively contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centres and their surrounding residential areas.</p>
P1 Sch1	<p><b>NCZ-04</b></p>	<p><b>Activities</b></p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy <u>and viability</u> of Neighbourhood Centres, <u>support walkable neighbourhoods</u> and support their neighbourhood purpose.</p>
<b>Policies</b>		
ISPP	<p><b>NCZ-P1</b></p>	<p><b>Accommodating growth</b></p> <p>Provide for the use and development of the Neighbourhood Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> <li>1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the <u>ongoing viability and</u> vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone;</li> <li>2. A mix of medium <u>to high</u> density housing;</li> <li>3. Convenient access to active, public transport and rapid transit options;</li> <li>4. Efficient, well integrated and strategic use of available development sites; and</li> </ol>

		5. Convenient access to a range of open spaces.
P1 Sch1	<b>NCZ-P2</b>	<p><b>Enabled activities</b></p> <p>Enable a range of activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by including:</p> <ol style="list-style-type: none"> <li>1. Commercial activities;</li> <li>2. Residential activities;</li> <li>3. Community facilities;</li> <li>4. Educational facilities;</li> <li>5. Arts, culture and entertainment activities;</li> <li>6. Emergency service facilities;</li> <li>7. Community corrections activities;</li> <li>8. Visitor accommodation;</li> <li>9. Recreational facilities;</li> <li>10. Public transport activities; and</li> <li>11. Industrial activities.</li> </ol>
P1 Sch1	<b>NCZ-P3</b>	<p><b>Managed activities</b></p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the <del>viability and</del> vibrancy of centres, the retention and establishment of a mix of activities within the Neighbourhood Centre Zone, and the function of the transport network.</p>
P1 Sch1	<b>NCZ-P4</b>	<p><b>Potentially incompatible activities</b></p> <p>Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre:</p> <ol style="list-style-type: none"> <li>1. Carparking visible at street edge along an active frontage or non-residential activity frontage;</li> <li>2. Demolition of buildings that results in the creation of vacant land;</li> <li>3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and</li> <li>4. Yard-based retail activities.</li> </ol>
P1 Sch1	<b>NCZ-P5</b>	<p><b>Heavy industrial activities</b></p> <p>Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.</p>

ISPP	NCZ-P6	<p><b>Housing choice</b></p> <p>Enable medium <u>to high</u> density residential development that:</p> <ol style="list-style-type: none"> <li>1. Contributes towards accommodating anticipated growth in the City; and</li> <li>2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, <u>impairments</u> and abilities.</li> </ol>
ISPP	NCZ-P7	<p><b>Quality design –<del>neighbourhood and townscape outcomes</del></b></p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone by:</p> <ol style="list-style-type: none"> <li>1. <u>Meeting the requirements of the Centres and Mixed Use Design Guide as relevant;</u></li> <li>2. <del>4.</del> Recognising the benefits of well-designed, comprehensive development, including the extent to which the development:       <ol style="list-style-type: none"> <li>a. <del>Acts as a positive catalyst for future change by reflecting</del> <u>Reflects</u> the nature and scale of the development <u>proposed enabled</u> within the zone <u>and in the vicinity</u>, and responds to the evolving, more intensive identity of the neighbourhood;</li> <li><del>b.</del> <u>Optimises the development capacity of land,</u> <del>particularly sites that are:</del> <ol style="list-style-type: none"> <li><del>i.</del> <u>Large; or</u></li> <li><del>ii.</del> <u>Narrow; or</u></li> <li><del>iii.</del> <u>Vacant; or</u></li> <li><del>iv.</del> <u>Ground level parking areas;</u></li> </ol> </li> <li>c. Provides for the increased levels of residential accommodation enabled in this zone; and</li> <li>d. Provides for a range of supporting business, open space and community facilities;</li> <li><u>e. Is accessible for emergency service vehicles.</u></li> </ol> </li> <li>3. <del>2.</del> Ensuring that the development, where relevant:       <ol style="list-style-type: none"> <li>a. Responds to the site context, particularly where it is located adjacent to:           <ol style="list-style-type: none"> <li>i. A scheduled site of significance to tangata whenua or other Māori; or</li> <li>ii. Heritage buildings, heritage structures and heritage areas; or</li> <li>iii. An identified character precinct; or</li> <li>iv. Residential zoned areas; or</li> <li>v. Open space and recreation zoned areas;</li> </ol> </li> <li>b. Provides a safe and comfortable pedestrian environment;</li> <li>c. Enhances the quality of the streetscape and public / private interface;</li> <li>d. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops; and</li> <li>e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential.</li> </ol> </li> </ol>

