

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.

Note:

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

He Rohe Paetata Tāone

Metropolitan Centre Zone

MCZ	Metropolitan Centre Zone
-----	--------------------------

P1 Sch1

Introduction

The purpose of the Metropolitan Centre Zone is to provide predominantly for a broad range of commercial, community, recreational and residential activities. The Metropolitan Centre Zone applies to the Johnsonville and Kilbirnie metropolitan centres.

The Metropolitan Centre Zone is a focal point for sub-regional urban catchments and provides significant support to the City Centre Zone by offering key services to the outer suburbs of Wellington City and the wider region. This is identified in the Wellington Regional Policy Statement. These centres contain a wide range of commercial, civic and government services, office, community, recreational, entertainment and residential activities and have well established access to public transport.

The Johnsonville and Kilbirnie metropolitan centres will play a critical role in accommodating forecast population growth and have significant development/redevelopment potential. To support and encourage intensification, the Metropolitan Centre Zone provides an opportunity for substantial building heights to be realised~~substantial height limits~~. Given the significant development potential in the Metropolitan Centre Zones, comprehensive development and the integrated and coordinated development of larger sites is required to act as a catalyst for positive change and demonstrate density done well.

High quality building design is a focus for these centres. The transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds. 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.

There is an identified need for significant residential intensification within and around the Metropolitan Centres. ~~These centres are subject to the intensification policies 3 (b) and (c) of the National Policy Statement on Urban Development 2020 (NPS-UD)~~. Accordingly, residential activity is permitted above ground floor within the centres and the High Density Residential Zone has been applied within a walkable catchment of the edge of these centres. The ~~cumulative~~ risk from natural hazards ~~in Kilbirnie is that the intensification of this area has been tempered as a~~

qualifying matter under Subpart 6, clause 3.32 of the NPS-UD has been addressed by applying the natural hazards overlay.

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.

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

MCZ-O1

Purpose

The Metropolitan Centre Zone meets the sub-regional needs of communities, businesses and residents in a manner that supports the City's strategic direction for compact urban growth and its sub-regional role and function in the City's hierarchy of centres.

ISPP

MCZ-O2

Accommodating growth

The Metropolitan Centre Zone plays a significant role in accommodating growth and has sufficient serviced, resilient development capacity **and additional infrastructure** to meet commercial and residential growth needs.

ISPP

MCZ-O3

Amenity and design

Medium and high density mixed-use development is achieved that positively contributes to a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centres Zone.

ISPP

MCZ-O4

Activities

Activities will be of an appropriate scale and type to enhance the vibrancy **and viability** of Metropolitan Centres, **support walkable neighbourhoods** and reflect their sub-regional purpose.

Policies

ISPP

MCZ-P1

Accommodating growth

Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including:

		<ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zones supports the purpose of the zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport and public transport options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
P1 Sch1	MCZ-P2	<p>Enabled activities</p> <p>Enable a range of activities that contribute positively to the purpose of the zone and meet sub-regional needs including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Marae activities; 7. Emergency service facilities; 8. Community corrections activities; 9. Visitor accommodation; 10. Recreational activities; 11. Repair and maintenance service activities; 12. Industrial activities; and 13. Public transport activities.
P1 Sch1	MCZ-P3	<p>Managed activities</p> <p>Manage the location and scale of commercial activities that could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.</p>
P1 Sch1	MCZ-P4	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the purpose of the Metropolitan Centre Zone, where they will not have an adverse effect on the vibrancy and amenity values of the centre.</p> <p>Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.

P1 Sch1	MCZ-P5	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Metropolitan Centre Zone.</p>
ISPP	MCZ-P6	<p>Housing choice</p> <p>Enable medium and high-density residential development that:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
ISPP	MCZ-P7	<p>Quality design outcomes — neighbourhood and townscape outcomes</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 Metropolitan Centre Zone by:</p> <ol style="list-style-type: none"> 1. <u>Meeting the requirements of the Centres and Mixed Use Design Guide as relevant;</u> 2. 4. Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development: <ol style="list-style-type: none"> a. Acts as a positive catalyst for future change by reflecting <u>Reflects</u> the nature and scale of the development proposed <u>enabled</u> within the zone and in the vicinity, and responds to the evolving, more intensive identity of the centre; b. Optimises the development capacity of the land, <u>particularly including</u> sites that are: large, narrow, vacant or ground level parking areas; <ol style="list-style-type: none"> i. Large; <u>or</u> ii. Narrow; <u>or</u> iii. Vacant; <u>or</u> iv. Ground level parking areas; c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; e. <u>Is accessible for emergency service vehicles.</u> 3. 2. Ensuring that the development, where relevant: <ol style="list-style-type: none"> a. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> i. A scheduled site of significance to tangata whenua or other Māori; ii. A heritage building, heritage structure or heritage area; iii. Residential zoned areas; iv. Open space zoned areas; b. Provides a safe and comfortable pedestrian environment; c. Enhances the quality of the streetscape and public / private interface;

		<ul style="list-style-type: none"> d. Integrates with existing and planned active and public transport movement networks; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential.
ISPP	MCZ-P8	<p>On-site residential amenity</p> <p>Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing residents with access to adequate outlook; and 2. Ensuring convenient access to convenient outdoor space, including private and/or shared communal areas of outdoor space; 3. <u>Meeting the requirements of the Residential Design Guide, as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u>
ISPP	MCZ-P9	<p>Managing adverse effects</p> <p>Recognise the evolving, higher density development context enabled anticipated in the Metropolitan Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network and pedestrian linkages.
ISPP	MCZ-P10	<p>City outcomes contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in Appendix 16 the Centres and Mixed Use Design Guide guideline G107, including through either satisfying least two of the following outcomes:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Enabling universal accessibility within buildings ease of access for people of all ages and mobility; and/or 2-3. Incorporating a level of building performance that leads to reduced carbon emissions and increased earthquake climate change resilience; and/or 3-4. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4-5. 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; and/or 5. Enabling ease of access for people of all ages and mobility.

	MCZ-P11X	Retirement village Provide for retirement villages where it can be demonstrated that the development: <ol style="list-style-type: none"> 1. <u>Meets Meeting the requirements of the Residential Design Guide, as relevant;</u> 2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</u> 3. <u>Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development;</u> 4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u> 5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</u>
Rules: Land use activities		
P1 Sch1	MCZ-R1	Commercial activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: a. The activity is not an Integrated Retail Activity (refer to Rule MCZ-R13). 	
P1 Sch1	MCZ-R2	Community facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	
P1 Sch1	MCZ-R3	Educational facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	
P1 Sch1	MCZ-R4	Arts, culture, and entertainment activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	
P1 Sch1	MCZ-R5	Marae activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	
P1 Sch1	MCZ-R6	Emergency service facilities
	<ol style="list-style-type: none"> 2. Activity status: Permitted 	
P1 Sch1	MCZ-R7	Community corrections activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	
P1 Sch1	MCZ-R8	Visitor accommodation activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 	

P1 Sch1	MCZ-R9	Recreation activities
1. Activity status: Permitted		
P1 Sch1	MCZ-R10	Repair and maintenance activities
1. Activity status: Permitted		
P1 Sch1	MCZ-R11	Public transport activities
1. Activity status: Permitted		
P1 Sch1	MCZ-R 13 ¹²	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located:</p> <ul style="list-style-type: none"> i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; iii. At ground floor level along any street edge not identified as a non-residential activity frontage; iv. At ground level along any street not identified as requiring verandah coverage; or v. At ground level on any site contained within a Natural Hazard Overlay. 		
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MCZ-R12.1 cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R12.2.a is precluded from being limited and publicly notified.</p>		
<p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of MCZ-R13.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>1. The matters in MCZ-P4, MCZ-P6 and MCZ-P7;</u> <u>2. The extent and effect of non-compliance with MCZ-S5 and MCZ-S6;</u> <u>3. Whether residential activities exceed 50% of the street frontage at ground floor;</u> <u>4. The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;</u> <u>5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u> <u>6. The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space;</u> <u>7. The continuity of verandah coverage along the identified street, informal access route or public space; and</u> 		

8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.

Notification status: An application for resource consent made in respect of rule MCZ-R13.2.a is precluded from being either publicly or limited notified.

P1 Sch1

MCZ-R13X Retirement Villages

1. **Activity status: Permitted**

P1 Sch1

MCZ-R1413 Integrated retail activity

1. Activity status: **Permitted**

~~Where:~~

~~a. The total gross floor area does not exceed 20,000m².~~

~~2. Activity status: **Restricted Discretionary**~~

~~Where:~~

~~a. Compliance with the requirements of MCZ-R13.1 cannot be achieved.~~

~~Matters of discretion are:~~

~~1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4;~~

~~2. The cumulative effect of the development on-~~

~~a. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile;~~

~~b. a. The safety and efficiency of the transport network, including providing for a range of transport modes;~~

~~c. b. The hierarchy of roads, travel demand or vehicle use; and~~

~~3. The compatibility with other activities provided for in the Zone.~~

~~Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a.~~

P1 Sch1

MCZ-R1514 Industrial activities

1. Activity status: **Permitted**

Where:

a. The activity is not a heavy industrial activity.

2. Activity Status: **Non-complying**

Where:

a. Compliance with the requirements of MCZ-R15.144.1 cannot be achieved.

Notification status: An application for resource consent made in respect of rule MCZ-R1514.2.a must be publicly notified.

P1 Sch1

MCZ-R1645	Carparking activities
------------------	------------------------------

	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity involves:</p> <ul style="list-style-type: none"> i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or ii. Provision of carparks above ground floor level; or iii. Provision of carparks below ground floor level; or iv. Provision of parking spaces for people with disabilities; or v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes-; <u>or</u> vi. <u>Provision of carparks on a road.</u>
--	--

	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MCZ-R1645.1.a is not achieved.</p>
--	--

P1 Sch1

MCZ-R1746	Yard-based retailing activities
------------------	--

	<p>1. Activity status: Discretionary</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R1746.1 <u>that is either a new activity or expands the net area of an existing activity</u> must be publicly notified. <u>except when:</u></p> <p>a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity.</u></p>
--	--

P1 Sch1

MCZ-R1847	All other land use activities
------------------	--------------------------------------

	<p>1. Activity status: Discretionary</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>
--	---

Rules: Building and structures activities

ISPP

MCZ-R1948	Maintenance and repair of buildings and structures
------------------	---

	<p>1. Activity status: Permitted</p>
--	---

ISPP

MCZ-R2049	Demolition or removal of buildings and structures
------------------	--

	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The demolition or removal of a building:</p> <ul style="list-style-type: none"> i. Is required to avoid an imminent threat to life and/or property; or
--	---

ii. Enables the creation of public space ~~or private outdoor living space associated with the use of a building;~~ or

iii. Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that **is a permitted activity under MCZ-R1920 or DEV-R1, or that** has an approved resource consent, or resource consent is being sought concurrently ~~under MCZ-R20.2, or for the Kilbirnie Bus Barns Development Area, DEV-R1.2;~~ or

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

c. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Discretionary**

Where:

a. Compliance with any of the requirements of MCZ-R2049.1 cannot be achieved

The assessment of the activity must have regard to:

1. How the land will be utilised whilst it is vacant; and
2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant.

Notification status: An application for resource consent made in respect of rule MCZ-R2049.2.a is precluded from being either publicly or limited notified.

