

# **Wellington City Proposed District Plan**

## **ISPP wrap up and integration hearing**

### **Part 2: Design Guides**

#### **Appendix E - Recommended Amendments to Commercial and Mixed Use Provisions**

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

**Note:**

- Changes recommended in the original Section 42A Report for the City Centre Zone are in **red**, with ~~strikethrough~~ and underline.
- Changes recommended in the Supplementary Statements of Evidence are in **blue**, with ~~strikethrough~~ and underline.
- Changes recommended in the Right of Reply are in **purple**, with ~~strikethrough~~ and underline.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Pokapū Tāone

## City Centre Zone

CCZ	City Centre Zone
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### P1 Sch1

#### Introduction

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand's Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government, parliamentary, civic and commercial activity. Relative to other areas of the city it exhibits a heightened intensity and scale of development.

As well as a diversity of activity, the City Centre Zone contains a variety of environments ranging from high-rise office towers and residential apartments through to distinct heritage areas and buildings, and an array of public and open space, including the waterfront. These combine to give the City Centre Zone a distinctive identity and character.

This distinctiveness is further reinforced by the long established traditional, historical, cultural, and spiritual associations and more recent development interests that the mana whenua of Te Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira, have with many places and sites across the City Centre Zone. Some of the more significant of these include Pipitea Marae and Pā, Kumutoto Kāinga and stream, Te Aro Kainga, Waitangi and Whairepo Lagoons and statutory acknowledgement areas such as the Old Government Buildings and Turnbull House Historic Reserves.

Also centrally located within the City Centre Zone is Te Ngākau Civic Square – a distinct civic precinct that abuts Victoria Street, Wakefield Street, Harris Street and Jervois Quay and acts as a key connector to the city's waterfront. The precinct is entering a phase of transition, with some of its associated civic buildings and assets requiring either earthquake strengthening or

redevelopment. In addition to seismic resilience challenges it also faces significant climate and water management related issues including flooding and inundation.

A long-term vision for the Te Ngākau Civic Square Precinct has been developed and approved by the Council, the focus of which is ensuring the precinct becomes a vibrant, safe and inclusive area that enables creative, cultural, civic and arts activities to flourish. [The Council and its mana whenua Tākaia Here partners will plan the precinct development to realise this vision.](#) The City Centre Zone aligns with this vision by enabling a level of redevelopment to occur that accommodates the range of activities anticipated.

To maximise development capacity to accommodate projected growth, an increase in the scale and intensity of development is enabled across the zone, [including through the removal of maximum building heights](#). This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement – Urban Development (NPS-UD) and to reflect the higher, denser nature of development within the City Centre Zone. To complement this the Zone also contains measures to ensure that buildings and spaces are designed to:

- be of accessible and of a good quality;
- positively contribute to public space and built form of the City Centre;
- offer a suitable level of amenity for users such as access to sunlight and open space;
- provide opportunities for active and passive recreational pursuits; and
- mitigate relevant adverse effects.

To ensure the continued vibrancy ~~and viability~~ of the City Centre Zone a wide range of activities are permitted and encouraged throughout most parts of the Zone. This is supported by measures to manage activities and development that have the potential to adversely affect public and private amenity or to create reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas or identified public space.

In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable ~~distance~~ [catchment](#) of planned rapid transit stops.

<b>CCZ- PREC01</b>	<b>Te Ngākau Civic Square Precinct</b>
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### P1 Sch1

The purpose of the Te Ngākau Civic Square Precinct is to provide for civic activities ~~and~~, functions, [public use](#), ~~and~~ areas of open space and redevelopment of the precinct while ensuring that any future development respects the special qualities of the area, including the concentration of [scheduled](#) heritage buildings.

The Precinct is Wellington's unique civic place. It is located in the heart of the City Centre and is a destination in itself. It is also an anchor point and gateway that connects the city centre's entertainment area, the waterfront and the Central Business District. Wellington's major civic and entertainment venues are located within the precinct, including the Wellington Town Hall, City Gallery Wellington (Te Whare Toi), Wellington City Library (Te Matapihi), Michael Fowler Centre, ~~Civic Administration Building, Municipal Office Building,~~ and Capital E.

The long-term vision for the precinct is that Te Ngākau is the beating heart of our capital city: a thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whānganui-a-Tara.

In particular, the aims of the Te Ngākau Civic Square Precinct are to:

1. Ensure that it is a vibrant and welcoming space which supports a range of uses to locate alongside its core civic function;

2. Provide a distinctive, safe, inclusive, comfortable and green environment for all users;
3. Create a civic space that reflects Wellington’s unique culture, architecture, design, heritage and identity, including reflecting mana whenua values;
4. Ensure that future buildings and public environments are designed to a high quality; are resilient and sustainable; and complement and connect existing buildings and public spaces within the precinct as well as to the wider urban fabric of the City Centre;
5. Enable greater connectivity to surrounding streets and access between the city and waterfront, and to integrate with the wider transport network; and
6. Ensure that it is equipped to respond to significant seismic and climate change resilience challenges.

Te Ngākau Civic Square Precinct has long established historical and cultural associations for the mana whenua of Whanganui a Tara (Wellington), Taranaki Whānui and Ngati Toa Rangatira. Consequently, it is important that activities within the precinct recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/mauri of this area of significance to mana whenua is not diminished through any potential adverse effects created by activities and development within the precinct.

The Land Use Activities Rules for the City Centre Zone apply to the Te Ngākau Civic Square Precinct, with the Building and Structure Activity Rules and Standards for the City Centre Zone also applicable in addition to any precinct specific rules and standards identified in the plan.

Where there is any conflict between City Centre Zone and precinct specific provisions, the precinct provisions 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**

**City Centre Zone**

ISPP

**CCZ-01**

**Purpose**

The City Centre Zone continues to be the primary commercial and employment centre servicing Wellington and the wider region, supported by residential and a diverse mix of other compatible activities that reflect its role and function in the hierarchy of centres.

ISPP

**CCZ-02**

**Accommodating growth**

The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity and additional infrastructure to meet its short, medium and long term residential and business growth needs, including:

1. A choice variety of building type, size, affordability and distribution, including forms of ~~medium and~~ high-density housing;
2. Convenient access to active and public transport activity options;
3. Efficient, well integrated and strategic use of available development sites; and

		4. Convenient access to a range of open space, including green space, and supporting commercial activity and community facility options.
ISPP	<b>CCZ-03</b>	<p><b>Urban form and scale</b></p> <p>The scale and form of development in the City Centre Zone reflects its purpose as Wellington's primary commercial and employment centre, with the highest and most intensive form of development concentrated in the zone relative to other parts of the city.</p>
ISPP	<b>CCZ-04</b>	<p><b>Ahi Kā</b></p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations, and landowner and development interests are recognised in planning and developing the City Centre Zone.</p>
ISPP	<b>CCZ-05</b>	<p><b>Amenity and design</b></p> <p>Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including:</p> <ol style="list-style-type: none"> <li>1. Reinforcing the City Centre Zone's distinctive sense of place;</li> <li>2. Providing a quality and level of public and private amenity in the City Centre Zone that evolves and positively responds to anticipated growth and the diverse and changing needs of residents, businesses and visitors;</li> <li>3. Maintaining and enhancing the amenity and safety of public space;</li> <li>4. Contributing to the general amenity of neighbouring residential areas <u>while achieving the anticipated planned urban form of the City Centre Zone</u>;</li> <li>5. Producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change;</li> <li>6. Protecting current areas of open space, including green space, and providing greater choice of space for residents, workers and visitors to enjoy, recreate and shelter from the weather; and</li> <li>7. Acknowledging and sensitively responding to adjoining heritage buildings, heritage areas and areas and sites of significance to Māori.</li> </ol>
ISPP	<b>CCZ-06</b>	<p><b>Development near rapid transit</b></p> <p>Activities and development near existing and planned rapid transit stops:</p> <ol style="list-style-type: none"> <li>1. Are located to enable convenient access by local residents, workers and visitors, particularly around transport hubs;</li> <li>2. Are of sufficient residential scale and intensity to support a frequent and rapid transit network and associated mixed use development; and</li> <li>3. Provide vibrant, attractive and easily accessible public space.</li> </ol>
ISPP	<b>CCZ-07</b>	<p><b>Managing adverse effects</b></p> <p>Adverse effects of activities and development in the City Centre Zone are managed effectively both:</p> <ol style="list-style-type: none"> <li>1. Within the City Centre Zone; and</li> </ol>

	<p>2. At interfaces with:</p> <ol style="list-style-type: none"> <li>Heritage buildings, heritage structures and heritage areas;</li> <li>Scheduled sites and areas of significance to Māori;</li> <li>Identified public spaces;</li> <li><del>Identified pedestrian streets;</del></li> <li>Residential Zoned areas;</li> <li>Open Space and Recreation Zoned areas; and</li> <li>The Waterfront Zone.</li> </ol>
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### Te Ngākau Civic Square Precinct

ISPP

<b>CCZ- PREC01-01</b>	<p><b>Purpose</b></p> <p>Te Ngākau Civic Square Precinct is a vibrant, safe, resilient, connected and inclusive environment supported by a range of activities that complement its primary civic function.</p>
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ISPP

<b>CCZ- PREC01-02</b>	<p><b>Built form</b></p> <p>The scale, form and positioning of development within the Te Ngākau Civic Square Precinct:</p> <ol style="list-style-type: none"> <li>Respects and reinforces the distinctive form and scale of existing associated historic heritage buildings, architecture and public space;</li> <li>Integrates mana whenua values into the design;</li> <li>Frames the square, <u>where relevant</u>;</li> <li>Ensures a high degree of sunlight access is achieved within <del>the precinct</del> <u>public spaces in the precinct</u>;</li> <li>Provides multiple connections which enable people to conveniently move between the city centre and the waterfront; <del>and</del></li> <li>Is sustainable and resilient; <u>and</u></li> <li><u>Provides for green spaces, where possible.</u></li> </ol>
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ISPP

<b>CCZ- PREC01-03</b>	<p><b>Integration with the City Centre, Waterfront and wider transport network</b></p> <p>Safe and accessible pedestrian linkages through the Te Ngākau Civic Square Precinct, and to and from other parts of the city centre and waterfront, are maintained and enhanced.</p>
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### Policies

#### City Centre Zone

P1 Sch1

<b>CCZ-P1</b>	<p><b>Enabled activities</b></p> <p>Enable a range and diversity of activities that support the purpose <del>and ongoing viability</del> of the City Centre Zone and enhances its vibrancy and amenity, including:</p> <ol style="list-style-type: none"> <li>Commercial activities;</li> <li>Residential activities, <del>except located</del>; <ol style="list-style-type: none"> <li><u>Above ground level; or</u></li> <li><del>At ground level</del> <u>a</u> Along any street <del>not</del> subject to active frontage and/or verandah coverage requirements; <del>;</del></li> <li><del>On any site subject to an identified natural hazard risk;</del></li> </ol> </li> </ol>
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		<ol style="list-style-type: none"> <li>3. Community facilities;</li> <li>4. Educational facilities;</li> <li>5. Arts, culture and entertainment activities;</li> <li>6. Emergency service facilities;</li> <li>7. Marae activities;</li> <li>8. Community corrections activities;</li> <li>9. Public transport activities;</li> <li>10. Visitor accommodation;</li> <li>11. Repair and maintenance service activities; <del>and</del></li> <li>12. Recreation activities; <del>i</del></li> <li>13. <u>Parliamentary activities;</u></li> <li>14. <u>Government activities; and</u></li> <li>15. <u>Civic activities.</u></li> </ol>
P1 Sch1	CCZ-P2	<p><b>Potentially incompatible activities</b></p> <p>Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy, <del>and</del> amenity, <u>resilience and accessibility</u>. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> <li>1. Industrial activities;</li> <li>2. Yard-based retail activities;</li> <li>3. Carparking at ground level;</li> <li>4. Demolition of buildings that results in the creation of vacant land; and</li> <li>5. Ground floor residential activities on streets identified as requiring either an active frontage or verandah <del>coverage and sites subject to an identified hazard risk.</del></li> </ol>
P1 Sch1	CCZ-P3	<p><b>Heavy industrial activities</b></p> <p>Avoid heavy industrial activities from locating in the City Centre Zone.</p>
ISPP	CCZ-P4	<p><b>Housing choice</b></p> <p>Enable high density, good quality residential development that:</p> <ol style="list-style-type: none"> <li>1. Contributes towards accommodating anticipated growth in the city; and</li> <li>2. <del>Offers</del> <u>Contributes to</u> a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, <u>impairments</u> and abilities.</li> </ol>
ISPP	CCZ-P5	<p><b>Urban form and scale</b></p> <p>Recognise the benefits of intensification by:</p> <ol style="list-style-type: none"> <li>1. Enabling greater overall height and scale of development to occur in the City Centre Zone relative to other centres; and</li> <li>2. Requiring the available development capacity of land within the zone to be efficiently optimised.</li> </ol>
ISPP	CCZ-P6	<p><b>Adaptive use</b></p> <p>Encourage new development and redevelopment in the City Centre Zone that is sustainable, resilient and adaptable to change in use over time, including enabling:</p>