ISPP	NCZ-P8	<p><b>On-site residential amenity</b></p> <p>Achieve a good standard of amenity for residential activities in the Neighbourhood Centre Zone by:</p> <ol style="list-style-type: none"> <li>1. Providing residents with access to adequate outlook; <del>and</del></li> <li>2. Ensuring <u>convenient</u> access to <del>convenient outdoor space, including</del> private <del>and/or shared</del> communal areas <u>of outdoor space</u>;</li> <li>3. <u>Meeting the requirements of the Residential Design Guide as relevant;</u> <u>and</u></li> <li>4. <u>Providing residents with adequate internal living space</u></li> </ol>
ISPP	NCZ-P9	<p><b>Managing adverse effects</b></p> <p>Recognise the evolving, higher density development context enabled in the Neighbourhood Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> <li>1. Shading, privacy, bulk and dominance effects on adjacent sites; and</li> <li>2. The impact of construction on the transport network <u>and pedestrian linkages.</u></li> </ol>
ISPP	NCZ-P10	<p><b>City outcomes contribution</b></p> <p>Require over height, <del>large-scale residential, non-residential and comprehensive</del> development in the Neighbourhood Centre Zone to deliver City Outcomes Contributions as detailed and scored in <u>Appendix 16 the Centres and Mixed Use Design Guide guideline G107</u>, including through either:</p> <ol style="list-style-type: none"> <li>1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or</li> <li>2. <u>Enabling ease of access for people of all ages and mobility; and/or</u></li> <li>3. <del>2.</del> Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</li> <li>4. <del>3.</del> Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or</li> <li>5. <del>4.</del> Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; <del>and/or</del></li> <li>6. <del>Enabling ease of access for people of all ages and mobility.</del></li> </ol>
	<u>NCZ-PX</u>	<u>Retirement village</u>

	<p><u>Provide for retirement villages where it can be demonstrated that the development:</u></p> <ol style="list-style-type: none"> <li>1. <u>Meeting the requirements of the Residential Design Guide, as relevant;</u></li> <li>2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</u></li> <li>3. <u>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</u></li> <li>4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u></li> <li>5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.</u></li> </ol>
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Rules: Land use activities		
P1 Sch1	<b>NCZ-R1</b>	<b>Commercial activities</b>
	1. Activity status: <b>Permitted</b>  Where: a. The activity is not an Integrated Retail Activity (refer to Rule NCZ-R11).	
P1 Sch1	<b>NCZ-R2</b>	<b>Community facilities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R3</b>	<b>Educational facilities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R4</b>	<b>Arts, culture and entertainment activities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R5</b>	<b>Emergency service facilities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R6</b>	<b>Community corrections activities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R7</b>	<b>Visitor accommodation</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	<b>NCZ-R8</b>	<b>Recreational activities</b>

P1 Sch1	1. Activity status: <b>Permitted</b>	
	<b>NCZ-R9</b>	<b>Public transport activities</b>
	1. Activity status: <b>Permitted</b>	
	<b>NCZ-RX</b>	<b>Retirement Villages</b>
P1 Sch1	1. <del>Activity status: Permitted</del>	
	<b>NCZ-R10</b>	<b>Residential activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> <li>i. Above ground floor level;</li> <li>ii. At ground floor level along any street edge not identified as an active frontage; or</li> <li>iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or</li> <li>iv. At ground level along any street not identified as requiring verandah coverage; <del>or</del> <del>At ground level on any site contained within a Natural Hazard Overlay.</del></li> </ol>	
<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R10.1 cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule NCZ-R10.2.a is precluded from being <b>limited and</b> publicly notified.</p>		
P1 Sch1	<b>NCZ-R11</b>	<b>Integrated retail activity</b>
	1. Activity status: <b>Permitted</b>	
	<p>Where:</p> <p>a. The total gross floor area does not exceed <b>210,000m<sup>2</sup></b>.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R11.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4;</li> <li>2. The cumulative effect of the development on: <ol style="list-style-type: none"> <li>a. The <del>ongoing viability and vitality</del>braney of the City Centre Zone <del>and Golden Mile</del>;</li> <li>b. The safety and efficiency of the transport network, including providing for a range of transport modes;</li> </ol> </li> </ol>		



