

Black Text – Original wording from Proposed District Plan

Red Text – WCC recommended changes

Blue Text – Changes sought by Kāinga Ora.

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

He Rohe Paetata Tāone

Metropolitan Centre Zone

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

Objectives	
ISPP	<p>MCZ-O1 Purpose</p> <p>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.</p>
ISPP	<p>MCZ-O2 Accommodating growth</p> <p>The Metropolitan Centre Zone plays a significant role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet commercial and residential growth needs.</p>
ISPP	<p>MCZ-O3 Amenity and design</p> <p>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 <u>of streets and public places in</u> the Metropolitan Centres Zone.</p>
ISPP	<p>MCZ-O4 Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy and viability of Metropolitan Centres. <u>support walkable neighbourhoods</u> and reflect their sub-regional purpose.</p>
Policies	
ISPP	<p>MCZ-P1 Accommodating growth</p> <p>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:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, <u>tenures</u>, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zones <u>supports the purpose of the zone</u>; 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	<p>MCZ-P2 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;

		<ol style="list-style-type: none"> 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, and 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 <u>planned urban built form and function</u> of the Metropolitan Centre Zone by:</p>

	<ol style="list-style-type: none"> 4. Meeting the requirements of the Centres and Mixed Use Design Guide as relevant; 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-enabled 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, particularly including sites that are: large, narrow, vacant or ground level parking areas; <ol style="list-style-type: none"> i. Large; or ii. Narrow; or iii. Vacant; or 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; 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	<p>MCZ-P8 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. Meeting the requirements of the Residential Design Guide, as relevant; and 4. <u>Providing residents with adequate internal living space.</u>
ISPP	<p>MCZ-P9 Managing adverse effects</p>

ISPP

	<p>Recognise the evolving, higher density development context anticipated enabled in the Metropolitan Centre Zone, while managing any associated adverse effects <u>beyond those that the plan enables within the zone</u> 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>.
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MCZ-P10	<p>City outcomes contribution</p> <p>Encourage Require over height, large-scale residential, non-residential and comprehensive development <u>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 at least two of the following outcomes either that contributes to positive outcomes including by:</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> 3. 2.3. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 4. 3.4. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 5. 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 6. Enabling ease of access for people of all ages and mobility.
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MCZ-PX	<p>Retirement villages</p> <p><u>Provide for retirement villages where it can be demonstrated that the development:</u></p> <ol style="list-style-type: none"> 1. Meetsing the requirements of the Residential Design Guide, as relevant; 2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</u> 3. <u>Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</u> 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 the Zone.</u>
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Rules: Land use activities

P1 Sch1

MCZ-R1	Commercial activities
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<ol style="list-style-type: none"> 1. Activity status: Permitted Where: 1. The activity is not an Integrated Retail Activity (refer to Rule MCZ-R13).

P1 Sch1	MCZ-R2	Community facilities
	1. Activity status: Permitted	

P1 Sch1	MCZ-R3	Educational facilities
	1. Activity status: Permitted	

P1 Sch1	MCZ-R4	Arts, culture, and entertainment activities
	1. Activity status: Permitted	

P1 Sch1	MCZ-R5	Marae activities
	1. Activity status: Permitted	

P1 Sch1	MCZ-R6	Emergency service facilities
	2. Activity status: Permitted	

P1 Sch1	MCZ-R7	Community corrections activities
	1. Activity status: Permitted	

P1 Sch1	MCZ-R8	Visitor accommodation activities
	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	<u>MCZ-R12</u>	<u>Residential Activities and Retirement Villages</u>
	1. Activity status: Permitted	

	1. Activity status: Permitted
	<p>Where:</p> <ol style="list-style-type: none"> a. The activity is located: <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;

	<ul style="list-style-type: none"> 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> <ul style="list-style-type: none"> a. Compliance with the requirements of MCZ-R12.1 cannot be achieved. <p>Notification status: An application for resource consent made in respect of rule MCZ-R12.2.a is precluded from being <u>limited and</u> publicly notified.</p>

P1 Sch1

MCZ-R13	Integrated retail activity
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The total gross floor area does not exceed XX,000m².
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of MCZ-R13.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4; 2. The cumulative effect of the development on: <ul style="list-style-type: none"> 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. <p>Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MCZ-R13.1.a.</p>