		<ol style="list-style-type: none"> <li>1. Sufficient flexibility for ground floor space to be used and converted for a range of activities; and</li> <li>2. Residential activities at ground floor level along streets that are not subject to active frontage and/or verandah coverage requirements <del>and sites free of any identified natural hazard risk.</del></li> </ol>
P1 Sch1	CCZ-P7	<p><b>Ahi Kā</b></p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations and landowner and development interests in the City Centre Zone by:</p> <ol style="list-style-type: none"> <li>1. Providing for the development of papakāinga, kaumātua housing and affordable Māori housing on their landholdings;</li> <li>2. Managing new development adjoining scheduled sites of significance to Māori; and</li> <li>3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.</li> </ol>
ISPP	CCZ-P8	<p><b>Sense of place</b></p> <p>Provide for good quality new development and supporting public space that reinforces the City Centre’s identity and unique sense of place at a city scale, including its:</p> <ol style="list-style-type: none"> <li>1. Surrounding topography and harbour setting;</li> <li>2. Rich Māori and tauīwi/non-Māori history;</li> <li>3. Compact, walkable city structure;</li> <li>4. Diversified and vibrant mix of activities;</li> <li>5. Visually prominent buildings and variety of architectural styles; and</li> <li>6. Diversity of accessible, well designed civic and public space.</li> </ol>
ISPP	CCZ-P9	<p><b>Quality design outcomes</b></p> <p>Require new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre Zone by:</p> <ol style="list-style-type: none"> <li>1. <del>Meeting the requirements</del> Fulfilling the intent of the Centres and Mixed Use Design Guide as relevant;</li> <li>24. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: <ol style="list-style-type: none"> <li>a. <del>Acts as a catalyst for future change by reflecting</del> Reflects the nature and scale of the development <del>proposed</del> enabled within the zone <del>and in the vicinity</del> and responds to the evolving, more intensive identity of the neighbourhood;</li> <li>b. Optimises the development capacity of the land, particularly including sites that are: <del>large, narrow, vacant or ground level parking areas;</del> <ol style="list-style-type: none"> <li>i. <del>Large;</del> or</li> <li>ii. <del>Narrow;</del> or</li> <li>iii. <del>Vacant;</del> or</li> </ol> </li> </ol> </li> </ol>



	<p><del>iv. Ground level parking areas;</del></p> <p>c. Provides for the increased levels of residential accommodation anticipated; and</p> <p>d. Provides for a range of supporting business, open space and community facilities; and</p> <p>e. <u>Is accessible for emergency service vehicles; and</u></p> <p>2. Ensuring that development, where relevant:</p> <p>a. Responds to the site context, particularly where it is located adjacent to:</p> <ul style="list-style-type: none"> <li>i. A scheduled site of significance to Māori;</li> <li>ii. A heritage building, heritage structure or heritage area;</li> <li>iii. An identified character precinct;</li> <li>iv. A listed public space;</li> </ul> <p><del>v. Identified pedestrian streets;</del></p> <ul style="list-style-type: none"> <li>vi. Residential zones;</li> <li>vii. Open space zones; and</li> <li>viii. The Waterfront Zone;</li> </ul> <p>b. Responds to the pedestrian scale of narrower streets;</p> <p>c. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings;</p> <p>d. Provides a safe and comfortable pedestrian environment;</p> <p>e. Enhances the quality of the streetscape and the private/public interface;</p> <p>f. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; and</p> <p>g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, including residential along streets that are not subject to active frontage and/or verandah coverage requirements <del>and sites free of any identified natural hazard risk.</del></p>
<p>ISPP</p>	<p><b>CCZ-P10 On-site residential amenity</b></p> <p>Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone, including:</p>

	<ol style="list-style-type: none"> <li>1. Providing residents with access to an adequate outlook; <del>and</del></li> <li>2. Ensuring <u>convenient</u> access to <del>convenient outdoor space, including private and/or shared communal areas of outdoor space;-</del></li> <li>3. <del>Meeting the requirements</del> <u>Fulfilling the intent of the Residential Centres and Mixed Use Design Guide, as relevant;</u> and</li> <li>4. <u>Providing residents with adequate internal living space.</u></li> </ol>
<p>ISPP</p>	<p><b>CCZ-P11 City outcomes contribution</b></p> <p>Require <del>over and under height, large scale residential, non-residential and comprehensive</del> developments <u>over CCZ-S1 height thresholds and under CCZ-S4 minimum building heights</u> in the City 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 <u>satisfying through at least two of the following outcomes either:</u></p> <ol style="list-style-type: none"> <li>1. Positively contributing to public space provision and the amenity of the site and surrounding area; <del>and/or</del></li> <li>2. <u>Enabling universal accessibility within buildings ease of access for people of all ages and mobility/disability;</u> <del>and/or</del></li> <li>3. <del>3.</del> <u>3.</u> Incorporating a level of building performance that leads to reduced carbon emissions and increased <del>climate change</del> <u>earthquake</u> resilience; <del>and/or</del></li> <li>4. <del>4.</del> <u>4.</u> Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; <del>and/or</del></li> <li>5. <del>5.</del> <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; <del>and/or</del></li> <li>5. <del>Enabling ease of access for people of all ages and mobility.</del></li> </ol>
<p>ISPP</p>	<p><b>CCZ-P12 Managing adverse effects</b></p> <p>Recognise the evolving, higher density development context <u>anticipated enabled</u> in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> <li>1. The impacts of building dominance and the height and scale relationship;</li> <li>2. Building mass effects, including the amount of light and outlook around buildings; and</li> <li>3. The impacts on sunlight access to identified public space; and</li> <li>4. The impacts of related construction activity on the transport network <u>and pedestrian linkages.</u></li> </ol>
	<p><b><u>CCZ-PX Retirement villages</u></b></p> <p><u>Provide for retirement villages where it can be demonstrated that the development:</u></p>

	<ol style="list-style-type: none"> <li>1. <u>Meetsing the requirements of the Residential-Centres and Mixed Use Design Guide, as relevant;</u></li> <li>2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</u></li> <li>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></li> <li>4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u></li> <li>5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated in for the Zone.</u></li> </ol>
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**Te Ngākau Civic Square Precinct**

P1 Sch1

<b>CCZ- PREC01-P1</b>	<p><b>Activities</b></p> <p>Enable a range of activities and temporary events that support the civic purpose and ongoing vibrancy and amenity of Te Ngākau Civic Square Precinct, including:</p> <ol style="list-style-type: none"> <li>1. Civic functions;</li> <li>2. Arts, culture and entertainment activities;</li> <li>3. Recreation activities;</li> <li>4. Community facilities;</li> <li>5. Commercial activities; and</li> <li>6. Residential activities above ground level to encourage activation of the precinct both day and night.</li> </ol>
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ISPP

<b>CCZ- PREC01-P2</b>	<p><b>Use and development of the Te Ngākau Civic Square Precinct</b></p> <p>Provide for the staged redevelopment of the Te Ngākau Civic Square Precinct, and its connections with the transport network, wider City Centre Zone and Waterfront Zone, including:</p> <ol style="list-style-type: none"> <li>1. Enhancing the public function, pedestrian network and public spaces within the precinct;</li> <li>2. Maintaining its special character by managing the form, scale and intensity of development;</li> <li>3. Ensuring land use activities and development are planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; and</li> <li>4. Enabling new development and a range of activities that are integrated and compatible with existing buildings and land uses in the precinct.</li> </ol>
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ISPP

<b>CCZ- PREC01-P3</b>	<p><b>Access, connections and open space</b></p> <p>Require that the use and development of the Te Ngākau Civic Square Precinct:</p> <ol style="list-style-type: none"> <li>1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks;</li> <li>2. Promotes existing and planned pedestrian access and connections between the precinct, the waterfront and the city centre; and</li> </ol>
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		3. Provides well-designed, safe and accessible public and green open space, within the precinct.
ISPP	CCZ- PREC01-P4	<p><b>Amenity and design</b></p> <p>Require development within the Te Ngākau Civic Square Precinct to contribute positively to its visual quality, amenity, interest and public safety by:</p> <p><u>1. Meeting the requirements Fulfilling the intent of the Centres and Mixed Use Design Guide and the Residential Design Guide where possible;</u></p> <p><del>4.</del> <u>2.</u> Requiring buildings and public spaces to incorporate high-quality visual and architectural design based on factors such as the bulk, form, scale, portion, location and detailing of the building/structure or building additions/alterations;</p> <p><del>2.</del><del>3.</del> <u>3.</u> Ensuring building design respects the form, scale and style of heritage buildings and wider architectural elements within the precinct, including interface treatment with the Town Hall;</p> <p><del>3.</del><del>4.</del> <u>4.</u> Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings and requiring new buildings to be resiliently designed;</p> <p><del>4.</del> <u>5.</u> Recognising mana whenua cultural values in the design of public spaces;</p> <p><del>5.</del><del>6.</del> <u>6.</u> Ensuring new development will result in overall improvements to the function, access and safety of the precinct, including enabling universal access and opportunities for formal and informal surveillance;</p> <p><del>6.</del> <u>7.</u> Providing an active edge along a portion of each building that addresses both the internal precinct area and externally towards adjoining streets;</p> <p><del>7.</del><del>8.</del> <u>8.</u> Providing a comfortable micro-climate for precinct users;</p> <p><del>8.</del><del>9.</del> <u>9.</u> Positioning new development and managing building height and form to ensure a high degree of sunlight access is achieved within the square;</p> <p><del>9.</del> <u>10.</u> Retaining and enhancing strong visual and physical connections between the square, the waterfront, the city centre and streets surrounding the precinct; and</p> <p><del>10.</del> <u>11.</u> Incorporating public amenities, public artwork and means to assist wayfinding, including provision of interpretation and references to the area’s cultural and historic heritage associations.</p>
		<b>Rules: Land use activities in the City Centre Zone</b>
P1 Sch1	CCZ-R1	<b>Commercial activities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	CCZ-R2	<b>Community facilities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	CCZ-R3	<b>Educational facilities</b>
	1. Activity status: <b>Permitted</b>	
P1 Sch1	CCZ-R4	<b>Recreation activities</b>

		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R5</b>	<b>Arts, culture, and entertainment activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R6</b>	<b>Emergency service facilities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R7</b>	<b>Marae activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R8</b>	<b>Community corrections activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R9</b>	<b>Public transport activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R10</b>	<b>Visitor accommodation activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-R11</b>	<b>Repair and maintenance service activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-RX</b>	<b>Parliamentary activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-RX</b>	<b>Government activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-RX</b>	<b>Civic activities</b>
		1. Activity status: <b>Permitted</b>
P1 Sch1	<b>CCZ-RX</b>	<b>Retirement Villages</b>
		1. <u>Activity status: Permitted</u>
P1 Sch1	<b>CCZ-R12</b>	<b>Residential activities</b>
		1. Activity status: <b>Permitted</b>

	<p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> <li>i. Above ground floor level; or</li> <li>ii. At ground floor level along any street edge not identified as an active frontage; or</li> <li>iii. At ground level along any street not identified as requiring verandah coverage; <del>or</del></li> <li>iv. <del>At ground level on any site contained within a Natural Hazard Overlay.</del></li> </ol>		
	<p><del>2. Activity status: <b>Discretionary</b></del></p> <p><del>Where:</del></p> <p><del>a. Compliance with the requirements of CCZ-R12.1.a cannot be achieved.</del></p> <p><del>Notification status: An application for resource consent made in respect of rule CCZ-R12.2.a is precluded from being either publicly or limited notified.</del></p>		
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of CCZ-R12.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li>1. <u>The matters in CCZ-P2, CCZ-P4 and CCZ-P9;</u></li> <li>2. <u>The extent and effect of non-compliance with CCZ-S7 and CCZ-S8;</u></li> <li>3. <u>Whether residential activities exceed 50% of the street frontage at ground floor;</u></li> <li>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></li> <li>5. <u>The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u></li> <li>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></li> <li>7. <u>The continuity of verandah coverage along the identified street, informal access route or public space; and</u></li> <li>8. <u>The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u></li> </ol> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-R12.2.a is precluded from being either publicly or limited notified.</u></p>		
<b>P1 Sch1</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 20%; text-align: center;"><b>CCZ-R13</b></td> <td><b>Industrial activities, excluding repair and maintenance service activities</b></td> </tr> </table>	<b>CCZ-R13</b>	<b>Industrial activities, excluding repair and maintenance service activities</b>
<b>CCZ-R13</b>	<b>Industrial activities, excluding repair and maintenance service activities</b>		
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p>		

a. The activity is not a Heavy Industrial Activity.