	<p>c. The hierarchy of roads, travel demand or vehicle use; and</p> <p>3. The compatibility with other activities provided for in the zone.</p> <p><del>Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with NCZ-R11.1.a.</del></p>	
<b>P1 Sch1</b>	<b>NCZ-R12</b>	<b>Industrial activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is not a heavy industrial activity.</p>	
	<p>2. Activity Status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R12.1 cannot be achieved</p> <p>Notification status: An application for resource consent made in respect of rule NCZ-R12.2.a must be publicly notified.</p>	
<b>P1 Sch1</b>	<b>NCZ-R13</b>	<b>Carparking activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity involves:</p> <ul style="list-style-type: none"> <li>i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or</li> <li>ii. Provision of carparks above ground floor level; or</li> <li>iii. Provision of carparks below ground floor level; or</li> <li>iv. Provision of parking spaces for people with disabilities; or</li> <li>v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes.</li> </ul>	
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R13.1.a is not achieved.</p>	
<b>P1 Sch1</b>	<b>NCZ-R14</b>	<b>Yard-based retailing activities</b>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Notification status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified, <del>except:</del></p> <p>a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity.</u></p>	
<b>P1 Sch1</b>	<b>NCZ-R15</b>	<b>All other activities</b>

	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.</p>	
	<p><b>Rules: Building and structures activities</b></p>	
ISPP	<b>NCZ-R16</b>	<b>Maintenance and repair of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>	
ISPP	<b>NCZ-R17</b>	<b>Demolition or removal of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The demolition or removal of a building:</p> <ol style="list-style-type: none"> <li>i. Is required to avoid an imminent threat to life and/or property; or</li> <li>ii. Enables the creation of public space or private outdoor living space associated with the use of a building; or</li> <li>iii. Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that <u>is a permitted activity under NCZ-R18, or that</u> has an approved resource consent, or resource consent is being sought concurrently <del>under NCZ-R18.2</del>; or</li> </ol> <p>b. The building or structure for demolition or removal is not on a site that has an active frontage or non-residential activity frontage; or</p> <p>c. The demolition or removal involves a structure, excluding any building.</p>	
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of NCZ-R17.1 cannot be achieved.</p> <p>The assessment of the activity must have regard to:</p> <ol style="list-style-type: none"> <li>1. How the land will be utilised whilst it is vacant; and</li> <li>2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule NCZ-R17.2.a is precluded from being either publicly or limited notified.</p>	
ISPP	<b>NCZ-R18</b>	<b>Construction of, or additions and alterations to, buildings and structures</b>

	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Alterations or additions to a building or structure:                     <ul style="list-style-type: none"> <li>i. Do not alter the external appearance of the building or structure; or</li> <li>ii. Relate to a building frontage below verandah level, including entranceways and glazing and compliance with NCZ-S5 is achieved; or</li> <li>iii. Do not result in the creation of new residential units; and</li> <li>iv. Are not visible from public spaces; and</li> <li>v. Comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and</li> </ul> </li> <li>b. The construction of any building or structure:                     <ul style="list-style-type: none"> <li>i. Is not located on a site with an active frontage or non-residential activity frontage; or</li> <li>ii. Is not visible from a public space; and</li> <li>iii. Will have a gross floor area of less than 100m<sup>2</sup>; and</li> <li>iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and</li> <li>v. Comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and</li> <li>vi. Does not involve the construction of a new building for residential activities.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10.</li> <li>2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;</li> <li>3. City Outcomes Contribution <del>as required in Appendix 16 for The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution</del> for any building that exceeds the maximum height requirement at Ngaio, Berhampore and Aro Valley centres; <del>and either comprises 25 or more residential units or is a non-residential building;</del> <b>4. The Residential Design Guide;</b></li> <li>4. The extent and effect of any identifiable site constraints;</li> <li>5. Construction impacts on the transport network; and</li> <li>6. The availability and connection to existing or planned three waters infrastructure.</li> </ul> <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule NCZ-R18.2.a that complies with all standards is precluded from being either publicly or limited notified.</u></p> <p>An application for resource consent made in respect of rule NCZ-R18.2.a that complies with both NCZ-S3, NCZ-S7, NCZ-S8, NCZ-S9, NCZ-S10 and NCZ-S11 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule NCZ-R18.2.a that results from non-compliance with NCZ-S1, NCZ-S2, NCZ-S4, NCZ-S5 and NCZ-S6 is precluded from being publicly notified.</p>