ISPP

MCZ-R2120	Construction of, or additions and alterations to, buildings and structures
------------------	---

1. Activity status: **Permitted**

Where:

a. ~~The~~ Any alterations or additions to a building or structure ~~that:~~

- ~~i.~~ Do not alter ~~its the~~ external appearance ~~of the building or structure;~~ or
- ~~ii.~~ ~~Involve the placement of solar panels on rooftops;~~ or
- ~~iii.~~ ~~Involve maintenance, repair or painting;~~ or
- ~~iv.~~ ~~Involve re-cladding with like for like materials and colours;~~ or
- ~~v.~~ Relate to a building frontage ~~that is:~~
 - ~~Below verandah level, including entranceways and glazing; and~~
 - ~~Compliant compliance~~ with MCZ-S5 ~~is achieved;~~ or
- ~~vi.~~ Are not visible from public spaces; and

b. ~~The alterations or additions:~~

- ~~i.~~ ~~Do not result in the creation of new residential units; and~~
- ~~ii.~~ Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, ~~and~~ MCZ-S6 ~~and MCZ-S12X (Boundary setback from rail corridor);~~ and

c. ~~The construction of any building or structure:~~

- ~~i.~~ Is not located on a site with an active frontage or non-residential activity frontage; or
- ~~ii.~~ Is not visible from public space; and
- ~~iii.~~ Will have a gross floor area of less than 100m²; and
- ~~iv.~~ Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and
- ~~v.~~ ~~Will c~~Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, ~~and~~ MCZ-S6 ~~and MCZ-S12X (Boundary setback from rail corridor);~~ and
- ~~vi.~~ Does not involve the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

	<p>Where:</p> <p>a. compliance with any of the requirements of MCZ-R19.1<u>MCZ-R2120.1</u> cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10, and MCZ-S11 and MCZ-12X <u>(Boundary setback from rail corridor)</u>; 3. City Outcomes Contribution The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution as required in Appendix 16 for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; <u>3.</u> The extent and effect of any identifiable site constraints; <u>4.</u> Construction impacts on the transport network; and <u>5.</u> The availability and connection to existing or planned three waters infrastructure. <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule MCZ-R2120.2.a that complies with all standards is precluded from being either publicly or limited notified.</u></p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R2120.2 which complies with MCZ-S3, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 is precluded from being either publicly or limited notified.</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R2120.2 which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5, and MCZ-S6 and MCZ-S12 is precluded from being publicly notified.</p>				
	<p>3. <u>Activity status: Restricted Discretionary</u></p> <p>Where:</p> <p>a. <u>In addition to MCZ-R21.2 the relevant building height at MCZ-S1 is exceeded by more than 25%.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. <u>The matters in MCZ-P10;</u> 2. <u>The application and implementation of the City Outcome Contribution as set out in Appendix 16.</u> <p>Notification status: <u>An application for resource consent made in respect of rule MCZ-R21.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold in MCZ-P10.</u></p>				
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="347 1648 520 1742"> <p>MCZ-R2224</p> </td> <td data-bbox="520 1648 1477 1742"> <p>Conversion of buildings, or parts of buildings, to residential activities</p> </td> </tr> <tr> <td colspan="2" data-bbox="347 1742 1477 1973"> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P1, MCZ-P3, MCZ-S6 and MCZ-P8; 2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria; <u>and</u> </td> </tr> </table>	<p>MCZ-R2224</p>	<p>Conversion of buildings, or parts of buildings, to residential activities</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P1, MCZ-P3, MCZ-S6 and MCZ-P8; 2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria; <u>and</u> 	
<p>MCZ-R2224</p>	<p>Conversion of buildings, or parts of buildings, to residential activities</p>				
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P1, MCZ-P3, MCZ-S6 and MCZ-P8; 2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria; <u>and</u> 					

~~3. The Residential Design Guide; and~~

4. 3. The availability and connection to existing or planned three waters infrastructure.

Notification status: An application for resource consent made in respect of rule MCZ-R~~2224~~.1 is precluded from being either publicly or limited notified.

P1 Sch1

MCZ-R~~2322~~ Outdoor storage areas

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.
- b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

Standards

ISPP

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 2 Johnsonville, <u>34 Johnsonville Road (block bordered by Moorefield Road, Johnsonville Road and Broderick Road), and 91 Johnsonville Road</u>	<u>42m</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

Assessment criteria where the standard is infringed:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites; and
3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.

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

This standard does not apply to:

- a. Lot 2 DP 32689 (27 Johnsonville Road), where an 11m maximum height limit applies;
- b. Accessory buildings;

<ul style="list-style-type: none"> c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 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 e. Lift overruns provided these do not exceed the height by more than 4m. 	
---	--

ISPP

MCZ-S2	Minimum building height
---------------	--------------------------------

<p>1. A minimum height of 7m is required for:</p> <ul style="list-style-type: none"> a. New buildings or structures; and b. Additions to the frontages of existing buildings and structures. <p style="color: red;"><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> 1. <u>Accessory buildings, ancillary to the primary activity on the site.</u> 2. Any building or structure that is unable to be occupied by people. 	<p>Assessment criteria where the standard is infringed;</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and 3. Whether, for any additions or alterations, the existing ground floor height meets the standard.
--	--

ISPP

MCZ-S3	Minimum ground floor height
---------------	------------------------------------

<p>1. The minimum ground floor height to <u>the</u> underside of <u>a</u> structural slab or equivalent shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for functional needs or operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
--	---

ISPP

MCZ-S4	Height in relation to boundary
---------------	---------------------------------------

<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Dominance, privacy, and shading effects on adjoining sites; 		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Location</td> <td style="width: 50%; text-align: center;">Recession plane</td> </tr> </table>	Location	Recession plane	
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	2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.
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 Zone	60° measured from a height of 5m vertically above ground level	

ISPP

MCZ-S5	Verandah control
---------------	-------------------------

<p>1. Verandahs must be provided on building elevations on identified street frontages.</p> <p>2. Any verandah must:</p> <ul style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; 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; e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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; and b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; c. Service stations. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which any non-compliance: <ul style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and 2. The continuity of verandah coverage along the identified street, informal access route or public space.
---	---

ISPP

MCZ-S6	Active frontage and non-residential activity frontage controls
---------------	---

<p>1. Any new building or addition to an existing building facing adjoining an identified street with an active frontage must:</p> <ol style="list-style-type: none"> a. Be built up to the street edge <u>at ground floor level along at least 90% of the full width of the site that borders the street(s); on all street boundaries with an identified active frontage control and along the full width of the site bordering any street boundary, excluding vehicle and pedestrian access;</u> b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary; <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> a. <u>Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control;</u> b. <u>Service stations.</u> <p>Except that this does not apply to service stations.</p> <p>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:</p> <ol style="list-style-type: none"> a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; <p>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</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <ol style="list-style-type: none"> 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 b. Locate the principal public entrance on the front boundary. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Any non-compliance is required for on-site functional needs or operational needs; 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 c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.
--	---

ISPP

	MCZ-S7	Minimum residential unit size									
<p>1. Residential units, including dual-key units must meet the following minimum sizes:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Residential unit type</th> <th style="width: 70%;">Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>			Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> 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 ²										
b. 1 bedroom unit	40m ²										
c. 2+ bedroom unit	55m ²										

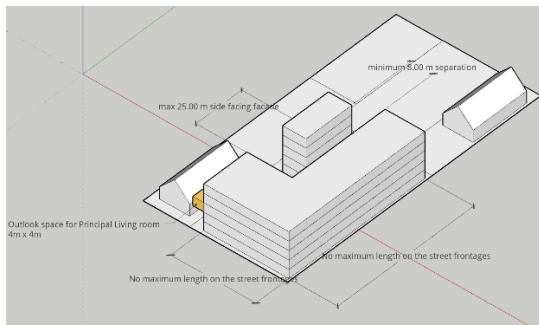
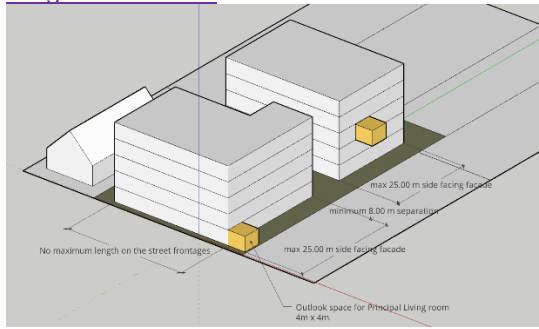
ISPP

MCZ-S8		Residential – outdoor living space	
<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and Free of buildings, parking spaces, and servicing and manoeuvring areas. 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; Whether any alternative publicly available open space adjoins or is in close proximity to the site; and The availability of public space in proximity to the site. 	
Living space type	Minimum area	Minimum dimension	
a. Private			
i. Studio unit and 1- bedroom unit	5m ²	1.8m	
ii. 2+ bedroom unit	8m ²	1.8m	
b. Communal			
i. For every 4 – 15.5 units	4064 m ²	8m	
<u>For each additional unit above 15 units</u>	<u>2m²</u>	<u>-</u>	
<p><u>Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to based on the number of units not provided with the minimum area of private outdoor living space.</u></p>			

ISPP

MCZ-S9		Minimum outlook space for multi-unit housing	
<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>	

2. All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.



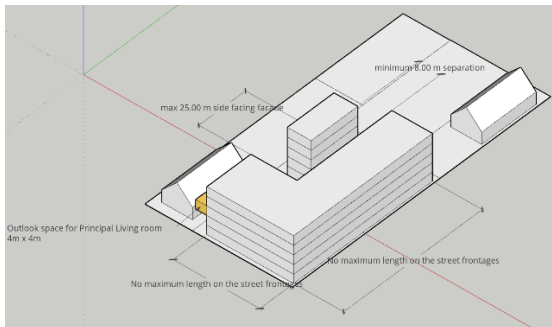
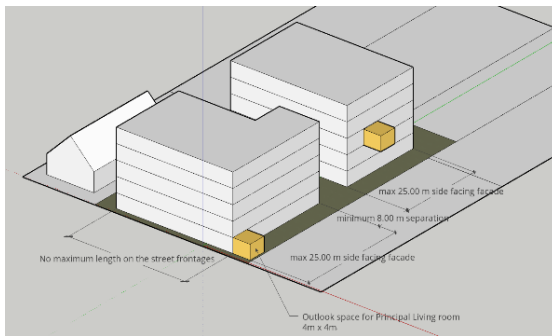
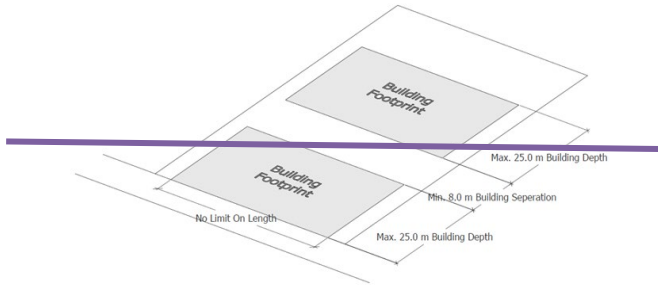
1. The extent to which;
a. The design of the proposed unit provides a good standard of amenity; and
b. Other on-site factors compensate for a reduction in outlook space.

ISPP

MCZ-S10

Minimum building separation distance for residential activities

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 15 [and Diagram X](#) below.



Assessment criteria where the standard is infringed:

1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance, privacy and shading effects on adjoining sites.

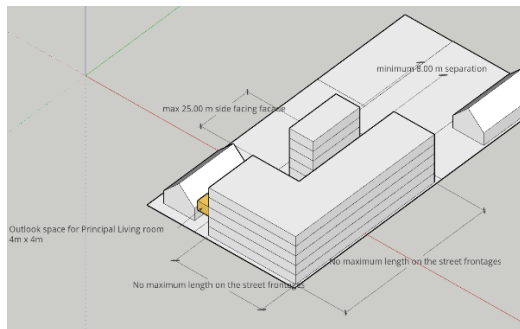
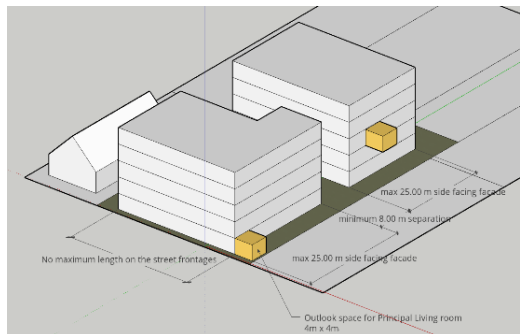
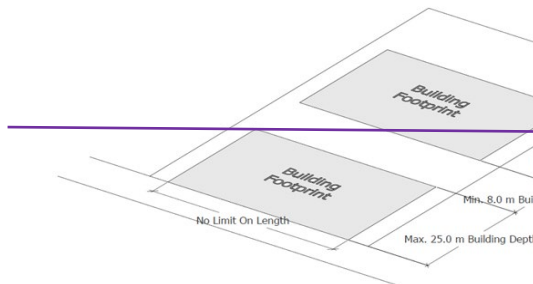
ISPP

MCZ-S11

Maximum building depth [for residential activities](#)

~~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 14 below.~~

1. Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site aside from a rear site, must not result in the continuous length of any external side façade, facing a neighbouring site, being greater than 25m, as shown in Diagram 19 and Diagram X below.