Matters of discretion are:

1. The compatibility with, and nature and form of, neighbouring activities;
2. 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; and
3. Effects on the amenity of the area, particularly in relation to noise, traffic generation, dust, odour and light spill.

Notification status: An application for resource consent made in respect of rule CCZ-R13.1.a is precluded from being publicly notified.

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

Where:

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

Notification status: An application for resource consent made in respect of rule CCZ-R13.2 must be publicly notified.

P1 Sch1

	<b>CCZ-R14</b>	<b>Carparking activities</b>
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1. Activity status: **Permitted**

Where:

- a. The activity involves:
  - i. Provision of carparks above ground [floor](#) level; or
  - ii. Provision of carparks below ground floor level; or
  - iii. Provision of parking spaces for people with disabilities; or
  - iv. Provision of ground [floor](#) level carparks that form part of a building specifically constructed and used for carparking purposes [and that complies with CCZ-S8; or](#)
  - v. [Provision of ground floor level carparks that form part of a building, are located to the rear back of the site, comply do not cause non-compliance with CCZ-S8 and are not visible from the street; or](#)
  - vi. [Provision of carparks on a road.](#)

2. Activity status: **Discretionary**

Where:

- a. Compliance with the requirements of CCZ-R14.1.a cannot be achieved.

Notification status: An application for resource consent made in respect of rule CCZ-R14.2.a must be publicly notified.

P1 Sch1

	<b>CCZ-R15</b>	<b>Yard-based retailing activities</b>
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1. Activity status: **Discretionary**

Notification Status: An application for resource consent made in respect of rule CCZ-R15; [that is either a new activity or expands the net area of an existing activity must be publicly notified must be publicly notified except when the application activity relates to the maintenance, operation and upgrading of an existing activity.](#)

P1 Sch1	<b>CCZ-R16</b>	<b>All other land use activities</b>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.</p>	
<b>Rules: Land use activities in the Te Ngākau Civic Square Precinct</b>		
P1 Sch1	<b>CCZ- PREC01-R1</b>	<b>Civic activities</b>
	<p>1. Activity status: <b>Permitted</b></p>	
P1 Sch1	<b>CCZ- PREC01-R2</b>	<b>Arts, culture, and entertainment activities</b>
	<p>1. Activity status: <b>Permitted</b></p>	
P1 Sch1	<b>CCZ- PREC01-R3</b>	<b>Community activities</b>
	<p>1. Activity status: <b>Permitted</b></p>	
P1 Sch1	<b>CCZ- PREC01-R4</b>	<b>Commercial facilities</b>
	<p>1. Activity status: <b>Permitted</b></p>	
P1 Sch1	<b>CCZ- PREC01-R5</b>	<b>Recreation activities</b>
	<p>1. Activity status: <b>Permitted</b></p>	
P1 Sch1	<b>CCZ- PREC01-R6</b>	<b>Residential activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is located above ground floor level.</p>	
<u>P1 Sch1</u>	<u><b>CCZ- PREC01-RX</b></u>	<u><b>Educational facilities</b></u>
	<p>1. <u>Activity status: <b>Permitted</b></u></p>	
<u>P1 Sch1</u>	<u><b>CCZ- PREC01-RX</b></u>	<u><b>Government activities</b></u>
	<p>1. <u>Activity status: <b>Permitted</b></u></p>	



P1 Sch1

<b>CCZ- PREC01-R7</b>	<b>All other land use activities</b>
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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 structure activities in the City Centre Zone**

ISPP

<b>CCZ-R17</b>	<b>Maintenance and repair of buildings and structures</b>
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1. Activity status: **Permitted**

ISPP

<b>CCZ-R18</b>	<b>Demolition or removal of buildings and structures</b>
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1. Activity status: **Permitted**

Where:

- a. The demolition or removal of a building:
  - 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 adding to or altering an existing building that is a permitted activity under CCZ-R19 or CCZ-R20, or that has an approved resource consent or resource consent is being sought concurrently ~~under CCZ-R19.2, CCZ-R20.2 or CCZ-R20.3;~~ or
- b. The demolition or removal involves a structure, excluding any building.

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

Where:

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

Notification status: An application for resource consent made in respect of rule CCZ-R18.2.a is precluded from being either publicly or limited notified.

ISPP

<b>CCZ-R19</b>	<b>Alterations and additions to buildings and structures</b>
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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

	<p><u>ii. Involve the placement of solar panels on rooftops; or</u>  <u>iii. Involve maintenance, repair or painting; or</u>  <u>iv. Involve re-cladding with like for like materials and colours; or</u>  <u>v. Relate to a building frontage that is:</u></p> <ul style="list-style-type: none"> <li>• below verandah level, including entranceways and glazing; and</li> <li>• <u>compliantes</u> with CCZ-S8 <u>is achieved</u>; or</li> </ul> <p><u>vi. Are not visible from a public space; and</u></p> <p><u>b. The alterations or additions:</u></p> <p><u>iii.-i. dDo not result in the creation of new residential units;</u>  <u>iv. Are not visible from public spaces; and</u>  <u>v. ii. Comply with standards <u>CCZ-S1</u>, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, <del>and CCZ-S8</del> and <u>CCZ-SX (Fences and standalone walls)</u>.</u></p>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of CCZ-R19.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8 CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12;</li> <li>2. The extent and effect of non-compliance with <del>CCZ-S1</del>, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13, <del>and</del> CCZ-S13, <u>CCZ-SX (Fences and standalone walls)</u>, <u>CCZ-SX (Boundary setback from a rail corridor)</u> and <u>CCZ-SX (Sites adjoining residential zones)</u>; <u>and</u></li> <li>3. Construction impacts on the transport network; <u>and</u></li> <li>4. <del>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 <u>CCZ-S1</u> height threshold requirement or is under the minimum height limit. and either comprises 50 or more residential units or is a non-residential building; and</del></li> <li>5. <del>The Residential Design Guide.</del></li> </ol> <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule CCZ-R19.2.a that complies with all of the identified standards in CCZ-R19.2.a.2 is precluded from being either publicly or limited notified.</u></p> <p>An application for resource consent made in respect of rule CCZ-R19.2.a which results in non-compliance with CCZ-S5, CCZ-S9, <u>and</u> CCZ-S10, <del>CCZ-S11, CCZ-S12 and CCZ-S13</del> is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule CCZ-R19.2.a which results in non-compliance with <del>CCZ-S1</del>, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S6, CCZ-S7, <del>and</del> CCZ-S8, <u>CCZ-S11, CCZ-S12 and CCZ-S13</u> is precluded from being publicly notified.</p>
	<p><u>3. Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>In addition to the requirements in CCZ-R19.2, <del>t</del>he relevant City Outcome Contribution Height Threshold set out in <u>CCZ-S1</u> is exceeded.</u></p> <p><u>Matters of discretion are:</u></p>

ISPP

	<p>1. <a href="#">The matters in CCZ-P11; and</a></p> <p>2. <a href="#">The application and implementation of the City Outcome Contribution set out in Appendix 16.</a></p> <p><a href="#">Notification status: An application for resource consent made in respect of rule CCZ- R19.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in <del>give effect to</del> CCZ-P11 City Outcomes Contribution.</a></p> <p><a href="#">Notification status: An application for resource consent made in respect of rule CCZ- R19.3 that <del>does not give effect to</del> CCZ- P11 City Outcomes Contribution must be publicly notified.</a></p>	
	<b>CCZ-R20</b>	<b>Construction of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It involves the construction of any new building or structure that:                     <ul style="list-style-type: none"> <li>i. Will have a gross floor area of 100m<sup>2</sup> or less; and</li> <li>ii. Will result in a building coverage of no more than 20 percent; and</li> </ul> </li> <li>b. Compliance with <a href="#">CCZ-S1</a>, <a href="#">CCZ-S2</a>, <a href="#">CCZ-S3</a>, <a href="#">CCZ-S4</a>, <a href="#">CCZ-S5</a>, <a href="#">CCZ-S6</a>, <a href="#">CCZ-S7</a>, <a href="#">CCZ-S8</a>, <a href="#">CCZ-S9</a>, <a href="#">CCZ-S10</a>, <a href="#">CCZ-S11</a>, <a href="#">CCZ-S12</a>, <del>and</del> <a href="#">CCZ-S13</a>, <a href="#">CCZ-SX (Fences and standalone walls)</a>, <a href="#">CCZ-SX (Boundary setback from a rail corridor)</a> and <a href="#">CCZ-SX (Sites adjoining residential zones)</a>; is achieved.</li> </ul>	

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

Where:

- a. Compliance with any of the requirements of CCZ-R20.1, excluding [CCZ-S1](#) and [CCZ-S4](#), cannot be achieved.

Matters of discretion are:

1. The matters in [CCZ-P4](#), [CCZ-P5](#), [CCZ-P6](#), [CCZ-P7](#), [CCZ-P8](#), [CCZ-P9](#), [CCZ-P10](#), ~~[CCZ-P11](#)~~ and [CCZ-P12](#);
2. The extent and effect of non-compliance with ~~[CCZ-S1](#)~~, [CCZ-S2](#), [CCZ-S3](#), [CCZ-S5](#), [CCZ-S6](#), [CCZ-S7](#), [CCZ-S8](#), [CCZ-S9](#), [CCZ-S10](#), [CCZ-S11](#), [CCZ-S12](#), ~~and [CCZ-S13](#)~~, ~~[CCZ-SX \(Fences and standalone walls\)](#)~~, ~~[CCZ-SX \(Boundary setback from a rail corridor\)](#)~~ and ~~[CCZ-SX \(Sites adjoining residential zones\)](#)~~;
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 maximum [CCZ-S1](#) height threshold requirement or is under the minimum height limit in [CCZ-S4](#) and either comprises 50 or more residential units or is a non-residential building;~~
4. ~~The Residential Design Guide;~~
4. The extent and effect of any identifiable site constraints;
5. The impacts of related construction activities on the transport network; 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 [CCZ-R20.2.a](#) which complies with all of the identified standards in [CCZ-R20.2.2](#) is precluded from being either publicly or limited notified.~~

An application for resource consent made in respect of rule [R20.2.a](#) which results in non-compliance with [CCZ-S5](#), [CCZ-S9](#), ~~and [CCZ-S10](#)~~, ~~[CCZ-S11](#)~~, ~~[CCZ-S12](#)~~ and ~~[CCZ-S13](#)~~ is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule [R20.2.a](#) which results from non-compliance with ~~[CCZ-S1](#)~~, [CCZ-S2](#), [CCZ-S3](#), [CCZ-S6](#), [CCZ-S7](#), ~~and [CCZ-S8](#)~~, ~~[CCZ-S11](#)~~, ~~[CCZ-S12](#)~~ and ~~[CCZ-S13](#)~~ is precluded from being publicly notified.

## 3. Activity status: **Restricted Discretionary**

Where:

- a. In addition to the requirements in [CCZ-R20.2](#), ~~the relevant City Outcome Contribution Height Threshold set out in [CCZ-S1](#) is exceeded.~~

Matters of discretion are:

- ~~3-1. The matters in [CCZ-P11](#); and~~  
~~4-2. 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 [CCZ-R20.3](#) is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in ~~give effect to [CCZ-P11](#) City Outcomes Contribution.~~

An application for resource consent made in respect of rule [CCZ-R20.3](#) that does not give effect to [CCZ-P11](#) City Outcomes Contribution must be publicly notified.