P1 Sch1

MCZ-R14	Industrial activities
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not a heavy industrial activity.
	<p>2. Activity Status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of MCZ-R14.1 cannot be achieved. <p>Notification status: An application for resource consent made in respect of rule MCZ-R14.2.a must be publicly notified.</p>

P1 Sch1

MCZ-R15	Carparking activities
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	<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-R15.1.a is not achieved.</p>		
P1 Sch1	<table border="1"> <tr> <td>MCZ-R16</td> <td>Yard-based retailing activities</td> </tr> </table>	MCZ-R16	Yard-based retailing activities
MCZ-R16	Yard-based retailing activities		
	<p>1. Activity status: Discretionary</p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R16.1 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	<table border="1"> <tr> <td>MCZ-R17</td> <td>All other land use activities</td> </tr> </table>	MCZ-R17	All other land use activities
MCZ-R17	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>		
	<p>Rules: Building and structures activities</p>		
ISPP	<table border="1"> <tr> <td>MCZ-R18</td> <td>Maintenance and repair of buildings and structures</td> </tr> </table>	MCZ-R18	Maintenance and repair of buildings and structures
MCZ-R18	Maintenance and repair of buildings and structures		
	<p>1. Activity status: Permitted</p>		
ISPP	<table border="1"> <tr> <td>MCZ-R19</td> <td>Demolition or removal of buildings and structures</td> </tr> </table>	MCZ-R19	Demolition or removal of buildings and structures
MCZ-R19	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 MCZ-R20 or DEV-R1, or that</u> 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-R19.1 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-R19.2.a is precluded from being either publicly or limited notified.

ISPP

MCZ-R20

Construction of, or additions and alterations to, buildings and structures

1. Activity status: **Permitted**

Where:

- a. Any alterations or additions to a building or structure that:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Relate to a building frontage below verandah level, including entranceways and glazing and compliance with MCZ-S5 is achieved; or
 - iii. Do not result in the creation of new residential units; and
 - iv. Are not visible from public spaces; and
 - v. Comply with standards ~~MCZ-S4~~, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, ~~and MCZ-S6~~ and MCZ-SX (Boundary setback from rail corridor); and
- b. 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-SX (Boundary setback from rail corridor); 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 ~~MCZ-R19.1~~MCZ-R20.1 cannot be achieved.

Matters of discretion are:

- 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8, ~~and~~ MCZ-P9 and MCZ-P10;
- 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-SX (Boundary setback from rail corridor);
- 3. ~~City Outcomes Contribution for 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;~~
- ~~5. 3.4. The extent and effect of any identifiable site constraints;~~
- ~~4. 4.5. Construction impacts on the transport network; and~~
- ~~5. 5.6. The availability and connection to existing or planned three waters infrastructure.~~

Notification status:

~~An application for resource consent made in respect of rule MCZ-R20.2.a that complies with all standards is precluded from being either publicly or limited notified.~~

~~Notification status:~~ An application for resource consent made in respect of rule MCZ-R20.2 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.

~~Notification status:~~ An application for resource consent made in respect of rule MCZ-R20.2 which 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. The relevant City Outcome Contribution maximum height requirement set out in MCZ-S1 is exceeded.~~

~~Matters of discretion are:~~

- ~~1. The matters in MCZ-P10; and~~
- ~~2. The application and implementation of the City Outcome Contribution set out in Appendix 16.~~

~~Notification status:-~~

~~An application for resource consent made in respect of rule MCZ-R20.3 is precluded from being either publicly or limited notified, except where the application does not give effect to MCZ-P10 City Outcomes Contribution.~~

~~An application for resource consent made in respect of rule MCZ-R20.3 that does not give effect to MCZ-P10 City Outcomes Contribution must be publicly notified.~~

P1 Sch1

MCZ-R21	Conversion of buildings, or parts of buildings, to residential activities
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1. Activity status: **Restricted Discretionary**

Matters of discretion are:

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; 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 MCZ-R21.1 is precluded from being either publicly or limited notified.

P1 Sch1

MCZ-R22	Outdoor storage areas
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1. Activity status: **Permitted**

Where:

- The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.
- 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:

- Compliance with the requirements of MCZ-R21.1 cannot be achieved.

Matters of discretion are:

- The matters in MCZ-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.