Assessment criteria where the standard is infringed:

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

ISPP

<u>MCZ-S12X</u>	<u>Boundary setback from rail corridor</u>
<p>1. <u>Boundary Buildings or structures must not be located within 1.5m of the boundary of a designated setback from a rail corridor boundary.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p>1. <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>
<u>Methods</u>	
<u>MCZ-M1</u>	<u>Urban Design Panel</u>
<p><u>Subject to obtaining relevant approvals and supporting funding, Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments of it relevant policies and matters of discretion that apply to significant resource consent applications as required.</u></p>	

This entire chapter has been notified as part of an Intensification Planning Instrument, using the Intensification Streamlined Planning Process (**ISPP**) in accordance with Section 80E of the RMA.

Note:

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

He Rohe Whanake: Ngā Whare Pāhi o Kilbirnie

Development Area: Kilbirnie Bus Barns

DEV1

Development Area – Kilbirnie Bus Barns

Introduction

The 'Bus Barns' site in Kilbirnie has the potential to be developed into a high quality mixed-use development. The provisions contained in this Development Area will guide the future comprehensive redevelopment of the site from its current use as a bus depot, should this transition occur.

The Bus Barns site includes the Metropolitan Centre Zone land bound by Onepu Road, Endeavour Street, Ross Street and Coutts Street, title WN58A/1.

Eight residential zoned properties all zoned Medium Density Residential Zone (52-58, 62-64 and 85 Ross St and 47 Endeavour Street, and 73 Onepu Road are also part of the current Kilbirnie Bus Barn operations. The provisions of the Development Area do not apply to these sites, but are identified in the Development Plan as they may be involved in future works.

The provisions do not affect the current use of the site as a bus depot. In the event that the site is redeveloped for use as a bus depot the Development Area provisions would not apply. In those circumstances the provisions of the Metropolitan Centre Zone would apply.

The Development Area provisions apply in addition to those of the Metropolitan Centre Zone. Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

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

DEV1-O1	<p>Purpose</p> <p>High quality mixed use development is achieved on the Kilbirnie 'Bus Barns' site through a comprehensive development process.</p>
<p>Policies</p>	
DEV1-P1	<p>Comprehensive Development of the Bus Barns site</p> <p>Provide flexibility for development and subdivision of the Kilbirnie 'Bus Barns' site, while ensuring that development is undertaken in general accordance with the development principles of the Development Plan.</p>
<p>Rules: Land use activities</p>	
DEV1-R1	<p>Construction of, or additions and alterations to, buildings and structures</p>
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The Any alterations or additions to a building or structure that:</p> <ul style="list-style-type: none"> i. Do not alter its the external appearance of the building or structure; or ii. Involve the placement of solar panels on rooftops; or iii. Involve maintenance, repair or painting; or iv. Relate to a building frontage that is: <ul style="list-style-type: none"> • Below verandah level, including entranceways and glazing; and • Compliant compliance with MCZ-S5 is achieved; or v. Are not visible from public spaces; and <p>b. The alterations or additions:</p> <ul style="list-style-type: none"> i. Do not result in the creation of new residential units; and ii. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6; and <p>c. The construction of any building or structure:</p> <ul style="list-style-type: none"> i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Will cComply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; and vi. Does not involve the construction of a new building for residential activities. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV1-R1.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in DEV1-P1, MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution as required in Appendix 16 for any building that exceeds the CCZ S1 height requirement threshold requirement and is under the minimum height and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 3. The extent and effect of any identifiable site constraints; 	

- [4.](#) Construction impacts on the transport network; and
- [5.](#) The availability and connection to existing or planned three waters infrastructure.

Notification status:

An application for resource consent made in respect of rule [DEV1-R1.2 MCZ-R20.2](#) that complies with MCZ-S3, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule [DEV1-R1.2 MCZ-R20.2](#) that results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5 and MCZ-S6 is precluded from being publicly notified.

3. [Activity status: Restricted Discretionary](#)

[Where:](#)

- a. [In addition to DEV1-R1.2 the relevant building height at MCZ-S1 is exceeded by more than 25%.](#)

[Matters of discretion are:](#)

1. [The matters in MCZ-P10;](#)
2. [The application and implementation of the City Outcome Contribution as set out in Appendix 16.](#)

[Notification status: An application for resource consent made in respect of rule DEV-R1.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold in MCZ-P10.](#)

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.

Note:

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

He Rohe Pokapū Haukāinga

Local Centre Zone

LCZ	Local Centre Zone
-----	-------------------

P1 Sch1

Introduction

The purpose of the Local Centre Zone is to provide for a range commercial, community, recreational and residential activities. These centres service the needs of the surrounding residential catchment and neighbouring suburbs. Local centres support the role and function of other Centre Zones in the hierarchy of centres.

The Local Centre Zone is distributed across the city and will play a crucial role in accommodating and servicing the needs of the existing and forecast population growth. The **Medium Density and** High Density Residential Zone surrounds most local centres. These zones enable intensification due to the capacity of the area to absorb more housing with enablers of growth such as walkability, access to public transport, community facilities and services.

High quality building design is a focus for the Local Centres Zone. The transition to more intensive use in some local 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 substantial building heights.

There is an identified need for residential intensification within and around local centres. These centres are subject to the intensification policies 3 (c) and (d) of the National Policy Statement on Urban Development 2020 (NPS-UD). 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.

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	<table border="1"> <tr> <td>LCZ-01</td> <td> <p>Purpose</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs 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> </td> </tr> </table>	LCZ-01	<p>Purpose</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs 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>
LCZ-01	<p>Purpose</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs 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	<table border="1"> <tr> <td>LCZ-02</td> <td> <p>Accommodating growth</p> <p>The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet residential and commercial growth needs.</p> </td> </tr> </table>	LCZ-02	<p>Accommodating growth</p> <p>The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet residential and commercial growth needs.</p>
LCZ-02	<p>Accommodating growth</p> <p>The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet residential and commercial growth needs.</p>		
ISPP	<table border="1"> <tr> <td>LCZ-03</td> <td> <p>Amenity and design</p> <p>Medium <u>to high</u> density mixed-use development is achieved that positively contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.</p> </td> </tr> </table>	LCZ-03	<p>Amenity and design</p> <p>Medium <u>to high</u> density mixed-use development is achieved that positively contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.</p>
LCZ-03	<p>Amenity and design</p> <p>Medium <u>to high</u> density mixed-use development is achieved that positively contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.</p>		
P1 Sch1	<table border="1"> <tr> <td>LCZ-04</td> <td> <p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy <u>and viability</u> of Local Centres, <u>support walkable neighbourhoods</u> and support their local purpose.</p> </td> </tr> </table>	LCZ-04	<p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy <u>and viability</u> of Local Centres, <u>support walkable neighbourhoods</u> and support their local purpose.</p>
LCZ-04	<p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy <u>and viability</u> of Local Centres, <u>support walkable neighbourhoods</u> and support their local purpose.</p>		
Policies			
ISPP	<table border="1"> <tr> <td>LCZ-P1</td> <td> <p>Accommodating growth</p> <p>Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the <u>viability and</u> vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone; 2. Forms of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces. </td> </tr> </table>	LCZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the <u>viability and</u> vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone; 2. Forms of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
LCZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the <u>viability and</u> vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone; 2. Forms of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces. 		
P1 Sch1	<table border="1"> <tr> <td>LCZ-P2</td> <td> <p>Enabled activities</p> </td> </tr> </table>	LCZ-P2	<p>Enabled activities</p>
LCZ-P2	<p>Enabled activities</p>		

		<p>Enable a range of activities that contribute positively to the role and function of the Zone and meet the needs of the residential catchment and surrounding suburbs including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Emergency service facilities; 7. Community corrections activities; 8. Visitor accommodation; 9. Recreational facilities; 10. Public transport activities; and 11. Industrial activities.
P1 Sch1	LCZ-P3	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Local Centre Zone, and the function of the transport network.</p>
P1 Sch1	LCZ-P4	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the role and function of the Local 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"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
P1 Sch1	LCZ-P5	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Local Centre Zone.</p>
ISPP	LCZ-P6	<p>Housing choice</p> <p>Enable medium density residential development that:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
ISPP	LCZ-P7	<p>Quality design outcomes –neighbourhood and townscape outcome</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 Local Centre Zone by:</p> <ol style="list-style-type: none"> 1. <u>Meeting the requirements of the Centres and Mixed Use Design Guide as relevant;</u> 2. 4. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: <ol style="list-style-type: none"> a. Acts as a positive catalyst for future change by reflecting <u>Reflects</u> the nature and scale of the development proposed <u>enabled</u> within the zone and in the vicinity and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of land and particularly sites that are: <ol style="list-style-type: none"> i. Large; <u>or</u> ii. Narrow; <u>or</u> iii. Vacant; <u>or</u> iv. Ground level parking areas; c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; and e. <u>Is accessible for emergency service vehicles.</u> 3. 2. Ensuring that the development, where relevant: <ol style="list-style-type: none"> a. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> i. A scheduled site of significance to tangata whenua or other Māori; ii. Heritage buildings, heritage structures and heritage areas; iii. An identified character precinct; iv. Residential zoned areas; v. Open space zoned areas; b. Provides a safe and comfortable pedestrian environment; c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential.
<p>ISPP</p>	<p>LCZ-P8 On-site residential amenity</p> <p>Achieve a good standard of amenity for residential activities in the Local Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing residents with access to adequate outlook; and 2. Ensuring <u>convenient</u> access to convenient outdoor space, including private and/or shared communal areas <u>of outdoor space;</u> 3. <u>Meeting the requirements of the Residential Design Guide as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u>
<p>ISPP</p>	<p>LCZ-P9 Managing adverse effects</p>

ISPP

	<p>Recognise the evolving, higher density development context enabled in the Local Centres Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network <u>and pedestrian linkages.</u>
LCZ-P10	<p>City outcomes contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the Local 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 <u>satisfying at least two of the following outcomes:</u></p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. <u>Enabling universal accessibility within buildings ease of access for people of all ages and mobility; and/or</u> 2. <u>3.</u> Incorporating a level of building performance that leads to reduced carbon emissions and increased <u>earthquake climate change</u> resilience; and/or 3. <u>4.</u> Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. <u>5.</u> 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; and/or 5. <u>Enabling ease of access for people of all ages and mobility.</u>
LCZ-PX	<p>Retirement village</p> <p><u>Provide for retirement villages where it can be demonstrated that the development:</u></p> <ol style="list-style-type: none"> 1. <u>Meets Meeting the requirements of the Residential Design Guide, as relevant;</u> 2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</u> 3. <u>Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development;</u> 4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u> 5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</u>

Rules: Land use activities

P1 Sch1

LCZ-R1	Commercial activities
<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The activity is not an Integrated Retail Activity (refer to Rule LCZ-R11). 	