		<p><u>4.3</u> Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CCZ-S4 cannot be achieved.</p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule CCZ- R20.43 <del>which results in non-compliance with CCZ-S4</del> is precluded from being either publicly or limited notified, <del>except where the application does not satisfy the outcome threshold test in give-effect to CCZ-P11 City Outcomes Contribution.</del></p> <p><u>An application for resource consent in respect of rule CCZ-R20.4 that does not satisfy the outcome threshold test in give-effect to CCZ-P11 City Outcomes Contribution must be publicly notified.</u></p>
<p>P1 Sch1</p>	<p><b>CCZ-R21</b></p>	<p><b>Conversion of buildings, or parts of buildings, for residential activities</b></p>
		<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in CCZ-P1, CCZ-P4 and CCZ-P10;</li> <li>2. The extent of compliance with standards CCZ-S9, CCZ-S10 and CCZ-S13 and satisfaction of associated assessment criteria;</li> <li><del>3. The relevant guidance contained within the Residential Design Guide; and</del></li> <li><del>4.3</del> The availability and connection to existing or planned three waters infrastructure.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule CCZ-R21.1 is precluded from being either publicly or limited notified.</p>
<p>P1 Sch1</p>	<p><b>CCZ-R22</b></p>	<p><b>Outdoor storage areas</b></p>
		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.</li> <li>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></li> </ol>
		<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of CCZ-R22.1 cannot be achieved</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in CCZ-P7 and CCZ-P10;</li> <li>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</li> <li>3. The extent to which outdoor storage is visible to surrounding areas, including any</li> </ol>

associated effects on amenity values where visible from residential or open space areas.

Notification status: An application for resource consent made in respect of rule CCZ-R22 is precluded from being publicly and limited notified.

**Rules: Building and structures activities in the Te Ngākau Civic Square Precinct (CCZ-PREC01)**

ISPP

**CCZ-  
PREC01-  
R78**

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

1. Activity status: **Restricted Discretionary**

Matters of discretion are:

1. The matters in CCZ-PREC01-P2, CCZ-PREC01-P3 and CCZ-PREC01-P4;
2. The extent and effect of non-compliance with CCZ-S1, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13;
- ~~3. The Centres and Mixed Use Design Guide;~~
- ~~4. The Residential Design Guide;~~
- ~~5. 3.~~ The outcomes of any consultation undertaken with mana whenua;
- ~~6. 4.~~ The extent and effect of any identifiable site constraints;
- ~~7. 5.~~ The extent to which the proposed building or addition/alteration respects the form, scale and style of historic heritage buildings located within the precinct;
- ~~8. 6.~~ The extent to which the new building or addition/alteration to a building has an adverse impact on the micro-climate of surrounding public space, including any impacts on sunlight access and wind protection; and
- ~~9. 7.~~ The design, scale and configuration of the proposed building/structure or building additions/ alterations, including:
  - a. The scale of development anticipated within the precinct and in the vicinity of the site;
  - b. Their visual and architectural quality based on such factors as form, scale, design, portion and detailing of the building/structure or building additions/alterations; and
  - c. The safe movement of people to, from and within the site, precinct and surrounding transport and street network.

Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R78.1 for a new building or structure, but excluding any additions and alterations to a building or structure, is precluded from being either ~~must be~~ publicly or limited notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. In addition to the requirements in CCZ-PREC01-R8, ~~t~~The relevant City Outcome Contribution Height Threshold set out in CCZ-PREC01-S1 is exceeded.

Matters of discretion are:

1. The matters in CCZ-P11; 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 CCZ-PREC01-R8.2 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in give effect to CCZ-P11 City Outcomes Contribution.

Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R8.2 that does not satisfy the outcome threshold test in give effect to CCZ-P11 City Outcomes Contribution must be publicly notified.

**Standards**

**City Centre Zone**

ISPP

<b>CCZ-S1</b>	<b>Maximum height City Outcomes Contribution Height Threshold</b>
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<p>1. <del>There are no maximum heights for buildings and structures in the City Centre Zone.</del>  <del>2. Above the following maximum height limits thresholds the The following City Outcomes Contribution Height Thresholds must be complied with (measured above ground level unless otherwise specified) apply to any new building or addition to an existing building:</del></p>	<p><u>Assessment criteria where the standard is infringed:</u>  <u>For CCZ-S1.1:</u>                  -                  1. <u>Streetscape and visual amenity effects;</u>                  2. <u>Dominance and privacy effects on adjoining sites; and</u>                  3. <u>The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city.</u></p>		
<table border="1" style="width: 100%;"> <tr> <th style="text-align: left;">Location</th> <th style="text-align: left;">Limit Height threshold</th> </tr> </table>	Location	Limit Height threshold	
Location	Limit Height threshold		
a. Height Control Area 1 – Thorndon Quay	35.4m		
b. Height Control Area 2 – Waterloo Quay section	50m		
c. Height Control Area 3 – Bulk of Thorndon	27m		
d. Height Control Area 4 – Mid and Upper Molesworth Street	43.8m		
e. Height Control Area 5 - CBD East	48.5m-93m		
f. Height Control Area 6 - CBD West			
g. Height Control Area 7– Southern edge of CBD	43.8m		
h. Height Control Area 8 –Te Aro	42.5m		
i. Height Control Area 9 - South-East, South-West Zone Edge	28.5m		
j. Height Control Area 10 - Adelaide Road	42.5m		
<p><del>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</del></p>			

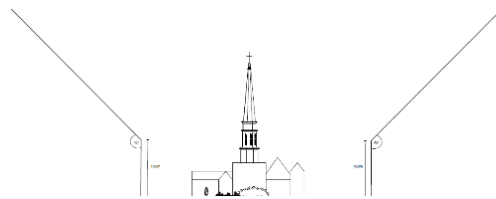
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li><del>a.</del> <u>a. Solar panel and heating components attached to a building provided these do not exceed the <del>height</del> City Outcomes Contribution Height Threshold by more than 500mm;</u></li> <li><del>b.</del> <u>b. 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 <del>height</del> City Outcomes Contribution Height Threshold by more than 1m; and</u></li> <li><del>c.</del> <u>c. Lift overruns provided these do not exceed the <del>height</del> City Outcomes Contribution Height Threshold by more than 4m; and</u></li> <li><del>b-d.</del> <u>Fences and standalone walls; and</u></li> <li><del>e.</del> <u>Circumstances where up to 50% of a building's roof in elevation exceeds the City Outcomes Contribution Height Threshold where the entire roof slopes 15° or more.</u></li> </ul>	
<p>ISPP</p>	<p>CCZ-S2    Old St Paul's Church – Adjoining site specific building height</p>



1. Buildings and structures on sites bounded by Mulgrave Street, Pipitea Street, Moore Street and Thorndon Quay (refer to Diagram 17 – CCZ: Old St Paul’s Church – Adjoining Site Specific Building Height below):
  - a. Maximum height:
    - i. Southern, western and eastern site boundaries: 10m above and parallel to each of the Old St Paul’s site boundaries, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal outwards in a direction perpendicular to the boundary.
    - ii. Northern site boundary: 10m above and parallel to the Old St Paul’s site boundary, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal extending outwards in a north (i.e. perpendicular to the boundary) and north east direction (i.e. 45 degrees off perpendicular).
    - iii. Building line restriction area: No building or part thereof is permitted to be erected above the existing ground level between the building line restriction and Mulgrave Street as shown in Diagram 17 below.

Assessment criteria where the standard is infringed:

1. Dominance and shading effects on Old St Paul’s Church and associated setting.



- KEY**
- Old St Paul's Church Site
  - Building Line
  - Recession Plane Section Cut
  - Building Line Restriction

Note: This standard prevails over the general height requirements specified in CCZ-S1.

ISPP

	<b>CCZ-S3</b>	<b>Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height</b>
	<p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p style="margin-left: 20px;">a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.</p> <p>This standard does not apply to:</p> <p style="margin-left: 20px;">a. Fences or standalone walls no greater than 1.8m in height;</p> <p style="margin-left: 20px;">b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</p> <p style="margin-left: 20px;">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</p> <p style="margin-left: 20px;">d. Lift overruns provided these do not exceed the height by more than 4m.</p> <p>Note: this standard prevails over the general height requirements specified in CCZ-S1.</p>	<p>Assessment criteria where the standard is infringed:</p> <p style="margin-left: 20px;">1. Dominance and shading effects on adjoining sites.</p>

ISPP

	<b>CCZ-S4</b>	<b>Minimum building height</b>
	<p>1. A minimum height of 22m is required for new buildings <del>or structures</del>.</p> <p>This standard does not apply to:</p> <p style="margin-left: 20px;">1. Any site adjoining a site located within a character precinct or Residentially Zoned Heritage Area and thus subject to CCZ-S3; and</p> <p style="margin-left: 20px;">2. Any site within the Te Ngākau Civic Square Precinct.</p>	<p><del>Assessment criteria where the standard is infringed:</del></p> <p style="margin-left: 20px;"><del>1. The extent to which a reduced height is necessary to provide for the functional needs or operational needs of a proposed activity; and</del></p> <p style="margin-left: 20px;"><del>2. Whether topographical or other site</del></p> <p style="margin-left: 20px;"><del>3. constraints make compliance with the standard impracticable or unnecessary.</del></p>

ISPP

	<b>CCZ-S5</b>	<b>Minimum ground floor height</b>
	<p>1. The minimum ground floor height to <del>the</del> underside of <del>a</del> structural slab or equivalent shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <p style="margin-left: 20px;">1. The extent to which a reduced height:</p> <p style="margin-left: 40px;">a. Will compromise or preclude future use or adaptation of the</p>

	<p>ground floor for non-residential activities;</p> <p>b. Is necessary to provide for functional needs or operational needs of a proposed activity; and</p> <p>2. Whether topographical or other Site constraints make compliance with the standard impracticable or unnecessary.</p>
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ISPP

<b>CCZ-S6</b>	<b>Minimum sunlight access – public space C</b>
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<p>1. All buildings or structures within the City Centre Zone must be designed and located to maintain sunlight access to any area mapped with the "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9;</p> <p>2. For areas in Appendix 9 with a specified time period:</p> <p style="margin-left: 20px;">a. 11:30am-1:30pm;</p> <p style="margin-left: 20px;">b. 12:00pm-2pm; <del>or</del></p> <p style="margin-left: 20px;">c. 1:30pm-3:00pm; <del>and</del></p> <p>☞ sunlight access must be maintained in the entire area during this period.</p> <p>3. For areas in Appendix 9 with a specified time period:</p> <p style="margin-left: 20px;">a. 10:00am-3:00pm; <del>or</del></p> <p style="margin-left: 20px;">b. 10:00am-4:00pm; <del>and</del></p> <p>☞ sunlight access must be maintained in a minimum of 70% of the area during this period.</p> <p><u>4.</u> This standard does not apply to:</p> <p style="margin-left: 20px;">a. Any temporary structure erected and dismantled in less than 30 days; and</p> <p style="margin-left: 20px;">b. Any public amenity facility erected within an identified public space.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent of increased shadowing and any associated adverse amenity effects on the open space.</p>
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ISPP

<b>CCZ-S7</b>	<b>Verandahs</b>
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<p>1. Verandahs must be provided on building elevations on identified street frontages;</p> <p>2. Any verandah must:</p> <p style="margin-left: 20px;">a. Extend the full width of the building elevation;</p> <p style="margin-left: 20px;">b. Connect with any existing adjoining verandah;</p> <p style="margin-left: 20px;">c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which any non-compliance:</p> <p style="margin-left: 20px;">a. Will adversely affect the comfort and convenience of pedestrians;</p> <p style="margin-left: 20px;">b. Will result in further street trees being added to public space as part the</p>
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<p>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;</p> <p>e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</p> <p>f. Not exceed a maximum width of 3m from the front of the building.</p> <p>This standard does not apply to:</p> <p>a. Any scheduled building identified in SCHED1 - Heritage Buildings. However, if for any reason these buildings received resource consent approval to be demolished, then a verandah would be required for any replacement buildings on these sites; <b>and</b></p> <p>b. Any building where compliance with the standard results in an encroachment into the dripline of an existing <del>street</del> tree; <b>and-</b></p> <p>c. <u>Service stations.</u></p>	<p>development; and</p> <p>2. The continuity of verandah coverage along the identified street, informal access route or public space.</p>
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ISPP