P1 Sch1

<b>NCZ-R19</b>	<b>Conversion of buildings, or parts of buildings, for residential activities</b>
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P1 Sch1

<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in NCZ-P1, NCZ-P3, NCZ-P6 and NCZ-P8;</li> <li>The extent of compliance with standards NCZ-S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; <u>and</u></li> <li><del>The Residential Design Guide; and</del></li> <li><u>3.</u> The availability and connection to existing or planned three waters infrastructure.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule NCZ-R19.1 is precluded from being either publicly or limited notified.</p>
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	<b>NCZ-R20</b>	<b>Outdoor storage areas</b>
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<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site-; <u>and</u></li> <li><u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ol>
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<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with the requirements of NCZ-R20.1 cannot be achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in NCZ-P7;</li> <li>The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; and</li> <li>The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from Residential Zones or Open Space and Recreation Zones.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule NCZ-R20.2.a is precluded from being either publicly or limited notified.</p>
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ISPP

<b>Standards</b>	
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	<b>NCZ-S1</b>	<b>Maximum Height</b>
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<p>1. The following maximum height limits above ground level must be complied with:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Streetscape and visual amenity effects;</li> <li>Dominance, privacy and shading effects on adjoining sites; and</li> </ol>
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	<p>3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.</p>
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Location	Height
<p><b>Height control area 1</b></p> <p>All Neighbourhood centres, including Aro Valley Centre Height Control Area A, except as stated below in Height Control Area 2</p>	12 metres
<p><b><u>Height control area 2</u></b></p> <p><u>Mersey Street, Island Bay</u></p>	<u>14 metres</u>
<p><b>Height control area <u>2-3</u></b></p> <p>Aro Valley Centre Height Control Area B Berhampore Centre Ngaio Centre Oxford Street Tawa Centre</p>	22 metres

<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Accessory buildings;</li> <li>b. Fences or standalone walls;</li> <li>c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and</li> <li>e. Lift overruns provided these do not exceed the height by more than 4m.</li> </ul>	
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ISPP

	<p><b>NCZ-S2 Minimum building height</b></p>	
<p>1. A minimum height of 7m is required for:</p> <ul style="list-style-type: none"> <li>a. New buildings or structures; and</li> <li>b. Additions to the frontages of existing buildings and structures.</li> </ul>	<p>Assessment criteria where the standard is infringed;</p> <p>1. The extent to which a reduced height:</p>	

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<p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Accessory buildings, ancillary to the primary activity on the site.</u></li> <li>2. <u>Any building or structure that is unable to be occupied by people.</u></li> </ol>	<ol style="list-style-type: none"> <li>a. Is necessary to provide for the functional needs or operational needs of a proposed activity;</li> <li>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and</li> <li>3. Whether, for any additions or alterations, the existing ground floor height meets the standard.</li> </ol>
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<b>NCZ-S3</b>	<b>Minimum ground floor height</b>
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<ol style="list-style-type: none"> <li>1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m.</li> </ol>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which a reduced height:                     <ol style="list-style-type: none"> <li>a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities;</li> <li>b. Is necessary to provide for the functional needs or operational needs of a proposed activity; and</li> </ol> </li> <li>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.</li> </ol>
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<b>NCZ-S4</b>	<b>Height in relation to boundary</b>
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<ol style="list-style-type: none"> <li>1. No part of any building or structure may project beyond the relevant recession plane shown below:</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy and shading effects on adjoining sites;</li> <li>2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;</li> <li>3. Effects on public spaces; and</li> <li>4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in</li> </ol>
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		residential accommodation.
Location	Recession plane	
Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level	
Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level	
Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level	
Boundary adjoining any site within an Open Space and Recreation Zone	60° measured from a height of 5m vertically above ground level	
<p>These standards do not apply to:</p> <ul style="list-style-type: none"> <li>a. A boundary with a road;</li> <li>b. Internal boundaries;</li> <li>c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ul>		
<p><b>NCZ-S5 Verandah control</b></p>		
<ol style="list-style-type: none"> <li>1. Verandahs must be provided on building elevations on identified street frontages;</li> <li>2. Any verandah must:                             <ol style="list-style-type: none"> <li>a. Extend the full width of the building elevation;</li> <li>b. Connect with any existing adjoining verandah;</li> <li>c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</li> <li>d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below;</li> <li>e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>f. Not exceed a maximum width of 3m from the front of the building.</li> </ol> </li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which any non-compliance:                             <ol style="list-style-type: none"> <li>a. Will adversely affect the comfort and convenience of pedestrians;</li> <li>b. Will result in further street trees being added to public space as part the development; and</li> </ol> </li> <li>2. The continuity of verandah coverage along the identified street, informal access route or public space.</li> </ol>