P1 Sch1	LCZ-R2	Community facilities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R3	Educational facilities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R4	Arts, culture and entertainment activities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R5	Emergency services facilities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R6	Community corrections activities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R7	Visitor accommodation
	1. Activity status: Permitted	
P1 Sch1	LCZ-R8	Recreational activities
	1. Activity status: Permitted	
P1 Sch1	LCZ-R9	Public transport activities
	1. Activity status: Permitted	
P1 Sch1	<u>LCZ-RX</u>	<u>Retirement Villages</u>
	1. <u>Activity status: Permitted</u>	
P1 Sch1	LCZ-R10	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; iii. At ground floor level along any street edge not identified as a non-residential activity frontage; iv. At ground level along any street not identified as requiring verandah coverage; <p>or</p>	

	<p>v. At ground level on any site contained within a Natural Hazard Overlay.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with the requirements of LCZ-R10.1.a cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule LCZ-R10.2.a is precluded from being <u>limited and publicly notified</u>.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of LCZ-R10.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in LCZ-P4, LCZ-P6 and LCZ-P7;</u> 2. <u>The extent and effect of non-compliance with LCZ-S5 and LCZ-S6;</u> 3. <u>Whether residential activities exceed 50% of the street frontage at ground floor;</u> 4. <u>The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;</u> 5. <u>The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u> 6. <u>The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space;</u> 7. <u>The continuity of verandah coverage along the identified street, informal access route or public space; and</u> 8. <u>The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u> <p><u>Notification status: An application for resource consent made in respect of rule LCZ-R10.2.a is precluded from being either publicly or limited notified.</u></p>

P1 Sch1

		<p>LCZ-R11</p>	<p>Integrated retail activity</p>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. The total gross floor area does not exceed 20,000m².</p>	
		<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with the requirements of LCZ-R11.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in LCZ-P1, LCZ-P2, LCZ-P3, and LCZ-P4; 2. The cumulative effect of the development on: <ol style="list-style-type: none"> a. The viability and vitality of the City Centre Zone and Golden Mile; b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the zone. 	

~~Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with LCZ-R11.1.a.~~

P1 Sch1

LCZ-R12 Industrial activities

1. Activity status: **Permitted**

Where:

- a. The activity is not a heavy industrial activity.

2. Activity Status: **Non-complying**

Where:

- a. Compliance with the requirements of LCZ-R12.1.a cannot be achieved.

Notification status: An application for resource consent made in respect of rule LCZ-R12.2.a must be publicly notified.

P1 Sch1

LCZ-R13 Carparking activities

1. Activity status: **Permitted**

Where:

- a. The activity involves:
 - i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage;
 - ii. Provision of carparks above ground floor level;
 - iii. Provision of carparks below ground floor level;
 - iv. Provision of parking spaces for people with disabilities; or
 - v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes; or
 - vi. Provision of carparks on a road.

2. Activity status: **Discretionary**

Where:

- a. Compliance with the requirements of LCZ-R13.1.a is not achieved.

P1 Sch1

LCZ-R14 Yard-based retailing activities

1. Activity status: **Discretionary**

Notification status: An application for resource consent made in respect of rule LCZ-R14 that is either a new activity or expands the net area of an existing activity must be publicly notified. except when:-

- a. The activity relates to the maintenance, operation and upgrading of an existing activity

P1 Sch1

LCZ-R15 All other activities

1. Activity status: **Discretionary**

Where:

a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

Rules: Building and structures activities

ISPP

LCZ-R16	Maintenance and repair of buildings and structures
----------------	---

1. Activity status: **Permitted**

ISPP

LCZ-R17	Demolition or removal of buildings and structures
----------------	--

1. Activity status: **Permitted**

Where:

a. The demolition or removal of a building:

- i. Is required to avoid a threat to life and/or property;
- ii. Enables the creation of public space or private outdoor living space associated with the use of a building;
- iii. Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that is a permitted activity under LCZ-R18, or that has an approved resource consent, or resource consent is being sought concurrently ~~under LCZ-R18.2~~; or

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

c. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Discretionary**

Where:

a. Compliance with any of the requirements of LCZ-R17.1 cannot be achieved.

The assessment of the activity must have regard to:

1. How the land will be utilised whilst it is vacant; and
2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant.

Notification status: An application for resource consent made in respect of rule LCZ-R17.2.a is precluded from being either publicly or limited notified.

ISPP

LCZ-R18	Construction of, or additions and alterations to, buildings and structures
----------------	---

1. Activity status: **Permitted**

Where:

a. The Any alterations or additions to a building or structure that:

- i. Do not alter its the external appearance of the building or structure; or
- ii. Involve the placement of solar panels on rooftops; or
- iii. Involve maintenance, repair or painting; or
- iv. Involve re-cladding with like for like materials and colours; or
- v. Relate to a building frontage that is:
 - Below verandah level, including entranceways and glazing; and

	<ul style="list-style-type: none"> • <u>Compliant compliance</u> with LCZ-S5 is achieved; or <p>vi. Are not visible from public spaces; and</p> <p>b. <u>The alterations or additions:</u></p> <ol style="list-style-type: none"> i. Do not result in the creation of new residential units; and ii. Comply with standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6; and <p>c. The construction of any building or structure:</p> <ol style="list-style-type: none"> i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. <u>Will comply</u> Comply with effects standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6; and vi. Does not involve the construction of a new building for residential activities.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of LCZ-R18.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, LCZ-P9 and LCZ-P10; 2. The extent and effect of non-compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S8, LCZ-S9, LCZ-S10, and LCZ-S11 <u>and LCZ-SX (Boundary setback from a rail corridor)</u>; 3. City Outcomes Contribution as required in Appendix 16 The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; 4. The Residential Design Guide; 3. The extent and effect of any identifiable site constraints; 4. Construction impacts on the transport network; and 5. The availability and connection to existing or planned three waters infrastructure. <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule LCZ-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 LCZ-R18.2.a that complies with LCZ-S3, LCZ-S7, LCZ-S8, LCZ-S9, LCZ-S10 and LCZ-S11 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule LCZ-R18.2.a that results from non-compliance with LCZ-S1, LCZ-S2, LCZ-S4, LCZ-S5 and LCZ-S6 is precluded from being publicly notified.</p>
	<p>3. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>In addition to LCZ-R18.2 the relevant building height at LCZ-S1 is exceeded by more than 25%.</u>

	<p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>The matters in LCZ-P10;</u> <u>The application and implementation of the City Outcome Contribution as set out in Appendix 16.</u> <p><u>Notification status: An application for resource consent made in respect of rule LCZ-R18.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold in LCZ-P10.</u></p>	
<p>P1 Sch1</p>	<p>LCZ-R19</p>	<p>Conversion of buildings, or parts of buildings, for residential activities</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in LCZ-P1, LCZ-P3, LCZ-P6 and LCZ-P8; The extent of compliance with standards LCZ-S7, LCZ-P8 and LCZ-S9 and satisfaction of associated assessment criteria; <u>and</u> The Residential Design Guide; and <u>3.</u> The availability and connection to existing or planned three waters infrastructure. <p>Notification status: An application for resource consent made in respect of rule LCZ-R19.1 is precluded from being either publicly or limited notified.</p>	
<p>P1 Sch1</p>	<p>LCZ-R20</p>	<p>Outdoor storage areas</p>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. <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> 	
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with the requirements of LCZ-R20.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in LCZ-P7; The extent to which any lesser screening is necessary to provide for the functional needs or operational needs of the activities on the site, or for people’s health and safety; and The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from Residential or Open Space Zones. <p>Notification status: An application for resource consent made in respect of rule LCZ-R20.2.a is precluded from being either publicly or limited notified.</p>	

ISPP

Standards		
LCZ-S1	Maximum height	
1. The following maximum height limits above ground level must be complied with:	Assessment criteria where the standard is infringed:	
	<ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation. 	
Location	Limit	
Height Control Area 1 Newtown Local Centre Heritage Area Island Bay Local Centre Heritage Area Hataitai Local Centre Heritage Area	12 metres	
Height Control Area 2 Karori Kelburn Khandallah Newtown Local Centre Heritage Area	18 metres	
Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Kelburn Khandallah Linden Hataitai Miramar Newlands Newtown Tawa	22 metres	
<u>Height Control Area 4</u> Newtown Tawa	<u>27 metres</u>	

<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"> a. Accessory buildings. b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; c. 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 d. Lift overruns provided these do not exceed the height by more than 4m. 	
--	--

ISPP

LCZ-S2	Minimum building height
---------------	--------------------------------

<p>1. A minimum height of 7m is required for:</p> <ul style="list-style-type: none"> a. New buildings or structures; and b. Additions to the frontages of existing buildings and structures. <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> 1. <u>Accessory buildings, ancillary to the primary activity on the site.</u> 2. <u>Any building or structure that is unable to be occupied by people.</u> 	<p>Assessment criteria where the standard is infringed;</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Is necessary to provide for the functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and 3. Whether, for any additions or alterations, the existing ground floor height meets the standard.
--	--

ISPP

LCZ-S3	Minimum ground floor height
---------------	------------------------------------

<p>1. The minimum ground floor height to <u>the</u> underside of <u>a</u> structural slab or equivalent shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or
--	---

ISPP

		operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
LCZ-S4	Height in relation to boundary	
1. No part of any building or structure may project beyond the relevant recession plane shown below:		Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in 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 Zone	60° measured from a height of 5m vertically above ground level	
These standards do not apply to: a. A boundary with a road. b. Internal boundaries; 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 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.		

ISPP

LCZ-S5	Verandah control
<p>1. Verandahs must be provided on building elevations on identified street frontages;</p> <p>2. Any verandah must:</p> <ol style="list-style-type: none"> Extend the full width of the building elevation; Connect with any existing adjoining verandah; Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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; and Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; and Service stations. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance: <ol style="list-style-type: none"> Will adversely affect the comfort and convenience of pedestrians; Will result in further street trees being added to public space as part the development; and The continuity of verandah coverage along the identified street, informal access route or public space.

ISPP

LCZ-S6	Active frontage and non-residential activity frontage controls
<p>1. Any new building or addition to an existing building facing adjoining an identified street with an active frontage must:</p> <ol style="list-style-type: none"> Be built up to the street edge <u>at ground floor level along at least 90% of the full width of the site that borders the street(s); on all street boundaries with an identified active frontage control and along the full width of the site bordering any street boundary, excluding vehicle and pedestrian access;</u> Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and Locate the principal public entrance on the front boundary. <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control;</u> <u>Service stations.</u> <p>Except that this does not apply to service stations.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> Any non-compliance is required for on-site functional needs or operational needs; The building frontage is designed and located to create a strong visual alignment with adjoining buildings or otherwise enhances the streetscape; and An acceptable level of passive surveillance is maintained between the interior of the building and the street.

<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; 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 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> 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 b. Locate the principal public entrance on the front boundary. 	
--	--

ISPP

	LCZ-S7	Minimum residential unit size
--	---------------	--------------------------------------

<ol style="list-style-type: none"> 2. Residential units, including dual key units must meet the following minimum sizes: 	Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> 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 ²
b. 1 bedroom unit	40m ²
c. 2+ bedroom unit	55m ²

ISPP

	LCZ-S8	Residential – outdoor living space
--	---------------	---

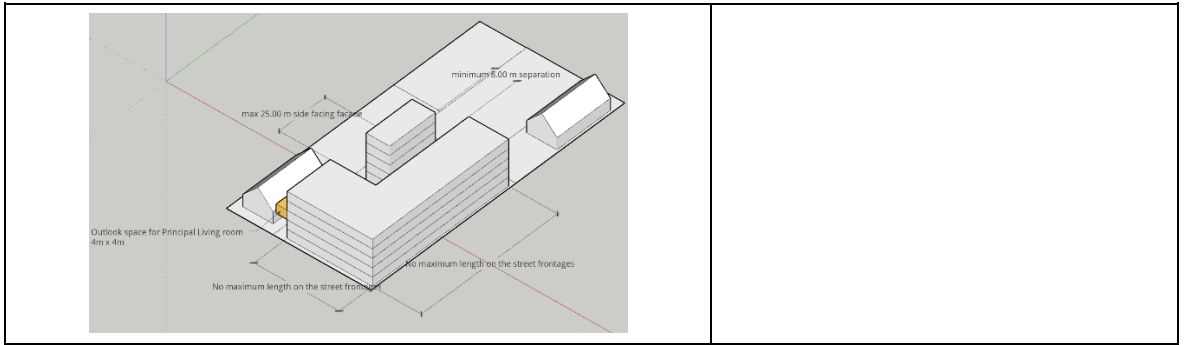
<ol style="list-style-type: none"> 1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space. 2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and 	Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the
---	--

<p>d. Of the minimum area and dimension specified in the table below; and</p> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> 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 maneuvering <u>manoeuvring</u> areas. 		<p>space is designed for; and</p> <ul style="list-style-type: none"> b. Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); <p>2. Whether any alternative publicly available open space adjoins or is in close proximity to the site; and</p> <p>3. Whether topographical or other site constraints make compliance with the standard impracticable.</p>
Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
iii. 2+ bedroom unit	8m ²	1.8m
a. Communal		
i. For every 5 4 - <u>15</u> units	4064 <u>2m²</u>	8m
ii. For each <u>additional unit above 15 units</u>	<u>2m²</u>	=
<p><u>Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to based on the number of units not provided with the minimum area of private outdoor living space.</u></p>		

ISPP

LCZ-S9	Minimum outlook space for multi-unit housing
---------------	---

<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p> <p>2. <u>All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.