<p><b>CCZ-S8</b></p>	<p><b>Active frontage control</b></p>
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<p>1. Any new building or addition to an existing building <del>adjoining</del> <u>facing</u> an identified street with an active frontage control must:</p> <p>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 the identified active frontage control and of the full width of the site bordering any street boundary, excluding vehicle and pedestrian access;</u></p> <p>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c. Locate the principal public entrance on the front boundary.</p> <p><u>This standard does not apply to</u> <del>Except that:</del></p> <p>a. <u>Any vehicle and pedestrian access to a site situated on a street subject to an active frontage control;</u></p> <p>a. <del>b. This does not apply to a</del> Any heritage building identified in SCHED1-heritage buildings <b>or service stations</b>; and</p> <p>3. 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> <p>a. Is more than 4 metres wide;</p> <p>b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c. Any roller shutter doors, security grilles, screens or similar structures fitted to the</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which:</p> <p>a. Any non-compliance is required for on-site functional needs or operational needs;</p> <p>b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <b>or otherwise enhances the streetscape;</b> and</p> <p>c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.</p>
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ISPP

facade of any building must be at least 50% visually transparent.		
<b>CCZ-S9</b>	<b>Minimum residential – unit size</b>	
1. Residential units, including any dual key unit, must meet the following minimum sizes:		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 unit size.
<b>Residential unit type</b>	<b>Minimum net floor area</b>	
a. Studio unit	35m <sup>2</sup>	
b. 1 bedroom unit	40m <sup>2</sup>	
c. 2+ bedroom unit	55m <sup>2</sup>	

ISPP

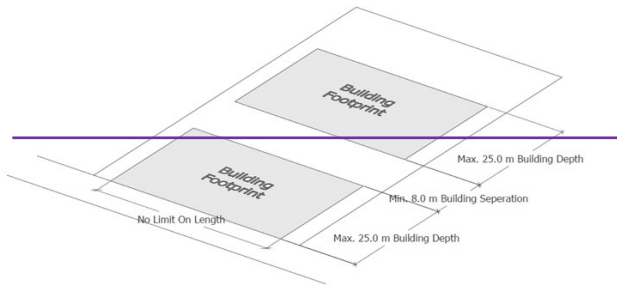
<b>CCZ-S10</b>	<b>Residential – outdoor living space</b>		
1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;  2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below;  3. Where communal outdoor living space is provided it does not need to be a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas.		Assessment criteria where the standard is infringed:  1. The extent to which: a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site.	
<b>Living space type</b>	<b>Minimum area</b>		<b>Minimum dimension</b>
a. Private			
i. Studio unit and 1- bedroom unit	5m <sup>2</sup>		1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>		1.8m
b. Communal			
i. For <del>every 5</del> <u>4-15</u> units	<del>1064m<sup>2</sup></del> <u>per unit</u>		8m

ii. For each additional unit above 15 units	<u>2m<sup>2</sup></u>	=
<p>Note: Communal outdoor living space is calculated based on the basis of the number of units without exclusive access to not provided with the minimum area of private outdoor living space.</p>		

ISPP

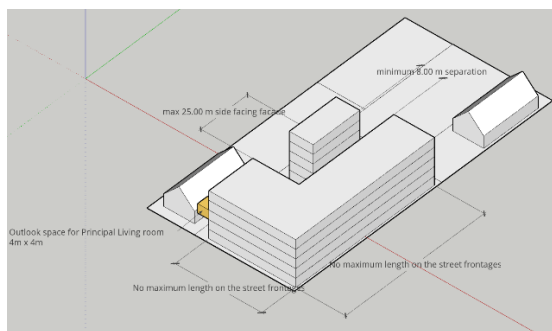
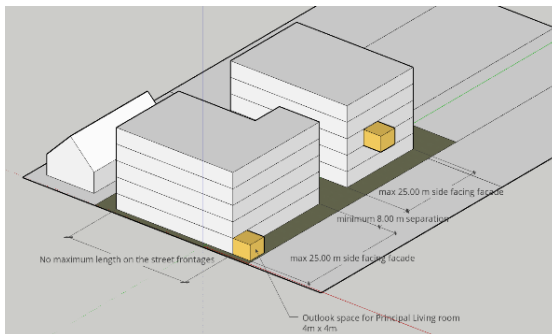
**CCZ-S11** Minimum building separation distance for residential activities

1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, as shown in Diagram 18 and Diagram X below.



Assessment criteria where the standard is infringed:

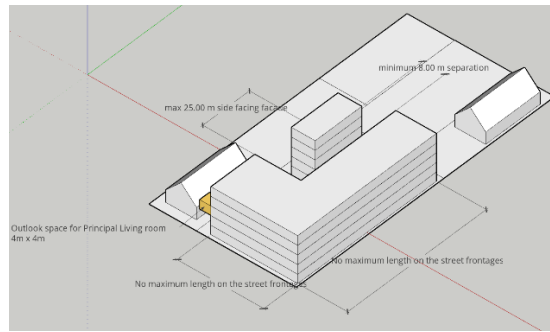
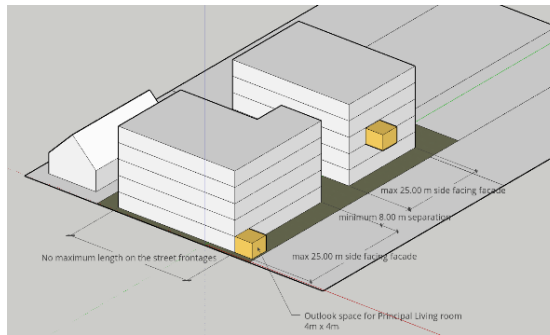
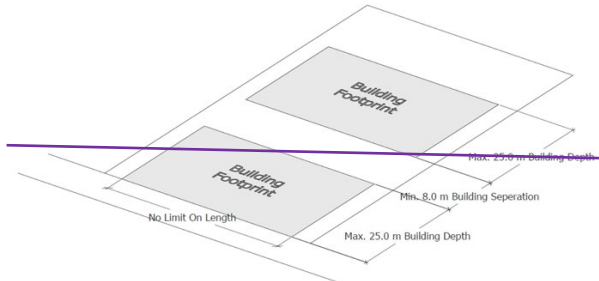
1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance and privacy effects on adjoining sites.



ISPP

**CCZ-S12** Maximum building depth for residential activities

- Any new building, or part of a new building, or additions to an existing building, constructed used for residential activities on any site aside from a rear site, must not result in the continuous depth length of any external side wall 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:

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

ISPP

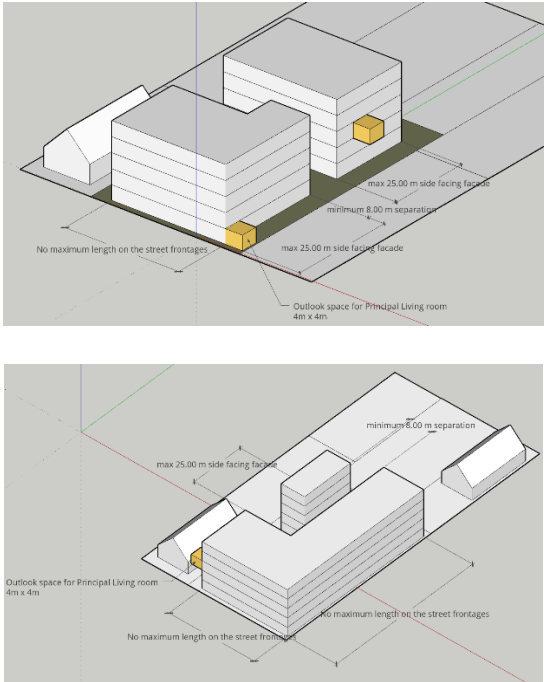
CCZ-S13

Outlook space

- An outlook space must be provided for each residential unit as specified in this standard;
- 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.
- All habitable rooms must have an outlook space of a minimum dimension of 1m in depth

Assessment criteria where the standard is infringed:

- The extent to which:
  - Acceptable levels of natural light are provided to habitable rooms;
  - The design of the proposed unit provides a healthy living environment; and
  - The extent of dominance and privacy related effects on

<p>and 1m in width <u>as shown in Diagram X and Diagram X below</u>;</p> <p><u>3-4.</u> The width of the outlook space is measured from the centre point of the largest window on the <u>building</u> face to which it applies;</p> <p><u>4-5.</u> Outlook spaces may be over driveways and footpaths within the <u>site</u> or over a public street or other public open space;</p> <p><u>5-6.</u> Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey <u>building</u>;</p> <p><u>6-7.</u> Outlook spaces may be under or over a balcony;</p> <p><u>7-8.</u> Outlook spaces required from different rooms within the same <u>building</u> may overlap; and</p> <p><u>8-9.</u> Outlook spaces must:</p> <ol style="list-style-type: none"> <li>be clear and unobstructed by <u>buildings</u>; and</li> <li>not extend over an outlook space or <u>outdoor living space</u> required by another dwelling.</li> </ol> 	<p>adjoining sites.</p>
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ISPP

<p><b><u>CCZ-SX</u></b></p>	<p><b><u>Fences and standalone walls</u></b></p>
<p>1. <u>Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> <li><u>Streetscape and visual amenity effects; and</u></li> <li><u>Dominance and privacy effects on adjoining sites.</u></li> </ol>



ISPP

<b>CCZ-SX</b>	<b>Boundary setback from a rail corridor</b>	
<p>1. <u>Boundary Buildings or structures must not be located within 1.5m of the boundary of setback from a designated 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>	

ISPP

<b>CCZ-SX</b>	<b>Sites adjoining residential zones</b>	
<p>1. <u>For any site adjoining a Residentially Zoned site:</u></p> <p style="margin-left: 20px;">a. <u>no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 19m above ground level from all side and rear boundaries that adjoin the Residentially Zoned site.</u></p> <p><u>This standard does not apply to:</u></p> <p style="margin-left: 20px;">a. <u>Fences or standalone walls no greater than 1.8m in height;</u></p> <p style="margin-left: 20px;">b. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</u></p> <p style="margin-left: 20px;">c. <u>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</u></p> <p style="margin-left: 20px;">d. <u>Lift overruns provided these do not exceed the height by more than 4m.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p>1. <u>Dominance and shading effects on adjoining sites.</u></p>	

Te Ngākau Civic Square Precinct					
ISPP	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%; text-align: center;"><b>CCZ- PREC01-S1</b></td> <td><b><u>Maximum height City Outcomes Contribution Threshold</u></b></td> </tr> </table>	<b>CCZ- PREC01-S1</b>	<b><u>Maximum height City Outcomes Contribution Threshold</u></b>		
<b>CCZ- PREC01-S1</b>	<b><u>Maximum height City Outcomes Contribution Threshold</u></b>				
<p>1. <del>The following maximum height limit</del> <u>The following City Outcomes Contribution Height Thresholds above ground level must be complied with (measured above ground level unless otherwise specified) apply to any new building or addition to an existing building:</u></p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 35%;"><b>Location</b></th> <th><b><u>Limit Height Threshold</u></b></th> </tr> </thead> <tbody> <tr> <td>a. Entire Precinct</td> <td>40m</td> </tr> </tbody> </table>		<b>Location</b>	<b><u>Limit Height Threshold</u></b>	a. Entire Precinct	40m
<b>Location</b>	<b><u>Limit Height Threshold</u></b>				
a. Entire Precinct	40m				
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li><del>a.</del> <u>a. Solar panel and heating components attached to a building provided these do not exceed the <del>height</del> City Outcome Contribution Threshold by more than 500mm;</u></li> <li><del>b.</del> <u>b. 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 <del>height</del> City Outcomes Contribution Threshold by more than 1m; and</u></li> <li><del>c.</del> <u>c. Lift overruns provided these do not exceed the <del>height</del> by more than 4m; and</u></li> <li><del>d.</del> <u>d. Fences and standalone walls; and</u></li> <li><u>e. Circumstances where up to 50% of a building's roof in elevation exceeds the City Outcomes Contribution Height Threshold where the entire roof slopes 15° or more.</u></li> </ul>					
<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> <li>-</li> <li>1. <del>Dominance and shading effects with in the Precinct and on adjoining sites; and</del></li> <li>2. <del>Streetscape and visual amenity effects.</del></li> </ul>					