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<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; <b>and</b></li> <li>b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; <b>and</b></li> <li>c. <u>Service stations.</u></li> </ul>	
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<b>NCZ-S6</b>	<b>Active frontage and non-residential activity frontage controls</b>
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<ul style="list-style-type: none"> <li>1. Any new building or addition to an existing building on an identified street with an active frontage must:             <ul style="list-style-type: none"> <li>a. Be built up to the street edge on all street boundaries <u>with an identified active frontage control</u> and along the full width of the site bordering any street boundary, <u>excluding vehicle and pedestrian access</u>;</li> <li>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</li> <li>c. Locate the principal public entrance on the front boundary;</li> </ul> <p><u>Except that this standard does not apply to service stations.</u></p> </li> <li>2. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that:             <ul style="list-style-type: none"> <li>a. Is more than 3 metres wide; and</li> <li>b. Extends from a height of 1m above ground level to a maximum height of 2.5m;</li> </ul> </li> <li>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</li> <li>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:             <ul style="list-style-type: none"> <li>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</li> <li>b. Locate the principal public entrance on the front boundary.</li> </ul> </li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which:             <ul style="list-style-type: none"> <li>a. Any non-compliance is required for on-site functional or operational needs;</li> <li>b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape</u>; and</li> <li>c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.</li> </ul> </li> </ul>
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<b>NCZ-S7</b>	<b>Minimum residential unit size</b>
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<ul style="list-style-type: none"> <li>1. Residential units, including dual key units, must meet</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which:</li> </ul>
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the following minimum sizes:	a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.
Residential unit type	Minimum net floor area
a. Studio unit	35m <sup>2</sup>
b. 1 bedroom unit	40m <sup>2</sup>
c. 2+ bedroom unit	55m <sup>2</sup>

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<b>NCZ-S8</b>	<b>Residential – outdoor living space</b>
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1. Each residential unit, including any dual key unit, must be provided with either an private outdoor living space or access to a communal outdoor living space;  2. Where private outdoor living space is provided it must be: that is: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below;  3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and <del>maneuvering</del> <u>manoeuvring</u> areas.	Assessment criteria where the standard is infringed:  The extent to which: 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public space in proximity to the site.
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Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m
b. Communal		
i. For every <del>54</del> <u>54</u>	<del>1064</del> <u>1064</u> m <sup>2</sup>	8m

- 15 units		
ii. <u>For each additional unit above 15 units</u>	<u>2m<sup>2</sup></u>	=
<p><u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u></p>		

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<b>NCZ-S9</b>	<b>Minimum outlook space for multi-unit housing</b>	
<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:                     <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in outlook space.</li> </ol> </li> </ol>	

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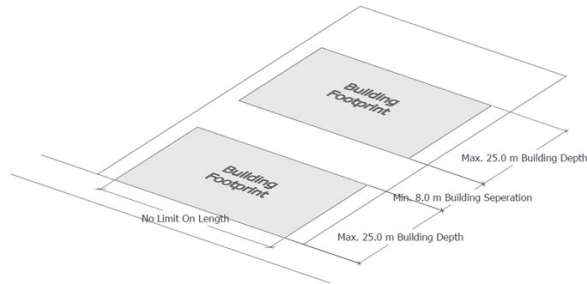
<b>NCZ-S10</b>	<b>Minimum building separation distance</b>	
<p>1. Any new building or addition to an existing building used for residential activities must provide an 8m separation distance between buildings located on the same site, as shown in Diagram 11 below.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and</li> <li>2. Dominance, privacy and shading effects on adjoining sites.</li> </ol>	

This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.

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<b>NCZ-S11</b>	<b>Maximum building depth</b>	
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1. Any new building or additions to existing buildings used for residential activities must not result in the continuous depth of any external side wall being greater than 25m, as shown in Diagram 12 below.



This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.

Assessment criteria where the standard is infringed:

1. The extent to which the design mitigates the effect of a long featureless building elevation; and
2. Dominance, privacy and shading effects on adjoining sites.

**Methods**

<b><u>MCZ-M1</u></b>	<b><u>Urban Design Panel</u></b>
<p><u>Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments in relevant policies and matters of discretion that apply to significant resource consent applications as required.</u></p>	