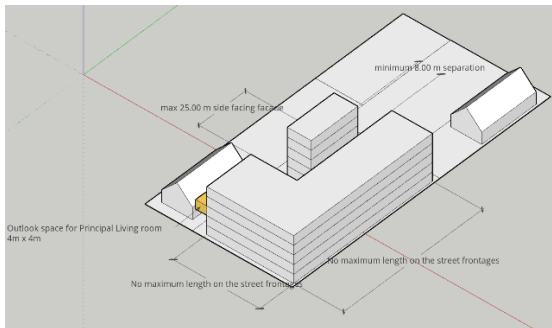
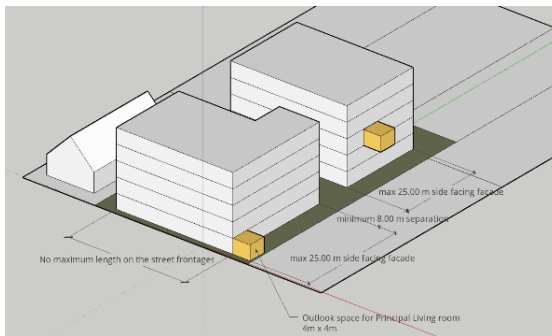
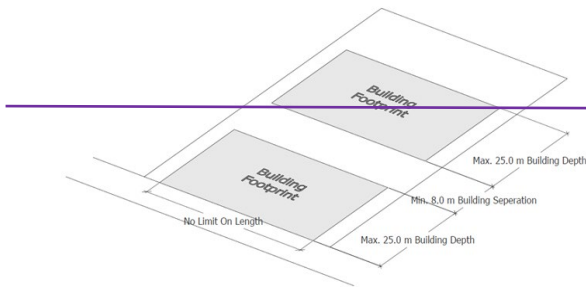
ISPP

LCZ-S10 Minimum building separation distance for residential activities

1. Any new residential building or addition to an existing residential building must provide an 8m separation distance between buildings located on the same site, as shown Diagram 13 [and Diagram X](#) below.

Assessment criteria where the standard is infringed:

1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance, privacy and shading effects on adjoining sites.



ISPP

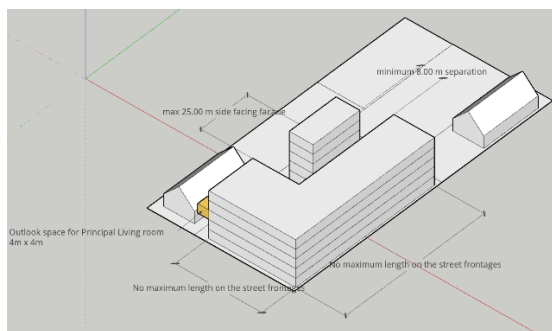
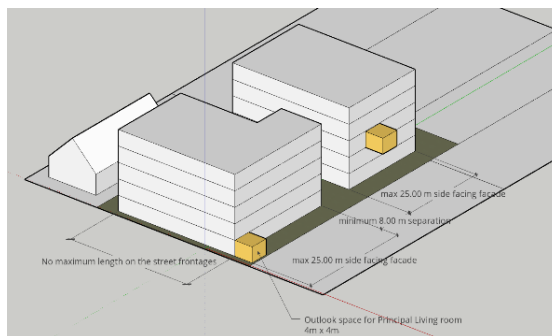
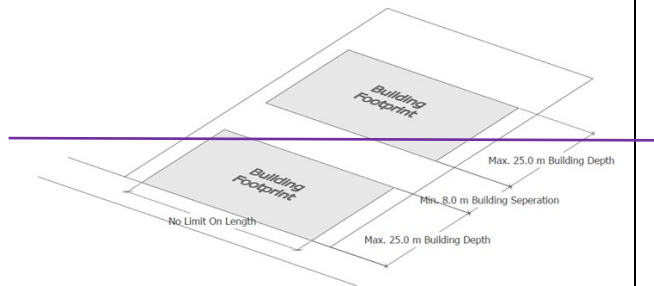
LCZ-S11 Maximum building depth for residential activities

~~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 14 below.~~

1. Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site aside from a rear site, must not result in the continuous length of any external side façade, facing a neighbouring site, being greater than 25m, as shown in Diagram 19 and Diagram X below.

Assessment criteria where the standard is infringed:

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



ISPP

<u>LCZ-SX</u>	<u>Boundary setback from a rail corridor</u>
<p>1. <u>Boundary Buildings or structures must not be located within 1.5m of the boundary of a designated setback from a rail corridor boundary.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p>1. <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>

Methods

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

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.

Note:

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

He Rohe Pokapū Paekiritata

Neighbourhood Centre Zone

NCZ	Neighbourhood Centre Zone
-----	---------------------------

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	<table border="1"> <tr> <td>NCZ-01</td> <td> <p>Purpose</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> </td> </tr> </table>	NCZ-01	<p>Purpose</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>
NCZ-01	<p>Purpose</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	<table border="1"> <tr> <td>NCZ-02</td> <td> <p>Accommodating growth</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> </td> </tr> </table>	NCZ-02	<p>Accommodating growth</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>
NCZ-02	<p>Accommodating growth</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	<table border="1"> <tr> <td>NCZ-03</td> <td> <p>Amenity and design</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> </td> </tr> </table>	NCZ-03	<p>Amenity and design</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>
NCZ-03	<p>Amenity and design</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	<table border="1"> <tr> <td>NCZ-04</td> <td> <p>Activities</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> </td> </tr> </table>	NCZ-04	<p>Activities</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>
NCZ-04	<p>Activities</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>		
Policies			
ISPP	<table border="1"> <tr> <td>NCZ-P1</td> <td> <p>Accommodating growth</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"> 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 vibrancy</u> of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces. </td> </tr> </table>	NCZ-P1	<p>Accommodating growth</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"> 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 vibrancy</u> of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
NCZ-P1	<p>Accommodating growth</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"> 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 vibrancy</u> of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium <u>to high</u> density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces. 		

P1 Sch1	NCZ-P2	<p>Enabled activities</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"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Community corrections activities; 8. Visitor accommodation; 9. Recreational facilities; 10. Public transport activities; and 11. Industrial activities.
P1 Sch1	NCZ-P3	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and 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	NCZ-P4	<p>Potentially incompatible activities</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"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
P1 Sch1	NCZ-P5	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.</p>
ISPP	NCZ-P6	<p>Housing choice</p> <p>Enable medium to high density residential development that:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the City; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.

ISPP

<p>NCZ-P7</p>	<p>Quality design –neighbourhood and townscape outcomes</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"> 1. <u>Meeting the requirements of the Centres and Mixed Use Design Guide as relevant;</u> 2. 1. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: <ol style="list-style-type: none"> a. Acts as a positive catalyst for future change by reflecting <u>Reflects</u> the nature and scale of the development proposed <u>enabled</u> within the zone and in the vicinity, and responds to the evolving, more intensive identity of the neighbourhood; b. <u>Optimises the development capacity of land,</u> particularly sites that are: <ol style="list-style-type: none"> i. <u>Large; or</u> ii. <u>Narrow; or</u> iii. <u>Vacant; or</u> iv. <u>Ground level parking areas;</u> c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; e. <u>Is accessible for emergency service vehicles.</u> 3. 2. Ensuring that the development, where relevant: <ol style="list-style-type: none"> a. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> i. A scheduled site of significance to tangata whenua or other Māori; or ii. Heritage buildings, heritage structures and heritage areas; or iii. An identified character precinct; or iv. Residential zoned areas; or v. Open space and recreation zoned areas; b. Provides a safe and comfortable pedestrian environment; c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential.
<p>NCZ-P8</p>	<p>On-site residential amenity</p> <p>Achieve a good standard of amenity for residential activities in the Neighbourhood Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing residents with access to adequate outlook; and 2. Ensuring <u>convenient</u> access to convenient outdoor space, including private and/or shared communal areas <u>of outdoor space;</u> 3. <u>Meeting the requirements of the Residential Design Guide as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u>

ISPP

<p>ISPP</p>	<p>NCZ-P9</p>	<p>Managing adverse effects</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"> 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network <u>and pedestrian linkages.</u>
<p>ISPP</p>	<p>NCZ-P10</p>	<p>Require over height, large scale residential, non residential and comprehensive development in the Neighbourhood Centre Zone to deliver City Outcomes Contributions as detailed and scored in Appendix 16 the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Enabling ease of access for people of all ages and mobility; and/or 3. 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 4. 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 5. 4. 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.; and/or 6. Enabling ease of access for people of all ages and mobility.
	<p><u>NCZ-P10X</u></p>	<p><u>Retirement village</u></p> <ol style="list-style-type: none"> <u>1. Meets Meeting the requirements of the Residential Design Guide, as relevant;</u> <u>2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</u> <u>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development;</u> <u>4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u> <u>5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</u>

Rules: Land use activities

P1 Sch1	NCZ-R1	Commercial activities
	1. Activity status: Permitted Where: a. The activity is not an Integrated Retail Activity (refer to Rule NCZ-R11).	
P1 Sch1	NCZ-R2	Community facilities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R3	Educational facilities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R4	Arts, culture and entertainment activities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R5	Emergency service facilities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R6	Community corrections activities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R7	Visitor accommodation
	1. Activity status: Permitted	
P1 Sch1	NCZ-R8	Recreational activities
	1. Activity status: Permitted	
P1 Sch1	NCZ-R9	Public transport activities
	1. Activity status: Permitted	
<u>P1 Sch1</u>	<u>NCZ-RX</u>	<u>Retirement Villages</u>
	1. <u>Activity status: Permitted</u>	
P1 Sch1	NCZ-R10	Residential activities
	1. Activity status: Permitted Where:	

	<p>a. The activity is located:</p> <ul style="list-style-type: none"> i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or iv. At ground level along any street not identified as requiring verandah coverage; or At ground level on any site contained within a Natural Hazard Overlay. 		
	<p>2. Activity status: Discretionary</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 limited and publicly notified.</p>		
	<p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of NCZ-R10.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ul style="list-style-type: none"> 1. <u>The matters in NCZ-P4, NCZ-P6 and NCZ-P7;</u> 2. <u>The extent and effect of non-compliance with NCZ-S5 and NCZ-S6;</u> 3. <u>Whether residential activities exceed 50% of the street frontage at ground floor;</u> 4. <u>The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;</u> 5. <u>The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u> 6. <u>The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space;</u> 7. <u>The continuity of verandah coverage along the identified street, informal access route or public space; and</u> 8. <u>The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u> <p><u>Notification status: An application for resource consent made in respect of rule NCZ-R10.2.a is precluded from being either publicly or limited notified.</u></p>		
P1 Sch1	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">NCZ-R11</td> <td>Integrated retail activity</td> </tr> </table>	NCZ-R11	Integrated retail activity
NCZ-R11	Integrated retail activity		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The total gross floor area does not exceed 2<u>10,000</u>m². 		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of NCZ-R11.1.a cannot be achieved. 		

Matters of discretion are:

1. The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4;
2. The cumulative effect of the development on:
 - a. The ~~ongoing viability and vitality~~brancy of the City Centre Zone ~~and Golden Mile~~;
 - b. The safety and efficiency of the transport network, including providing for a range of transport modes;
 - c. The hierarchy of roads, travel demand or vehicle use; and
3. The compatibility with other activities provided for in the zone.

~~Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with NCZ-R11.1.a.~~

P1 Sch1

NCZ-R12	Industrial activities
----------------	------------------------------

1. Activity status: **Permitted**
Where:
 - a. The activity is not a heavy industrial activity.

2. Activity Status: **Non-complying**
Where:
 - a. Compliance with the requirements of NCZ-R12.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule NCZ-R12.2.a must be publicly notified.