**Methods**

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

**Definitions:**

<b><u>CIVIC ACTIVITIES</u></b>	<u>Means activities or services provided by, or on behalf of, Wellington City Council or a council-controlled organisation to promote the social, economic, environmental and cultural well-being of Wellington’s communities.</u>
<b><u>GOVERNMENT ACTIVITIES</u></b>	<p><u>Means activities undertaken by an organisation that is part of the state sector, including:</u></p> <ul style="list-style-type: none"> <li>a. <u>The public service;</u></li> <li>b. <u>Other departments in the executive branch of government that are not part of the public service (such as the New Zealand Police, the New Zealand Defence Force, and the Parliamentary Counsel Office);</u></li> <li>c. <u>Statutory entities, which comprise Crown agents, autonomous Crown entities, and independent Crown entities;</u></li> <li>d. <u>Crown entity companies and subsidiaries; and</u></li> <li>e. <u>The Reserve Bank of New Zealand.</u></li> </ul>
<b><u>PARLIAMENTARY ACTIVITIES</u></b>	<p><u>Means activities related or ancillary to, the business or functioning of Parliament, including:</u></p> <ul style="list-style-type: none"> <li>a. <u>Offices of Parliament;</u></li> <li>b. <u>Administrative and support services to the House of Representatives and members of Parliament;</u></li> <li>c. <u>Management of the Crown’s buildings within the parliamentary area; and</u></li> <li>d. <u>Parliament tours, education and information services to the public.</u></li> </ul>

## Note:

- Changes recommended in the original Section 42A Report for the Waterfront Zone 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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

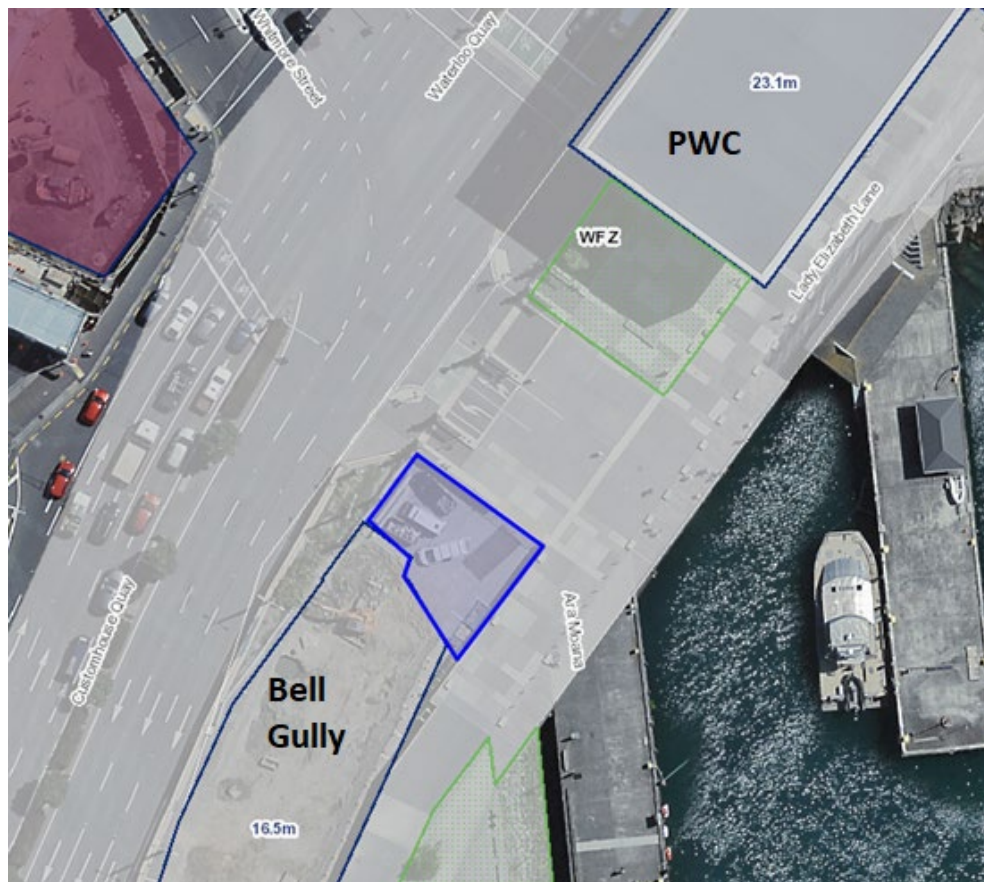


Figure 1: New Waterfront Public Open Space specific control north of Bell Gully building

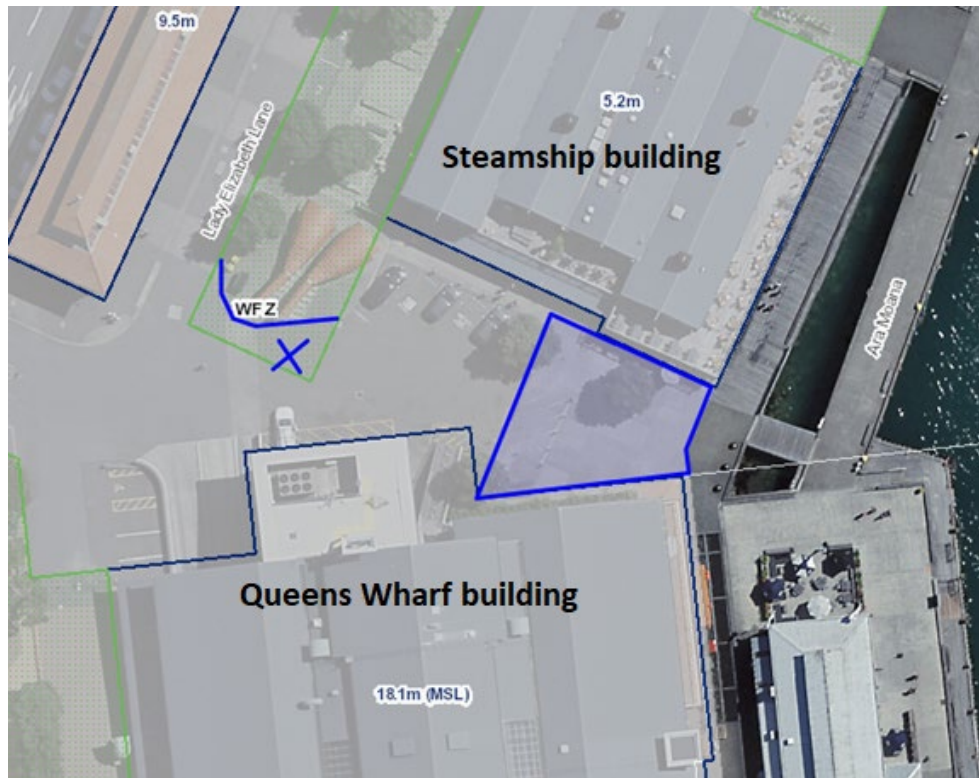


Figure 2: Amended delineation and new area of Waterfront Public Open Space specific control around the Steamship building. X = Area to remove the Public Open Space.

## Ngā Tautuhinga Definitions

<p><del>RECLAMATION-</del></p>	<p>means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and:-</p> <ul style="list-style-type: none"> <li>a. — includes the construction of any causeway; but</li> <li>b. — excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land.</li> </ul>
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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 Tāhuna

## Waterfront Zone

<b>WFZ</b>	<b>Waterfront Zone</b>
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### P1 Sch1

#### Introduction

The Waterfront Zone provides an interface between the city centre and Te Whanganui a Tara. It contains one of the city’s primary promenades along with two major parks: Frank Kitts Park and Waitangi Park. It caters to a variety of cultural, recreation and entertainment activities and includes buildings such as Te Papa, Te Wharewaka o Pōneke and the Events Centre along with residential apartment living.

The land now covered by the Waterfront Zone was created through reclamation, structures and encroachments into the harbour that are seaward of the original natural shoreline from the late 1800s to 1970. Its original purpose was to facilitate travel, trade, and general industry and commerce. The Zone has a number of remaining heritage buildings and other structures from this era that influence its character today.

Development since the 1980s on the land covered by the Waterfront Zone has transformed the area into a space for recreation, events, arts and culture, business, residences, and active transport including walking and cycling. This evolution of the waterfront is in line with the vision of the Wellington Waterfront Framework (2001), which is still relevant and important today:

Wellington’s Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations.

The Council uses the Wellington Waterfront Framework to help manage the waterfront in its role as property owner and manager of the land and public assets. The Framework has also helped inform the Waterfront Zone content in this District Plan.

Mana whenua, particularly Te Āti Awa, have an important connection with Te Whanganui a Tara and the Whairepo Lagoon. Both Taranaki Whānui and Ngāti Toa’s Claims Settlement Acts identify the Wellington Harbour as a statutory area. Wellington City Council must have regard to these statutory acknowledgments. The Natural Resources Plan for the Wellington Region (Schedule C4 Map 6) identifies a coastal site adjoining the Waterfront Zone with significant mana whenua values linked to the historic Te Aro Pā. The Waterfront Zone recognises the landward side of this site as also having particular significance to mana whenua, anchored by Te Wharewaka o Pōneke, through a method enabling greater mana whenua involvement in resource consents and plan changes affecting this area.

Management of the Waterfront area needs to be integrated across mean high water springs and actively engage mana whenua and other agencies with management responsibilities.

When constructing new and redeveloped buildings and public spaces, the Waterfront Zone requires public involvement and weighs the public interest very highly as the Zone is predominantly a public area. Applications for significant new development in the Waterfront Zone are publicly notified, [as specified in the relevant rules’ notification status](#).

Eventually, the Waterfront Zone is anticipated to be extended further north to the ramp that connects to the Fran Wilde Walkway (the walkway to the Wellington Regional Stadium). This extension would replace the Inner Harbour Port Precinct. This is currently CentrePort land that was previously partly redeveloped into office buildings and is currently zoned Port Zone. Any Zone extension will be done through a plan change. The plan change process would include a companion master plan to guide the comprehensive redevelopment.

Activities that cross the mean high water springs boundary will be managed by having regard to the Proposed Natural Resources Plan for the Wellington Region and in conjunction with the Greater Wellington Regional Council.

The Waterfront has three areas where specific controls apply. These areas of specific controls are identified in the Planning Maps. They are:

1. Areas of change. These are areas identified for redevelopment into buildings and/or public spaces.
2. Public open spaces. These are public spaces specifically mapped within the Waterfront Zone to be retained for public activities with minimal buildings.
3. Queens Wharf buildings. These areas have specific height standards and external alternation and addition rules.

These three specific controls are mentioned in some Waterfront Zone objectives and policies, and are labelled to the left of the relevant rules for building and structure activities. The label “Entire Zone” to the left of a rule or standard means the rule or standard applies to areas both with and without specific controls, unless otherwise specified.