Notification status: An application for resource consent made in respect of rule MCZ-R22.2.a is precluded from being either publicly or limited notified.

Standards

ISPP

MCZ-S1	Maximum height
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<p>a. The following maximum height limits above ground level must be complied with:</p> <p><u>Buildings and structures must not exceed a maximum height of 55m above ground level.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and The extent to which taller buildings would contribute to a substantial increase in residential accommodation. 								
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 60%;">Location</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>Height control area 1 Johnsonville</td> <td>35m</td> </tr> <tr> <td>Height control 2 - Kilbirnie (except as below)</td> <td>27m</td> </tr> <tr> <td>Height control area 3 - Kilbirnie, north of Rongotai Road</td> <td>15m</td> </tr> </tbody> </table>		Location	Limit	Height control area 1 Johnsonville	35m	Height control 2 - Kilbirnie (except as below)	27m	Height control area 3 - Kilbirnie, north of Rongotai Road	15m
Location		Limit							
Height control area 1 Johnsonville		35m							
Height control 2 - Kilbirnie (except as below)		27m							
Height control area 3 - Kilbirnie, north of Rongotai Road	15m								
<p>2. Fences and standalone walls must not exceed a maximum height of 4.8 <u>2.0</u> metres (measured above ground level) <u>on side and rear boundaries and must not exist on front boundaries.</u></p>									
<p>This standard does not apply to:</p>									

<ol style="list-style-type: none"> 1. Lot 2 DP 32689 (27 Johnsonville Road), where an 11m maximum height limit applies; 2. Accessory buildings; 3. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 4. 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 5. Lift overruns provided these do not exceed the height by more than 4m. 	
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ISPP

MCZ-S2	Minimum building height
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<ol style="list-style-type: none"> 1. A minimum height of 7m is required for: <ol 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> <ol 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> <ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol 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.
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ISPP

MCZ-S3	Minimum ground floor height
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<ol style="list-style-type: none"> 1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> a. The extent to which a reduced height: <ol 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 b. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
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ISPP

MCZ-S4	Height in relation to boundary
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<ol style="list-style-type: none"> 1. No part of any building or structure may project beyond the relevant recession plane <u>standards of an adjoining boundary in the MRZ, HRZ or Open Space Zone shown below:</u> 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> a. Dominance, privacy, and shading effects on adjoining sites; b. Whether an increase in height in relation to boundary results from a
Location	Recession plane
Boundary adjoining any site within the	60° measured from a height of 4m vertically above ground level

MRZ with a height limit of 11m identified on the District Plan Maps		<p>response to natural hazard mitigation;</p> <p>c. Effects on public spaces; and</p> <p>d. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.</p>
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
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<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 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> <ol style="list-style-type: none"> 1. 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 2. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; 3. <u>Service stations.</u> 	<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 street, informal access route or public space.
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ISPP

MCZ-S6	Active frontage and non-residential activity frontage controls
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<ol style="list-style-type: none"> 1. Any new building or addition to an existing building adjoining facing an identified street on a site with an active frontage must: <ol style="list-style-type: none"> a. Be built up to the street edge on all street boundaries <u>with an identified active frontage control at ground floor level</u> and along <u>at least 90% of 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>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: <ol style="list-style-type: none"> a. Is more than 3 metres wide; and 	<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. <u>is provided</u>
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<p>b. Extends from a height of 1m above ground level to a maximum height of 2.5m;</p> <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. 	
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ISPP

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

ISPP

MCZ-S8	Residential – outdoor living space
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<ol style="list-style-type: none"> a. 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; b. 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 c. 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"> 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 manoeuvring areas. 	<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"> i. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; ii. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; 2. Whether any alternative publicly available open space adjoins or is in close proximity to the site; and 3. The availability of public space in proximity to the site. 									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Living space type</th> <th style="text-align: left;">Minimum area</th> <th style="text-align: left;">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">a. Private</td> </tr> <tr> <td style="padding-left: 20px;">i. Studio unit and</td> <td>5m²</td> <td>1.8m</td> </tr> </tbody> </table>	Living space type	Minimum area	Minimum dimension	a. Private			i. Studio unit and	5m ²	1.8m	
Living space type	Minimum area	Minimum dimension								
a. Private										
i. Studio unit and	5m ²	1.8m								