P1 Sch1

NCZ-R13	Carparking activities
----------------	------------------------------

1. Activity status: **Permitted**
Where:
 - a. The activity involves:
 - i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or
 - ii. Provision of carparks above ground floor level; or
 - iii. Provision of carparks below ground floor level; or
 - iv. Provision of parking spaces for people with disabilities; or
 - Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes; ~~or~~
 - v. ~~vi. Provision of carparks on a road.~~

2. Activity status: **Discretionary**
Where:
 - a. Compliance with the requirements of NCZ-R13.1.a is not achieved.

P1 Sch1

NCZ-R14	Yard-based retailing activities
----------------	--

1. Activity status: **Discretionary**

	<p>Notification status: An application for resource consent made in respect of rule NCZ-R14 <u>that is either a new activity or expands the net area of an existing activity</u> must be publicly notified. <u>except when:</u></p> <p>a. <u>The activity relates to the maintenance, operation and upgrading of an existing activity</u></p>	
P1 Sch1	NCZ-R15	All other activities
	<p>1. Activity status: Discretionary</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>Rules: Building and structures activities</p>	
ISPP	NCZ-R16	Maintenance and repair of buildings and structures
	<p>1. Activity status: Permitted</p>	
ISPP	NCZ-R17	Demolition or removal of buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The demolition or removal of a building:</p> <ul style="list-style-type: none"> i. Is required to avoid an imminent threat to life and/or property; or ii. Enables the creation of public space or private outdoor living space associated with the use of a building; or 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 <u>under NCZ-R18.2</u>; or <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: Discretionary</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> <ul style="list-style-type: none"> 1. How the land will be utilised whilst it is vacant; and 2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant. <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

NCZ-R18	Construction of, or additions and alterations to, buildings and structures
----------------	---

1. Activity status: **Permitted**

Where:

- a. ~~The Any~~ alterations or additions to a building or structure that:
 - ~~i.~~ Do not alter ~~its the~~ external appearance ~~of the building or structure~~; or
 - ~~ii.~~ Involves the placement of solar panels on rooftops; or
 - ~~iii.~~ Involves maintenance, repair or painting; or
 - ~~iv.~~ Involves re-cladding with like for like materials and colours; or
 - ~~v.~~ Relate to a building frontage that is:
 - Below verandah level, including entranceways and glazing; and
 - Compliant compliance with NCZ-S5 is achieved; or
 - ~~vi.~~ Are not visible from public spaces; and
- b. The alterations or additions:
 - ~~i.~~ ~~Do not result in the creation of new residential units; and~~
 - ~~ii.~~ Comply with standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and
- c. The construction of any building or structure:
 - i. Is not located on a site with an active frontage or non-residential activity frontage; or
 - ii. Is not visible from a public space; and
 - iii. Will have a gross floor area of less than 100m²; and
 - iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and
 - v. ~~Will comply Comply~~ with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and
 - vi. Does not involve the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved.

Matters of discretion are:

- ~~1.~~ The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9, ~~and NCZ-P10.~~
- ~~2.~~ The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
- ~~3.~~ City Outcomes Contribution as required in Appendix 16 for The Centres and Mixed-Use Design Guide, including guideline G107—City Outcomes Contribution for any building that exceeds the maximum height requirement at Ngaio, Berhampore and Aro Valley centres; and either comprises 25 or more residential units or is a non-residential building;
- ~~4.~~ The Residential Design Guide;
- ~~3.~~ The extent and effect of any identifiable site constraints;
- ~~4.~~ Construction impacts on the transport network; and
- ~~5.~~ The availability and connection to existing or planned three waters infrastructure.

Notification status:

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.

P1 Sch1

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.

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.

NCZ-R19	Conversion of buildings, or parts of buildings, for residential activities
----------------	---

2. Activity status: **Restricted Discretionary**

Matters of discretion are:

1. The matters in NCZ-P1, NCZ-P3, NCZ-P6 and NCZ-P8;
2. The extent of compliance with standards NCZ-S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; and
- ~~3. The Residential Design Guide; and~~
4. 3. The availability and connection to existing or planned three waters infrastructure.

Notification status: An application for resource consent made in respect of rule NCZ-R19.1 is precluded from being either publicly or limited notified.

P1 Sch1

NCZ-R20	Outdoor storage areas
----------------	------------------------------

1. Activity status: **Permitted**

Where:

1. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site; and
2. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of NCZ-R20.1 cannot be achieved.

Matters of discretion are:

1. The matters in NCZ-P7;
2. 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
3. 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.

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.

ISPP

Standards									
NCZ-S1	Maximum Height								
<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"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation. 								
<table border="1"> <thead> <tr> <th>Location</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td> <p>Height control area 1</p> <p>All Neighbourhood centres, including Aro Valley Centre Height Control Area A, except as stated below in Height Control Area 2</p> </td> <td>12 metres</td> </tr> <tr> <td> <p><u>Height control area 2</u></p> <p><u>Mersey Street, Island Bay</u></p> </td> <td><u>14 metres</u></td> </tr> <tr> <td> <p>Height control area 23</p> <p>Aro Valley Centre Height Control Area B Berhampore Centre Ngaio Centre Oxford Street Tawa Centre</p> </td> <td>22 metres</td> </tr> </tbody> </table>	Location	Height	<p>Height control area 1</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><u>Height control area 2</u></p> <p><u>Mersey Street, Island Bay</u></p>	<u>14 metres</u>	<p>Height control area 23</p> <p>Aro Valley Centre Height Control Area B Berhampore Centre Ngaio Centre Oxford Street Tawa Centre</p>	22 metres	
Location	Height								
<p>Height control area 1</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><u>Height control area 2</u></p> <p><u>Mersey Street, Island Bay</u></p>	<u>14 metres</u>								
<p>Height control area 23</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> <ol style="list-style-type: none"> a. Accessory buildings; b. Fences or standalone walls; c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. 									

ISPP

	finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 4m.	
--	---	--

NCZ-S2	Minimum building height
---------------	--------------------------------

1. A minimum height of 7m is required for: <ul style="list-style-type: none"> a. New buildings or structures; and b. Additions to the frontages of existing buildings and structures. <p style="color: red;"><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> 1. <u>Accessory buildings, ancillary to the primary activity on the site.</u> 2. <u>Any building or structure that is unable to be occupied by people.</u> 	Assessment criteria where the standard is infringed; <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Is necessary to provide for the functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and 3. Whether, for any additions or alterations, the existing ground floor height meets the standard.
---	---

ISPP

NCZ-S3	Minimum ground floor height
---------------	------------------------------------

1. The minimum ground floor height to <u>the</u> underside of <u>a</u> structural slab or equivalent shall be 4m.	Assessment Criteria where the standard is infringed: <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
---	--

ISPP

NCZ-S4	Height in relation to boundary
---------------	---------------------------------------

1. No part of any building or structure may project beyond the relevant recession plane shown below:	Assessment criteria where the standard is infringed: <ul style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and
--	--

		4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in 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"> a. A boundary with a road; b. Internal boundaries; 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 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. 		

ISPP

NCZ-S5	Verandah control	
<ol style="list-style-type: none"> 1. Verandahs must be provided on building elevations on identified street frontages; 2. Any verandah must: <ol style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance: <ol style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and 2. The continuity of verandah coverage along the identified

<p>the verandah fascia and the footpath or formed ground surface directly below;</p> <ul style="list-style-type: none"> e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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; and b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; and c. <u>Service stations.</u> 	<p>street, informal access route or public space.</p>
---	---

ISPP

NCZ-S6	Active frontage and non-residential activity frontage controls
---------------	---

<ul style="list-style-type: none"> 1. Any new building or addition to an existing building facing on an identified street with an active frontage must: <ul style="list-style-type: none"> a. Be built up to the street edge <u>at ground floor level along at least 90% of the full width of the site that borders the street(s); on all street boundaries with an identified active frontage control and along the full width of the site bordering any street boundary; excluding vehicle and pedestrian access;</u> b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary; <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> a. <u>Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control;</u> b. <u>Service stations.</u> <p>Except that this does not apply to service stations.</p> 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"> a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; 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 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which: <ul style="list-style-type: none"> a. Any non-compliance is required for on-site functional or operational needs; 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 c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.
---	---

ISPP

<p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <ul style="list-style-type: none"> 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 b. Locate the principal public entrance on the front boundary. 	
--	--

NCZ-S7	Minimum residential unit size
---------------	--------------------------------------

<p>2. Residential units, including dual key units, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which: <ul style="list-style-type: none"> 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 ²	
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	

ISPP

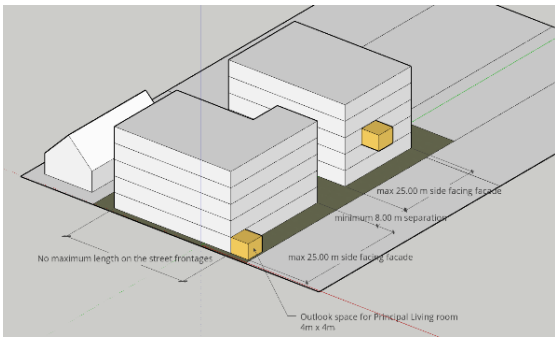
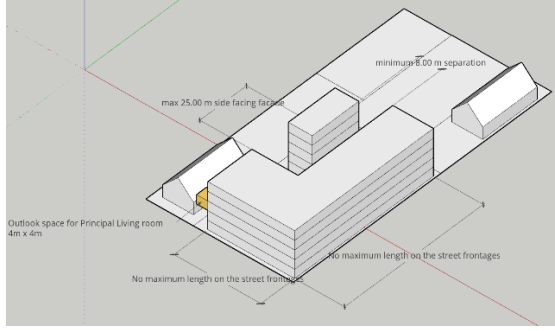
NCZ-S8	Residential – outdoor living space
---------------	---

<p>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;</p> <p>2. Where private outdoor living space is provided it must be: that is:</p> <ul style="list-style-type: none"> 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; <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and 	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 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.
---	---

c. Free of buildings, parking spaces, and servicing and maneuvering manoeuvring areas.		
Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 54 - 15 units	4064 m ²	8m
ii. For each additional unit above 15 units	2m²	=
<p><u>Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to based on the number of units not provided with the minimum area of private outdoor living space.</u></p>		

ISPP

NCZ-S9	Minimum outlook space for multi-unit housing
---------------	---

<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p> <p>2. <u>All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.
	
	

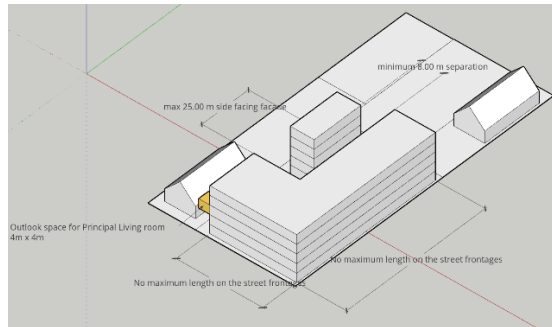
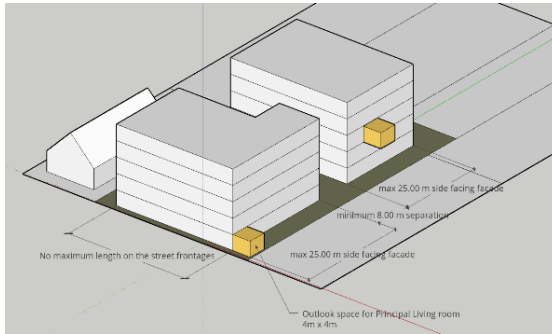
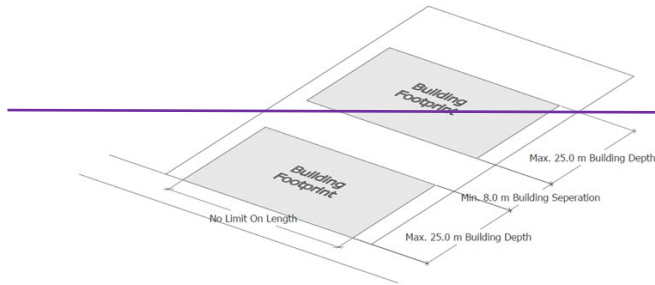
ISPP

NCZ-S10	Minimum building separation distance <u>for residential activities</u>
----------------	---

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 [and Diagram X](#) below.