**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

<b>WFZ-01</b>	<p><b>Purpose</b></p> <p>Activities and development in the Waterfront Zone contribute to Wellington’s identity and sense of place, with public spaces, buildings and other structures that reflect the unique <del>and special components and elements that make up location and</del> <u>character of</u> the waterfront.</p>
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ISPP

<b>WFZ-02</b>	<p><b>Ahi Kā</b></p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations and landowner and development interests are recognised in planning and developing the Waterfront Zone.</p>
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ISPP

<b>WFZ-03</b>	<p><b>Protection of public open spaces</b></p> <p>The Waterfront’s public open spaces mapped as specific controls are protected and maintained for temporary activities and recreation activity.</p>
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ISPP

<b>WFZ-04</b>	<p><b>Areas of change</b></p> <p>Areas of change are redeveloped over time into high-quality public spaces and</p>
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		buildings.
P1 Sch1	WFZ-05	<p><del>Active transport and micro-mobility connectivity Connections to Te Whanganui a Tara, public transport and the City Centre</del></p> <p>Active transport and micro-mobility connectivity <del>within the Waterfront Zone, and between the edge of Te Whanganui a Tara, public transport and the City Centre</del> <del>are</del>, <del>is</del> maintained or enhanced.</p>
P1 Sch1	WFZ-06	<p><b>Vibrant and diverse mix of activities</b></p> <p>The Waterfront Zone has a diverse and vibrant mix of activities that collectively provide and encourage public interest, use and enjoyment of the Zone during the day and night.</p>
ISPP	WFZ-07	<p><b>Managing adverse effects</b></p> <p>Adverse effects of activities and development in the Waterfront Zone are managed effectively both:</p> <ol style="list-style-type: none"> <li>1. Within the zone, including on its role, <del>and</del> function <del>and connectivity</del>; and</li> <li>2. At interfaces with:             <ol style="list-style-type: none"> <li>a. Heritage buildings, heritage structures and heritage areas;</li> <li>b. Scheduled sites and areas of significance to Māori;</li> <li><del>c. Mapped p</del>Public open space <del>specific controls</del>;</li> <li>d. <del>Identified pedestrian streets</del>;</li> <li><del>e.</del> Residential zoned areas;</li> <li>f. <del>Open space zoned areas</del>; and</li> <li>g. The coastal marine area.</li> </ol> </li> </ol>

**Policies**

P1 Sch1	WFZ-P1	<p><b>Enabled activities</b></p> <p>Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone’s vitality, vibrancy and amenity during the day and night, including:</p> <ol style="list-style-type: none"> <li>1. Commercial activities;</li> <li>2. Community facilities;</li> <li>3. Recreation activities;</li> <li>4. Emergency service facilities;</li> <li>5. Marae activities;</li> <li>6. Public transport activities <del>on Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and in the Post Office Square Heritage Area</del>;</li> <li>7. Visitor accommodation; and</li> <li>8. Residential activities above ground floor.</li> </ol>
P1 Sch1	WFZ-P2	<p><b>Managed activities</b></p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> <li>1. Industrial activities;</li> <li>2. Construction of apartments and visitor accommodation;</li> <li>3. New and expanded buildings;</li> <li>4. New and modified public space; and</li> <li>5. <del>Demolition of buildings that results in the creation of unutilised vacant land</del></li> </ol>



		<u>Public transport activities seaward of Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and the Post Office Square Heritage Area.</u>
P1 Sch1	<b>WFZ-P3</b>	<p><b>Incompatible activities</b></p> <p>Avoid activities that are incompatible with the role and functions of the Waterfront Zone.</p> <p>These incompatible activities include:</p> <ol style="list-style-type: none"> <li>1. Heavy industrial activities;</li> <li>2. Demolition of buildings that results in the creation of unutilised vacant land;</li> <li>3. Ground floor residential activities;</li> <li>4. Significant buildings in mapped public open space; and</li> <li>5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking</li> </ol>
P1 Sch1	<b>WFZ-P4</b>	<p><b>Access, connections and public space</b></p> <p>Require that the use, development, and operation of the Waterfront Zone:</p> <ol style="list-style-type: none"> <li>1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks;</li> <li>2. Promotes and enhances existing and planned pedestrian and cycle access and connections <b>between</b> to the City Centre Zone;</li> <li>3. Provides well-designed, <b>connected</b> and safe public space and pedestrian, cycle and micro-mobility access;</li> <li>4. Provides equitable access to and along the edge of the coastal marine area and structures within it; and</li> <li>5. Provides a safe environment for people that promotes a sense of security and allows informal surveillance.</li> </ol>
ISPP	<b>WFZ-P5</b>	<p><b>Sense of place</b></p> <p>Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant:</p> <ol style="list-style-type: none"> <li>1. A balance of buildings and open space with no more than 35% <b>total</b> building <b>site</b>-coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara;</li> <li>2. Design relating to the maritime location and activities;</li> <li>3. Rich Māori and tauīwi/non-Māori history;</li> <li>4. Sunlight to parks, plazas and other open spaces where people regularly congregate;</li> <li>5. Visual connections to the City and Te Whanganui a Tara; and</li> <li>6. Accessibility for people of all ages and mobility levels.</li> </ol>
ISPP	<b>WFZ-P6</b>	<p><b>Development of buildings</b></p> <p>Require new and altered buildings to be of a high quality, including:</p> <ol style="list-style-type: none"> <li>1. Building forms and facades, especially those that are visually prominent;</li> <li>2. Bulk, scale and heights that are complementary to and of a scale appropriate to the existing nearby buildings in the Waterfront Zone;</li> <li>3. Heights that are consistent with the low-rise nature of buildings in this zone;</li> <li>4. Active building frontages and publicly-accessible areas on the ground floors of buildings, except for storage and/or service areas;</li> </ol>

		<ol style="list-style-type: none"> <li>5. Storage and/or service areas screened from public view;</li> <li>6. Sustainable, resilient building design that is adaptable to changes in use over time;</li> <li>7. Buildings that respond to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; and</li> <li>8. Design that responds positively to identified historic heritage structures, buildings and areas, including those seaward of mean high water springs and identified in the Regional Natural Resources Plan, that are adjacent to the new or altered building.</li> </ol>
ISPP	<b>WFZ-P7</b>	<p><b>Protection of public open space</b></p> <p>Protect the Waterfront Zone’s mapped public open spaces by avoiding new permanent buildings above-ground on public open space except where they improve the space for public use and enjoyment and do not dominate or cumulatively diminish the public open space.</p>
ISPP	<b>WFZ-P8</b>	<p><b>Areas of change</b></p> <p>Enable re-development of Areas of Change from car parking to high quality buildings and/or public spaces.</p>
ISPP	<b>WFZ-P9</b>	<p><b>Sustainable long term use</b></p> <p>Encourage new development and redevelopment in the Waterfront Zone to be sustainable, resilient and adaptable to change in use over time, including enabling sufficient flexibility for ground floor space to be used and converted for a range of activities and responding to future coastal hazards.</p>
P1 Sch1	<b>WFZ-P10</b>	<p><b>Ahi kā</b></p> <p>Recognise and provide for the cultural associations and development interests of Ngāti Toa Rangatira and Taranaki Whānui ki te Upoko o te Ika in the Waterfront Zone by:</p> <ol style="list-style-type: none"> <li>1. Managing new development adjoining sites and areas of significance to Māori; and</li> <li>2. Collaborating on the design and incorporation of Māori cultural elements into public open space within the zone.</li> </ol>
<b>Methods</b>		
P1 Sch1	<b>WFZ-M1</b>	<p><b>Mana whenua involvement in managing the Waterfront Zone</b></p> <p>For all resource consent applications and private plan change requests in the Waterfront Zone from Te Papa to Frank Kitts Park inclusive, and elsewhere in the Waterfront Zone that affect Te Whanganui a Tara, Wellington City Council will:</p> <ol style="list-style-type: none"> <li>1. Require the applicant to include a record of engagement with Te Aro Pā Trust and Te Rūnanga o Toa Rangatira with the application for resource consent or request for private plan change; and</li> <li>2. If a public hearing is required, enable Te Aro Pā Trust and Te Rūnanga o Toa Rangatira to select up to half of the hearing commissioners on the panel to hear submissions and make recommendations or delegated decisions, provided these commissioners are certified by the Ministry for the Environment for this purpose.</li> </ol>

P1 Sch1	<b>WFZ-M2</b>	<p><b>Integrated management across mean high water springs</b></p> <p>Wellington City Council will work with mana whenua, Wellington Regional Council, and other agencies with management responsibilities, on the integrated management of resource management matters across mean high water springs, in particular:</p> <ol style="list-style-type: none"> <li>1. Activities and development on structures in the coastal marine area that are connected to land;</li> <li>2. Activities and development, and their effects, that cross the mean high water springs boundary;</li> <li>3. Communication and information sharing;</li> <li>4. Improved biodiversity values; and</li> <li>5. Improved public access to the coast.</li> </ol>
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**Rules: Land use activities**

P1 Sch1	<b>WFZ-R1</b>	<b>Commercial activities</b>
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1. Activity status: **Permitted**

P1 Sch1	<b>WFZ-R2</b>	<b>Community facilities</b>
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1. Activity status: **Permitted**

P1 Sch1	<b>WFZ-R3</b>	<b>Recreation activities</b>
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1. Activity status: **Permitted**

P1 Sch1	<b>WFZ-R4</b>	<b>Emergency service facilities</b>
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1. Activity status: **Permitted**

P1 Sch1	<b>WFZ-R5</b>	<b>Marae activities</b>
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1. Activity status: **Permitted**

P1 Sch1	<b>WFZ-R6</b>	<b>Public transport activities</b>
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1. Activity status: **Permitted**  
Where:

- a. The activity is located in one or more of:
  - i. Waterloo Quay
  - ii. Customhouse Quay
  - iii. Jervois Quay
  - iv. Cable Street
  - v. Oriental Parade
  - vi. Post Office Square Heritage Area.

2. **Activity status: Discretionary**  
Where:

- a. Compliance with the requirements of WFZ-R6.1 cannot be achieved.

P1 Sch1

<b>WFZ-R7</b>	<b>Visitor accommodation</b>
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1. Activity status: **Permitted**

P1 Sch1

<b>WFZ-R8</b>	<b>Residential activities</b>
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1. Activity status: **Permitted**

Where:

a. The activity is located above ground floor level.

Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.

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

Where:

a. Compliance with any of the requirements of WFZ-R8.1.a cannot be achieved

P1 Sch1

<b>WFZ-R9</b>	<b>Industrial activities</b>
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1. Activity status: **Restricted discretionary**

Where:

a. The activity is not a heavy industrial activity.

Matters of discretion are:

1. The extent to which the activity contributes to or detracts from the surrounding activities and public enjoyment;
2. The design of the activity relating to the maritime location and adjacent public open space; and
3. Effects on the safety and amenity of the area, particularly in relation to noise, vehicle movements, dust, odour, fumes and hazardous substances.

Notification status: An application for resource consent made in respect of WFZ-R9.1 is precluded from being publicly notified.

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

Where:

a. Compliance with the requirements of WFZ-R9.1 cannot be achieved

Notification status: An application for resource consent made in respect of WFZ-R9.2 must be publicly notified.

P1 Sch1

<b>WFZ-R10</b>	<b>Car parking activities</b>
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1. Activity status: **Permitted**

Where:

a. The activity is providing:

- i. Car parking for people with mobility issues, or
- ii. Pick-up/drop-off parking of 10 minutes or less, or
- iii. For service vehicles; or

b. The activity is located within a building below ground floor or under public open space.

P1 Sch1

	2. Activity status: <b>Non-complying</b>  Where:  a. Compliance with the requirements of WFZ-R10.1 cannot be achieved	
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	<b>WFZ-R11</b>	<b>All other land use activities</b>
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	Entire zone	2. Activity status: <b>Discretionary</b>  Where:  a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity
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**Rules: Building and structure activities**

ISPP

	<b>WFZ-R12</b>	<b>Maintenance and repair of buildings, structures and public open space</b>
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	Entire Zone	1. Activity status: <b>Permitted</b>
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ISPP

	<b>WFZ-R13</b>	<b>Demolition or removal of buildings and structures</b>
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	Entire Zone	1. Activity status: <b>Permitted</b>  Where:  a. The demolition or removal of a building:  i. Is required to avoid an imminent threat to life and/or property; or ii. Enables the creation of public space <del>or for private outdoor living space</del> ; or iii. Is required for the purposes of constructing a new building or adding to or altering an existing building that <u>is a permitted activity under WFZ-R14 or WFZ-R15, or that</u> has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15; or b. The demolition or removal involves a structure, excluding any building.
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	Entire Zone	<del>1.</del> <u>2.</u> Activity status: <b>Non-complying</b>  Where:  a. Compliance with the requirements of WFZ-R13.1 cannot be achieved  The assessment of the activity must have regard to the Principles and-Outcomes in the Wellington City Council Design Guides Introduction <u>[2022]</u> .  Notification status: An application for resource consent made in respect of WFZ-R13.1 is precluded from being either publicly or limited notified.
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ISPP

