

APPENDIX B – RECOMMENDED HEIGHTS IN THE METROPOLITAN CENTRE ZONE, LOCAL CENTRE ZONE, NEIGHBOURHOOD CENTRE ZONE, MIXED USE ZONE AND COMMERCIAL ZONE

- Changes recommended in the Section 42A report are shown in **red**, with ~~strikethrough~~ and underline.
- Changes recommended in the Supplementary Statement of Planning Evidence in **blue** and underlined.
- Changes recommended in the Right of Reply are shown in **purple** and underlined.

Metropolitan Centre Zone – MCZ-S1

MCZ-S1 (Maximum height)	
1. The following maximum height limits above ground level must be complied with:	
Location	Limit
Height control area 1	
Johnsonville (<u>except as below</u>)	35m
Height control area 2	
<u>Johnsonville, 34 Johnsonville Road</u>	<u>42m</u>
<u>(block bordered by Moorefield Road, Johnsonville Road and Broderick Road),</u>	
<u>and 91 Johnsonville Road</u>	
Height control 3 2	
<u>Kilbirnie (except as below)</u>	<u>35m 27m</u>
Height control area 4 3	
Kilbirnie, north of Rongotai Road	15m
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Local Centre Zone - LCZ-S1

LCZ-S1 (Maximum height) as follows:

1. The following maximum height limits above ground level must be complied with:

Location	Limit
Height Control Area 1	12 metres

~~Newtown Shopping Centre Heritage Area~~

Island Bay Local Centre Heritage Area

Hataitai Local Centre Heritage Area

Height Control Area 2	18 metres
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Karori

~~Kelburn~~

~~Khandallah~~

~~Newtown Local Centre Heritage Area~~

Height Control Area 3	22 metres
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Brooklyn

Churton Park

Crofton Downs

Island Bay

~~Kelburn~~

~~Khandallah~~

Linden

Miramar

Newlands

Hataitai

~~Newtown~~

~~Tawa~~

Height Control Area 4	27 metres
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~~Newtown~~

~~Tawa~~

2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).

Neighbourhood Centre Zone – NCZ-S1

NCZ-S1 (Maximum height) as follows:

1. The following maximum height limits above ground level must be complied with:

Location	Limit
Height Control Area 1	12 metres

All Neighbourhood centres, including Aro Valley Centre Height Control Area A, except as stated below in Height Control Area 2

Height Control Area 2	14 metres
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Mersey Street, Island Bay

<u>Height Control Area 2 3</u>	22 metres
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Aro Valley Centre Height Control Area B
Berhampore Centre
Ngaio Centre
Oxford Street Tawa Centre

2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).

Mixed Use Zone – MUZ-S1

MUZ-S1 (Maximum height for the purposes of MUZ-R16.1)

1. The following maximum height limits above ground level must be complied with:

Location	Limit
Height control area 1	12 metres

Newtown South

Greta Point

Tawa South

~~Takapu Island~~

Tauhinu Road

Rongotai South Mixed Use Zone Height Control A

Rongotai South Mixed Use Zone Height Control B

Shelly Bay

Tawa: Tawa Street

Height control area 2	15 metres
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~~Tawa Junction~~

Kaiwharawhara

Kilbirnie North

Miramar - Park Road and Weka Street

Glenside

Height control area 3	16 metres
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Rongotai South Mixed Use Zone Height Control B

Rongotai South Mixed Use Zone Height Control C

Height control area 4	18 metres
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Miramar - Ropa Lane, Maupuia Road

Ngauranga

Tawa Junction

Takapu Island

2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).