Assessment criteria where the standard is infringed:

1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance, privacy and shading effects on adjoining sites.

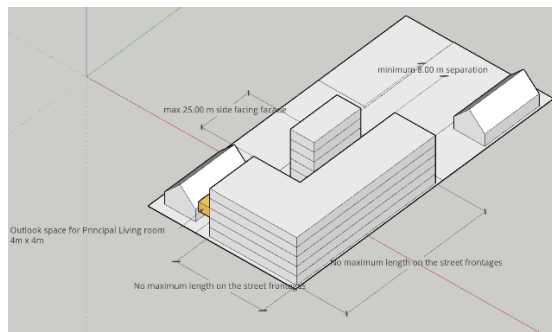
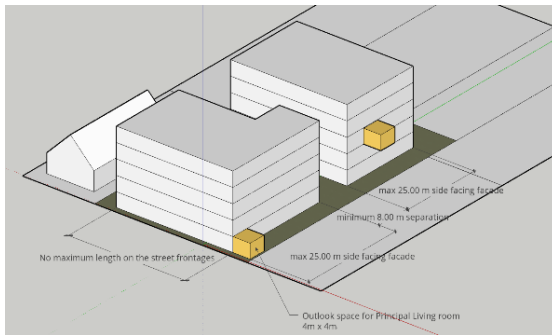
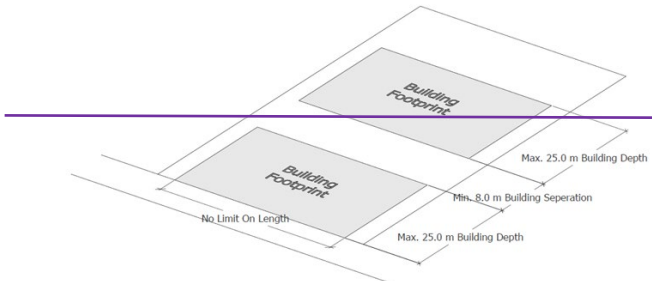


This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.

ISPP

NCZ-S11	Maximum building depth <u>for residential activities</u>
----------------	---

- 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 and Diagram X below.



Assessment criteria where the standard is infringed:

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

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

Methods

<u>MCZ-M1</u>	<u>Urban Design Panel</u>
----------------------	----------------------------------

Subject to obtaining relevant approvals and supporting funding, Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments of its relevant policies and matters of discretion that apply to significant resource consent applications as required.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Note:

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

He Rohe Whakamahinga Rau

Mixed Use Zone

MUZ	Mixed Use Zone
------------	-----------------------

Introduction

The purpose of the Mixed Use Zone is to provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington's suburban employment areas. The Zone covers areas where people can live, work, play, and conduct business but with fewer day-to-day conveniences than may be available in the City Centre Zone and other Centres.

The Mixed Use Zone is distributed across the city. A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this Zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new activities and development within the Mixed Use Zone need to be compatible with the local context. Activities that generate adverse effects of a nature or scale that is potentially incompatible with the existing context will typically not be enabled in the Mixed Use Zone unless such activities can demonstrate they are able to co-exist with existing sensitive activities in the vicinity.

Because the Mixed Use Zone provides for a range of activities, a different level of external amenity should be expected for residential uses that locate within the Zone than would be expected in the Centres or Residential Zones. To ensure the supply of business land is sufficient to meet the City's short, medium and long term needs, the Mixed Use Zone discourages ground floor residential development. New residential uses and conversions of existing non-residential activities for residential use above ground floor can be established in the Mixed Use Zone where appropriate. Such uses will need to provide quality on-site amenity and be designed and constructed in a manner that does not undermine the ongoing functional operation and development of the Mixed Use Zone for a wide range of non-residential activities.

Development in the Mixed Use Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the Region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. The zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Metropolitan Centres Zone, Local Centre Zone, Neighbourhood Centre Zone or City Centre Zone.

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	
MUZ-O1	<p>Purpose</p> <p>The Mixed Use Zone is developed and used for a wide range of compatible activities.</p>
MUZ-O2	<p>Accommodating growth</p> <p>The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet business, and to a lesser extent residential growth needs.</p>
MUZ-O3	<p>Compatibility with other employment areas and the hierarchy of centres</p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vitality, role and function of the City Centre and other Centres as set out in the hierarchy of centres.</p>
MUZ-O4	<p>Amenity and design</p> <p>Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context.</p>
MUZ-O5	<p>Managing adverse effects</p> <p>Adverse effects from use and development of the Mixed Use Zone are managed effectively, particularly on more sensitive environments in neighbouring zones.</p>
Policies	
MUZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Mixed Use Zone to meet the City's needs for business activities and to a lesser extent housing, including:</p> <ol style="list-style-type: none"> 1. A choice-variety of building type, size, affordability and distribution, including forms of medium density housing; 2. Efficient, well integrated and strategic use of available development sites; and 3. Convenient access to state highways and key transport routes.
MUZ-P2	<p>Enabled activities</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Educational facilities; 4. Recreation activities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Community corrections facilitiesactivities; 8. Visitor accommodation; 9. Recreational facilities; 10. Residential activities above ground floor level; 11. Public transport activities; and 12. Industrial activities.

MUZ-P3	<p>Managing larger-scale retail activities</p> <p>Only allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will:</p> <ol style="list-style-type: none"> 1. Not result in significant adverse impacts on the viability, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres; 2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; and 3. Be compatible with adjoining land uses.
MUZ-P4	<p>Avoiding heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Mixed Use Zone.</p>
MUZ-P5	<p>Residential activities</p> <p>Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by:</p> <ol style="list-style-type: none"> 1. Restricting residential activities being established at the ground floor level of buildings; and 2. Ensuring residential activities are designed and constructed to provide good on-site amenity and to avoid reverse sensitivity effects on non-residential activities within the zone; and 3. <u>Meeting the requirements of the Residential Design Guide as relevant.</u>
MUZ-P6	<p>Design of new development</p> <p>Encourage a high standard of built form and amenity while:</p> <ol style="list-style-type: none"> a. <u>Enabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the Mixed Use Zone; and</u> b. <u>Meeting the intentions of the Centres and Mixed Use Design Guide as relevant.</u>
MUZ-P7	<p>Zone interfaces</p> <p>Require use and development of the Mixed Use Zone to maintain a reasonable amenity for adjoining Residential or Open Space Zones or other sensitive uses.</p>
Rules: Land use activities	
MUZ-R1	Commercial activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity is not an Integrated Retail Activity (refer to Rule MUZ-R11); and b. The activity is not a supermarket (refer to MUZ-R12).
MUZ-R2	Community facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R3	Educational facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted 2.
MUZ-R4	Arts, culture and entertainment activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R5	Emergency services facilities

1. Activity status: Permitted	
MUZ-R6	Community corrections facilitiesactivities
1. Activity status: Permitted	
MUZ-R7	Visitor accommodation
1. Activity status: Permitted	
MUZ-R8	Recreational activities
1. Activity status: Permitted	
MUZ-R9	Public transport activities
1. Activity status: Permitted	
MUZ-R10	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located above ground floor level.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MUZ-R10.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MUZ-P1, MUZ-P2 and MUZ-P5; 2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs; 3. The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone; 4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and 5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level. <p>Notification status: An application for resource consent made in respect of rule MUZ-R10.2.a is precluded from being publicly notified.</p>	
MUZ-R11	Integrated retail activity
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The integrated retail activity comprises large format retail and does not exceed 10,000m² total GFA; or</p> <p>b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m² total GFA.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance any of the requirements of MUZ-R11.1 cannot be achieved.</p>	

Matters of discretion are:	
1. The matters in MUZ-P3.	
The Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MUZ-R11.1.	
MUZ-R12	Supermarkets
1. Activity status: Permitted	
Where:	
a. The total gross floor area does not exceed 1,500m ² .	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of MUZ-R12.1 cannot be achieved.	
Matters of discretion are:	
1. The matters in MUZ-P3.	
The Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with MUZ-R12.1.	
MUZ-R13	Retirement Villages
1. <u>Activity status: Discretionary</u>	
MUZ-R14	Industrial Activities
1. <u>Activity status: Permitted</u>	
<u>Where:</u>	
a. <u>The activity is not a heavy industrial activity.</u>	
2. <u>Activity status: Non-complying</u>	
<u>Where:</u>	
a. <u>Compliance with the requirements of MUZ-RX.1 cannot be achieved.</u>	
MUZ-R1543	All other activities
1. Activity status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.	
Rules: Building and structure activities	
MUZ-R1644	Maintenance and repair of buildings and structures
1. Activity status: Permitted	

MUZ-R1745	Demolition or removal of buildings and structures
1. Activity status: Permitted	
MUZ-R1846	Construction of, or additions and alterations to, buildings and structures
1. Activity status: Permitted	
Where:	
<ul style="list-style-type: none"> a. Compliance with the following standards is achieved: <ul style="list-style-type: none"> i. MUZ-S1; ii. MUZ-S3; iii. MUZ-S4; iv. MUZ-S5; v. MUZ-S6; vi. MUZ-S7; vii. MUZ-S11; and b. The activity is not the construction of a new building for residential activities. 	
2. Activity status: Restricted Discretionary	
Where:	
<ul style="list-style-type: none"> a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved. 	
Matters of discretion are :	
<ul style="list-style-type: none"> 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7; 2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards; 3. The extent of compliance with MUZ-S2; <u>and</u> 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities. 5. The Centres and Mixed Use Design Guide; and 6. The Residential Design Guides for any part of a building used for residential activities. 	
Notification status:	
An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S4 or MUZ-S6 is precluded from being publicly or limited notified.	
An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S1 but that complies with both MUZ-S2 and MUZ-S3 is precluded from being publicly or limited notified.	
MUZ-R1947	Conversion of buildings or parts of buildings for residential activities
1. Activity status: Restricted Discretionary	
Matters of discretion are:	
<ul style="list-style-type: none"> 1. The matters in MUZ-P2 and MUZ-P5; 2. The extent of compliance with standards MUZ-S8, MUZ-S9 and MUZ-S10; 3. The Residential Design Guide; and 3. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; <u>and</u> 4. <u>The availability and connection to existing or planned three waters infrastructure.</u> 	
Notification status: An application for resource consent made in respect of rule MUZ-R17.1 is precluded from being either publicly or limited notified.	

MUZ-R2048	Outdoor storage areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. <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>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of MUZ-R18.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in MUZ-P6 and MUZ-P7; 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people’s health and safety; and 3. Visual amenity effects. <p>Notification status: An application for resource consent made in respect of rule MUZ-R18.2.a is precluded from being publicly notified.</p>

Standards

MUZ-S1	Maximum height for the purposes of MUZ-R16.1	
<p>1. The following maximum height limits above ground level must be complied with:</p>		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Location	Limit	
<p>Height control area 1</p> <p>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 <u>Miramar - Ropa Lane, Maupuia Road</u></p>	12 metres	
<p>Height control area 2</p> <p>Tawa Junction Kaiwharawhara Kilbirnie North Miramar - Park Road and Weka Street <u>Glenside</u></p>	15 metres	
<p>Height control area 3</p>	16 metres	

Rongotai South Mixed Use Zone Height Control B Rongotai South Mixed Use Zone Height Control C		
Height control area 4 Miramar – Ropa Lane, Maupuia Road Ngauranga Tawa Junction Takapu Island	18 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> <ol style="list-style-type: none"> 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500m; 3. 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 4. Lift overruns provided these do not exceed the height by more than 4m. 		