1- bedroom unit			
ii. 2+ bedroom unit	8m ²	1.8m	
1. Communal			
i. For every <u>4 – 15</u> units	<u>4064</u> m ²	8m	
<u>For each additional unit above 15 units</u>	<u>2</u> m ²	<u>-</u>	
<u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u>			

ISPP

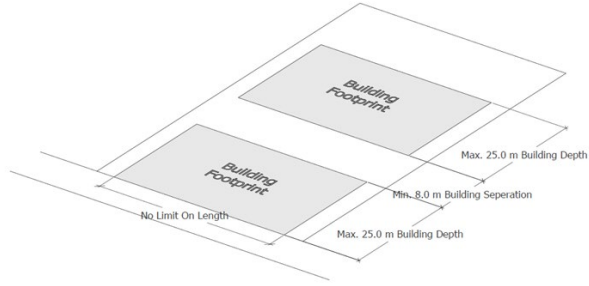
MCZ-S9	Minimum outlook space for multi-unit housing
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1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.	Assessment criteria where the standard is infringed: - 1. The extent to which; a. 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.
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ISPP

MCZ-S10 Minimum building separation distance

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 below.



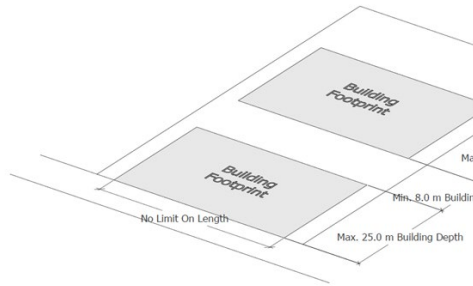
Assessment criteria where the standard is infringed:

- 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 part of a new building, or additions to existing building, used for residential activities, must not result in the continuous depth of any external side wall being greater than 25m, as shown in Diagram 16 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-SX</u>	<u>Boundary setback from rail corridor</u>
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1. <u>Boundary Buildings or structures must not be located within 1.5m setback from a rail corridor boundary.</u>	<u>Assessment criteria where the standard is infringed:</u> 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>
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Methods

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

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.

He Rohe Whanake: Ngā Whare Pāhi o Kilbirnie

Development Area: Kilbirnie Bus Barns

DEV1	Development Area – Kilbirnie Bus Barns
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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	Purpose High quality mixed use development is achieved on the Kilbirnie 'Bus Barns' site through a comprehensive development process.
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Policies

DEV1-P1	Comprehensive Development of the Bus Barns site 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.
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Rules: Land use activities

DEV1-R1	Construction of, or additions and alterations to, buildings and structures
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Any alterations or additions to a building or structure that: <ol style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or

- ii. Relate to a building frontage below verandah level, including entranceways and glazing; or
 - iii. Are not visible from public spaces; and
 - iv. Results in the creation of new residential units; and
 - v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; or
- b. The construction of any building or structure:
- i. Is not located on a site with an active frontage or non-residential activity frontage; ~~or~~ and
 - 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. Comply 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.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of DEV1-R1.1 cannot be achieved.

Matters of discretion are:

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; and
3. ~~The Centres and Mixed Use Design Guide, including guideline G107 - City Outcome Contribution as required in Appendix 16 for any building that exceeds the MCZ-S1 height threshold requirement and is under the minimum height and either comprises 25 or more residential units or is a non-residential building;~~
4. ~~3. The Residential Design Guide;~~
 3. The extent and effect of any identifiable site constraints;
 4. Construction impacts on the transport network;
 5. The extent of compliance with the Kilbirnie Bus Barns Development Plan; and
 6. The availability and connection to existing or planned three waters infrastructure.

Notification status:

An application for resource consent made in respect of rule 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 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. The relevant City Outcome Contribution maximum height requirement set out in MCZ-S1 is exceeded.

Matters of discretion are:

1. The matters in MCZ-P10; and
2. The application and implementation of the City Outcome Contribution set out in Appendix 16.

Notification status:-

~~An application for resource consent made in respect of rule DEV1-R1.3 is precluded from being either publicly or limited notified, except where the application does not give effect to MCZ-P10 City Outcomes Contribution.~~

~~An application for resource consent made in respect of rule DEV1-R1.3 that does not give effect to MCZ-P10 City Outcomes Contribution must be publicly notified.~~