MUZ-S2	Maximum height for the purposes of MUZ-R16.2	
1. The following maximum height limits above ground level must be complied with:		Assessment criteria where the standard is infringed:
Location	Limit	<ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Height control area 1	16 metres	
Rongotai South Mixed Use Zone Height Control B		
Height control area 1 2	18 metres	
Newtown South Greta Point Tawa: Tawa South Takapu Island Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control C		
Height control area 2 3	19 20 metres	
Rongotai South Mixed Use Zone Height Control A, B, C and D		
Height control area 3 4	22 metres	
Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street		

Height control area 4 5 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	22.5 metres	
Height control area 5 6 Ngauranga: Malvern	24 metres	
Height control area 6 7 Shelly Bay	27 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> <ol style="list-style-type: none"> 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 3. 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 4. Lift overruns provided these do not exceed the height by more than 4m. 		

MUZ-S3	Height in relation to boundary		
<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p>			Assessment criteria criteria where the standard is infringed:
Location	Recession plane		<ol style="list-style-type: none"> 1. The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; 4. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 5. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation; and 6. The effect on the function and associated amenity values of any adjacent open space zone.
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 Zone	60° measured from a height of 5m vertically above ground level		

<p><u>Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</u></p>	<p><u>60° measured from a height of 5m vertically above ground level</u></p>	
<p>These standards do not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; 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; and e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. 		
<p>MUZ-S4</p>	<p>Minimum ground floor height</p>	
<p>1. The minimum ground floor height to the underside of a structural slab or equivalent for any new building, or addition or alterations to an existing building shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Will compromise or preclude future alternative ground floor uses; b. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; 3. The extent to which the ground floor level will be able to be used or adapted for future non-residential activities; and 4. Whether, for any additions or alterations, the existing ground floor height infringes the standard. 	
<p>MUZ-S5</p>	<p>Windows adjacent to Residential Zones</p>	
<p>1. <u>Except for windows in a residential unit, opaque</u> privacy glazing must be installed in windows where:</p> <ul style="list-style-type: none"> a. The associated building wall faces a site in any Residential Zone; and b. The wall is located within 5m of the boundary of a site in any Residential Zone. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space. 	
<p>MUZ-S6</p>	<p>Maximum gross floor area of buildings</p>	
<p>1. Any building must not exceed a maximum gross floor area of 500m².</p>	<p>Assessment Criteria where the standard is infringed:</p>	

	<ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which the design, appearance and location of the building on the site mitigates the visual impact or dominance effects of the additional building area on the surrounding area. 								
MUZ-S7	Verandah control								
<ol style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space, including roads, must: <ol style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; b. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; c. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and d. Not exceed a maximum width of 3m from the front of the building. <p><u>This standard does not apply to:</u></p> <p><u>a. Service stations.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 								
MUZ-S8	Minimum residential unit size								
<ol style="list-style-type: none"> 1. Residential units, including dual key units, must meet the following minimum sizes: <table border="1" data-bbox="119 1227 796 1503"> <thead> <tr> <th>Residential unit type</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> 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 ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								
MUZ-S9	Outdoor living space for residential units								
<ol style="list-style-type: none"> 1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> 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; and 3. Where communal outdoor living space is provided it does not need be in a single continuous space but it must be: 	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 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 dimensions of the outdoor living space; and 3. The availability of public space in proximity to the site. 								

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 maneuvering areas.		
Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 5 <u>4</u> – <u>15</u> units	<u>6410</u> m ²	8m
ii. <u>For each additional unit above 15 units</u>	<u>2</u> m ²	=

Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to based on the number of units not provided with the minimum area of private outdoor living space.

MUZ-S10	Minimum Outlook space for multi-unit housing
1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms. 2. <u>All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.</u>	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.
MUZ-S11	Lyllal Bay Parade frontage control

<ol style="list-style-type: none"> 1. New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Parade must be built in alignment with the existing Lyall Parade street frontage; and 2. Any addition to, alteration or modification of a building or structure on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Bay Parade, where the works are confined to the area below verandah level must not create a featureless façade. 	<p>Assessment criteria where the standard is infringed</p> <ol style="list-style-type: none"> 1. The extent to which the effectiveness of any landscaping, screening or other site mitigation proposed creates visual interest of the streetscape and façade relief.
<p>MUZ-S12X Boundary setback from a rail corridor</p>	
<ol style="list-style-type: none"> 1. <u>Boundary Buildings or structures must not be located within 1.5m of the boundary of a designated setback from a rail corridor boundary.</u> 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Note:

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

He Rohe Arumoni

Commercial Zone

COMZ	Commercial Zone
-------------	------------------------

Introduction

The purpose of the Commercial Zone is to provide for a mixture of commercial and residential activities.

The Commercial Zone applies to an area of land on Curtis Street in Karori and supports the City's hierarchy of centres.

Development in the Commercial Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. Accordingly, the Commercial Zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or City Centre Zone.

Development is supported by a range of measures to ensure good design, environmental outcomes and address amenity effects.

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	
COMZ-O1	<p>Purpose</p> <p>The Commercial Zone contributes to meeting the City's needs for business land and supports the hierarchy of centres.</p>
COMZ-O2	<p>Activities</p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vibrancy and viability of the Neighbourhood Centre Zone, Local Centre Zone, and Metropolitan Centre Zone and the primacy of the City Centre Zone.</p>
COMZ-O3	<p>Amenity and design</p> <p>Development in the Commercial Zone is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context.</p>

Policies	
COMZ-P1	<p>Enabled activities</p> <p>Enable a range of activities in the Commercial Zone that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Retail activities, except for large-scale integrated retail activities; 3. Carparking activities; and 4. Residential activities, except for large-scale integrated retail activities; <u>and</u> 5. <u>Community corrections activities.</u>
COMZ-P2	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of commercial activities within the Commercial Zone, and the function of the transport network.</p>
COMZ-P3	<p>Potentially incompatible activities</p> <p>Only allow all other activities where they will not have an adverse effect on the use of the zone for commercial activities. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Community facilities; 2. Large-scale integrated retail activity; 3. Emergency service facilities; 4. Visitor accommodation; 5. Public transport activities; and 6. Residential activities at ground floor level.
COMZ-P4	<p>Avoiding industrial activities</p> <p>Avoid locating industrial activities and heavy industrial activities in the Commercial Zone.</p>

COMZ-P5	<p>Quality design —neighbourhood and townscape outcomes</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 Commercial Zone by ensuring that it, where relevant:</p> <p><u>1. Meets the requirements of the Centres and Mixed Use Design Guide where relevant;</u> 2. 1. Responds to the site context, particularly where it is located adjacent to: a. Residential zoned areas; and/or b. Open space zoned areas; 3. 2. Provides a safe and comfortable pedestrian environment; 4. 3. Enhances the quality of the streetscape and public / private interface; 5. 4. Integrates with existing and planned active and public transport movement networks; and 6. 5. Allows sufficient flexibility for ground floor space to be converted for a range of activities.</p>
COMZ-P6	<p>On-site residential amenity</p> <p>Achieve a good standard of amenity for residential activities in the Commercial Zone by:</p> <p>1. Providing residents with adequate outlook; and 2. Providing access to convenient outdoor space, including private or shared communal areas; and 3. <u>Meeting the requirements of the Residential Design Guide as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u></p>
COMZ-P7	<p>Zone interfaces</p> <p>Require use and development of the Commercial Zone to maintain reasonable amenity for the adjoining Medium Density Residential Zone, Open Space Zones and other sensitive uses.</p>

Rules: Land use activities

COMZ-R1	Commercial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The commercial activity is a retail activity and does not exceed 500m² total GFA; 2. The commercial activity is a supermarket and does not exceed 1500m² total GFA; or 3. Any other commercial activity, including integrated retail activity that does not exceed 2500m² total GFA.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of COMZ-R1.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in COMZ-P1, COMZ-P2 and COMZ-P3.

COMZ-R2	Residential activities
1. Activity status: Permitted	Where: a. The activity is located above ground floor level.
2. Activity status: Restricted Discretionary	Where: a. Compliance with the requirements of COMZ-R2.1 cannot be achieved. Matters of discretion are: 1. The matters in COMZ-P1, COMZ-P3 and COMZ-P6; 2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs; 3. The compatibility with existing activities nearby and other activities provided for in the Commercial Zone; 4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and 5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.
COMZ-R3	Carparking activities
Activity status: Permitted	
COMZ-R4X	<u>Community corrections activities</u>
Activity status: Permitted	
COMZ-R5X	<u>Retirement Villages</u>
Activity status: Discretionary	
COMZ-R64	All other land use activities
1. Activity status: Discretionary	Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.
COMZ-R75	Industrial activities
1. Activity Status: Non-complying	
COMZ-R86	Heavy industrial activities
1. Activity Status: Non-complying	
Rules: Building and structure activities	
COMZ-R97	Maintenance and repair of buildings and structures
1. Activity status: Permitted	

COMZ-R108	Demolition or removal of buildings and structures
1. Activity status: Permitted	
COMZ-R119	Construction of, or additions or alterations to, buildings and structures
1. Activity status: Restricted Discretionary	
Matters of discretion are:	
<ol style="list-style-type: none"> 1. The matters in COMZ-P5, COMZ-P6 and COMZ-P7; 2. The extent of compliance with standards COMZ-S1, COMZ-S2, COMZ-S3, COMZ-S4, COMZ-S5, COMZ-S6, COMZ-S7 and COMZ-S8; 3. The Centres and Mixed Use Design Guide; and 4. The Residential Design Guide for any part of a building used for residential activities. 	
COMZ-R1240	Conversion of buildings or parts of buildings for residential activities or visitor accommodation
1. Activity status: Restricted Discretionary	
Matters of discretion are:	
<ol style="list-style-type: none"> 1. The matters in COMZ-P1, COMZ-P3 and COMZ-P6; 2. The extent of compliance with standards COMZ-S5, COMZ-S6 and COMZ-S7; <u>and</u> 3. The Residential Design Guide; and 4. 3. In relation to the conversion of the ground floor to residential activities, the extent to which the conversion enables the ground floor level to be returned to use for non-residential activities. 	

Standards	
COMZ-S1	Maximum height
<p>1. A maximum height limit of <u>12m</u> 8m above ground level must be complied with.</p> <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. Accessory buildings. b. Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 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 e. Lift overruns provided these do not exceed the height by more than 1m. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
COMZ-S2	Height in relation to boundary
<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy, and shading effects on

		adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in 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 an Open Space Zone	60° measured from a height of 5m vertically above ground level	
These standards do not apply to: <ol style="list-style-type: none"> A boundary with a road. Internal boundaries; Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area. 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 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. 		
COMZ-S3	Minimum ground floor height	
1. The minimum ground floor height to <u>the</u> underside of <u>a</u> structural slab or equivalent shall be 4m.	Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> The extent to which a reduced height: <ol style="list-style-type: none"> Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; Is necessary to provide for the functional or operational needs of a proposed activity; and Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary. 	

COMZ-S4		Verandah control									
<p>1. Any verandah constructed on any building frontage facing a public space, including roads, must:</p> <ol style="list-style-type: none"> Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p><u>The standard does not apply to service stations.</u></p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 									
COMZ-S5		Minimum residential unit size									
<p>1. Residential units, including dual key units, must meet the following minimum sizes:</p> <table border="1"> <thead> <tr> <th>Residential unit type</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>		Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity for the occupants; and Other on-site factors compensate for a reduction in unit sizes. 	
Residential unit type	Minimum net floor area										
a. Studio unit	35m ²										
b. 1 bedroom unit	40m ²										
c. 2+ bedroom unit	55m ²										
COMZ-S6		Outdoor living space for residential units									
<ol style="list-style-type: none"> Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and 		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public space in proximity to the site. 									

c. Free of buildings, parking spaces, and servicing and maneuvering areas.		
Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 4-15 5 units	1064m ²	8m
ii. For each additional unit above 15 units	2m ²	
<p>Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to based on the number of units not provided with the minimum area of private outdoor living space.</p>		

COMZ-S7 Minimum outlook space for residential units

<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p> <p>2. <u>All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which:</p> <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.

COMZ-S8	Building setback controls
<p>1. Buildings must be located outside of the building setback (Western Escarpment) and building setback (Whitehead Road).</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none">1. The extent to which:<ol style="list-style-type: none">a. Landscaping mitigates the placement of buildings within the setback; andb. There is a functional need or operational need for the buildings or structures to be located within the building setback (Western Escarpment) and building setback (Whitehead Road).