	<b>WFZ-R14</b>	<b>Alterations or additions to buildings and structures</b>
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	Public Open Space	1. Activity status: <b>Permitted</b>  Where:  a. The building or structure is:
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	<ul style="list-style-type: none"> <li>i. Waterfront furniture; or</li> <li>ii. Play equipment; or</li> <li>iii. Sculptures or public art; or</li> <li>iv. Former cargo handling equipment, cranes or similar port-related equipment</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>b. The alterations or additions result in the building or structure being: <ul style="list-style-type: none"> <li>a. Less than 30 m<sup>2</sup> in site coverage; and</li> <li>b. Less than 4 metres high; and</li> </ul> </li> <li>c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m<sup>2</sup> per hectare.</li> </ul>
Public Open Space	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R14.1 cannot be achieved</li> </ul> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction <a href="#">[2022]</a>.</p>
Queens Wharf Buildings	<p>3. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The alterations or additions do not exceed the existing site coverage of the existing building; and</li> <li>b. Compliance with the requirements of WFZ-S1 – WFZ-S6 are achieved.</li> </ul> <p>Matters of control are:</p> <ul style="list-style-type: none"> <li>1. Building design;</li> <li>2. External appearance of the building; and</li> <li>3. Siting of the building.</li> </ul> <p>Notification status: An application for resource consent made in respect of WFZ-R14.3 is precluded from being either publicly or limited notified.</p>
Queens Wharf Buildings	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R14.3 cannot be achieved</li> </ul> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction <a href="#">[2022]</a>.</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R14.4 must be publicly notified.</p>
Entire Zone, except Public Open Space, Queens Wharf Buildings	<p>5. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The alterations or additions do not extend the footprint of the existing building by more than 5% of the footprint at 18 July 2022; and</li> <li>b. Compliance with the requirements of WFZ-S1 – WFZ-S6 are achieved.</li> </ul> <p>Matters of discretion are:</p>

ISPP

	<ol style="list-style-type: none"> <li>1. Screening of activities and storage;</li> <li>2. Dust;</li> <li>3. Lighting;</li> <li>4. Design;</li> <li>5. External appearance; and</li> <li>6. Height and the placement of building mass.</li> </ol> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
<p>Entire Zone except Public Open Space, Queens Wharf Buildings</p>	<ol style="list-style-type: none"> <li>6. Activity status: <b>Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R14.5 cannot be achieved</li> </ol> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R14.6 must be publicly notified.</p>
	<p><b>WFZ-R15</b>      <b>Construction of new buildings and structures</b></p>
<p>Public Open Space</p>	<ol style="list-style-type: none"> <li>1. Activity status: Permitted</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The building or structure is:             <ol style="list-style-type: none"> <li>i. Outdoor furniture; or</li> <li>ii. Play equipment; or</li> <li>iii. Sculptures or public art; or</li> <li>iv. Former cargo handling equipment, cranes or similar port-related equipment</li> </ol> </li> <li>Or</li> <li>b. The new building or structure:             <ol style="list-style-type: none"> <li>i. Has a site coverage of less than 30 m<sup>2</sup>; and</li> <li>ii. Is less than 4 metres high; and</li> </ol> </li> <li>c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m<sup>2</sup> per hectare.</li> </ol>
<p>Public Open Space</p>	<ol style="list-style-type: none"> <li>2. Activity status: <b>Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R15.1.a or b cannot be achieved</li> </ol> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R15.2 must be publicly notified.</p>
<p>Public Open Space</p>	<ol style="list-style-type: none"> <li>3. Activity status: <b>Non-complying</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R15.1.c cannot be achieved</li> </ol>

		<p>The assessment of the activity must have regard to:</p> <ol style="list-style-type: none"> <li>1. The Principles and Outcomes in the Wellington City Council Design Guides Introduction <a href="#">[2022]</a>; and</li> <li>2. Standards WFZ-S1, WFZ-S2, and WFZ-S6.</li> </ol> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R15.3 must be publicly notified.</p>
Areas of Change		<p>4. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The structure is:             <ol style="list-style-type: none"> <li>i. Outdoor furniture; or</li> <li>ii. Servicing transport functions; or</li> <li>iii. Sculptures or public art.</li> </ol> </li> </ol>
Entire Zone except Public Open Space, Areas of Change		<p>5. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The building or structure is:             <ol style="list-style-type: none"> <li>i. Outdoor furniture; or</li> <li>ii. Play equipment; or</li> <li>iii. Sculptures or public art; or</li> <li>iv. Former cargo handling equipment, cranes or similar port-related equipment</li> </ol> <p style="text-align: center;">Or</p> <li>b. The new building or structure:             <ol style="list-style-type: none"> <li>i. Has a site coverage of less than 30 m<sup>2</sup>; and</li> <li>ii. Is less than 4 metres high.</li> </ol> </li> </li></ol>
Entire Zone except Public Open Space		<p>6. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R15.4 or 5 cannot be achieved</li> </ol> <p>The assessment of the activity must</p> <ol style="list-style-type: none"> <li>1. Ensure that the bulk, scale and height of any new buildings achieve WFZ-P6.b and c.</li> <li>2. Have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction <a href="#">[2022]</a>; and</li> <li>3. Have regard to standards WFZ-S1 – WFZ-S6.</li> </ol> <p>Notification Status: An application for resource consent made in respect of WFZ-R15.6 must be publicly notified.</p>
	<b>WFZ-R16</b>	<b>Development of new public space, or modification of existing public open space</b>
Public Open Space		<p>1. Activity status: <b>Discretionary</b></p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction <a href="#">[2022]</a>.</p> <p>Note this rule does not apply to activities in WFZ-R12, WFZ-R15 or WFZ-R18.</p>

P1 Sch1



P1 Sch1

	<b>WFZ-R17</b>	<b>Conversion of buildings or parts of buildings to residential activities</b>
Entire Zone	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent of compliance with standards WFZ-S3 and WFZ-S4 and associated assessment criteria;</li> <li>2. The <a href="#">Residential Centres and Mixed Use Design Guide [2022]</a>;</li> <li>3. The Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022];</li> <li>4. The availability and connection existing or planned three waters infrastructure; and</li> <li>5. The safe movement of people and vehicles to and from the site and within the surrounding area.</li> </ol> <p>Notification status: An application for resource consent made in respect of WFZ-R17 is precluded from being either publicly or limited notified.</p>	

P1 Sch1

	<b>WFZ-R18</b>	<b>Outdoor storage areas</b>
Entire zone	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The storage area is screened by a fence or landscaping of 1.8m in height from any adjoining road or site, <u>and</u>;</li> <li>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></li> </ol>	
Entire zone	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of WFZ-R18.1 cannot be achieved</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people’s health and safety; and</li> <li>2. The extent to which outdoor storage is visible to surrounding areas, including any effects on the distinctive form, quality and amenity of the Waterfront Zone.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule WFZ-R18.2 is precluded from being publicly and limited notified.</p>	

**Standards**

ISPP

	<b>WFZ-S1</b>	<b>Maximum building height outside of Public Open Space and Areas of Change</b>
Entire Zone, except Queens Wharf Buildings	<p style="color: red;"><del>Assessment Criteria where the standard is infringed:</del></p> <ol style="list-style-type: none"> <li>1. The building at any point does not exceed the height of the existing building heights.</li> </ol> <p>Note that new buildings outside of existing building footprints and Queens Wharf Buildings do not have a maximum building height. Instead, each building height must</p>	

	be justified through a discretionary or non-complying consent, with particular regard to Policy 6(b and c).
Queens Wharf Buildings	2. The building does not exceed 18.1 metres above New Zealand Vertical Datum 2016 (NZVD 2016).

ISPP

<b>WFZ-S2</b>	<b>Minimum Sunlight Access - Public Space</b>
<p>1. All buildings or structures within the Waterfront Zone must be designed and located to maintain sunlight access to any area mapped with the specific control "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9;</p> <p>2. For areas in Appendix 9 with a specified time period:</p> <ul style="list-style-type: none"> <li>a. 11:30am-1:30pm;</li> <li>b. 12:00pm-2:00pm; and</li> <li>c. 1:30-3:00pm; and</li> </ul> <p>Sunlight access must be maintained in the entire area during this period.</p> <p>3. For areas in Appendix 9 with a specified time period:</p> <ul style="list-style-type: none"> <li>a. 10:00am-3:00pm; and</li> <li>b. 10:00am-4:00pm; and</li> </ul> <p>Sunlight access must be maintained in a minimum of 70% of the area during this period.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Any temporary structure erected and dismantled in less than 30 days.</li> <li>b. Any public amenity facility erected within an identified public space.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area.</p>

ISPP

<b>WFZ-S3</b>	<b>Outlook space (per residential unit)</b>
<p>1. An outlook space must be provided for each residential unit as specified in this standard;</p> <p>2. All habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width;</p> <p>3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;</p> <p>4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>6. Outlook spaces may be under or over a balcony;</p> <p>7. Outlook spaces required from different rooms within the same building may overlap; and</p>	<p>Assessment criteria where the standard is infringed:</p> <p><del>1. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area</del></p> <p><u>1. The extent to which:</u></p> <ul style="list-style-type: none"> <li>a. <u>Acceptable levels of natural light are provided to habitable rooms;</u></li> <li>b. <u>The design of the proposed unit provides a healthy living environment; and</u></li> <li>c. <u>The extent of dominance and privacy related effects on adjoining sites.</u></li> </ul>

	<p>8. Outlook spaces must:</p> <ul style="list-style-type: none"> <li>a. be clear and unobstructed by buildings; and</li> <li>b. not extend over an outlook space or outdoor living space required by another dwelling.</li> </ul>									
ISPP	<b>WFZ-S4</b>	<b>Minimum residential unit size</b>								
	<p>1. Residential units, including any dual key unit, 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>35m<sup>2</sup></td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m<sup>2</sup></td> </tr> </tbody> </table>		Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>
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b. 1 bedroom unit	40m <sup>2</sup>									
c. 2+ bedroom unit	55m <sup>2</sup>									
ISPP	<b>WFZ-S5</b>	<b>Building separation distance</b>								
	<p>1. Any new residential building or addition to an existing residential building must provide a 8 m separation distance between buildings located on the same site.</p>		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.</li> </ul>							
ISPP	<b>WFZ-S6</b>	<b>Waterfront Zone <u>site-total building coverage</u></b>								
	<p>1. All development must result in the sum of all buildings in the Waterfront Zone having a <u>site-total building coverage</u> of less than 35% of the whole Waterfront Zone.</p>		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which an exceedance is temporary, or is not perceived as a dominant above-ground building (for example, a low-level building with easily accessible public space on top).</li> </ul>							

# APP9 – Te Rohe Pokapū o te Tāone me te Rohe Tāhuna Kaupapa Ahurei - Te Uru Mōkito e taea ana e te Rā - Ngā Herenga o Ngā Wāhi Tūmatanui

## APP9 – City Centre Zone and Special Purpose Waterfront Zone – Minimum Sunlight Access and Wind Comfort Control – Public Space Requirements

### City Centre Zone and Special Purpose Waterfront Zone – Minimum Sunlight Access ([CCZ-S6](#) and [WFZ-S2](#)) and Wind Comfort Control ([WIND-S3](#))– Public Space Requirements

This appendix and the requirements set out within it apply to the [City Centre Zone](#) and [Special Purpose Waterfront Zone](#) and relates to and is to be read in conjunction with [CCZ-S6](#), [WFZ-S2](#) and [WIND-S3](#) - minimum sunlight [access](#) and wind comfort – [public space](#) standards.

Public space location	Zone	Time period to be calculated using New Zealand Standard Time at <del>either of the equinoxes (i.e. 21 March or</del> 23 September <u>2023</u> )
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This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

**Note:**

- Changes recommended in the original Section 42A Report for the Commercial Zone 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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Arumoni

## Commercial Zone

<b>COMZ</b>	<b>Commercial Zone</b>
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### 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><b>Purpose</b></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><b>Activities</b></p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vibrancy <del>and viability</del> of the Neighbourhood Centre Zone, Local Centre Zone, and Metropolitan Centre Zone and the primacy of the City Centre Zone.</p>
COMZ-O3	<p><b>Amenity and design</b></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><b>Enabled activities</b></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"> <li>1. Commercial activities;</li> <li>2. Retail activities, except for large-scale integrated retail activities;</li> <li>3. Carparking activities; <del>and</del></li> <li>4. Residential activities, <del>except for large-scale integrated retail activities;</del> <u>and</u></li> <li>5. <u>Community corrections activities.</u></li> </ol>
COMZ-P2	<p><b>Managed activities</b></p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the <del>viability and</del> vibrancy of centres, the retention and establishment of a mix of commercial activities within the Commercial Zone, and the function of the transport network.</p>
COMZ-P3	<p><b>Potentially incompatible activities</b></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"> <li>1. Community facilities;</li> <li>2. Large-scale integrated retail activity;</li> <li>3. Emergency service facilities;</li> <li>4. Visitor accommodation;</li> <li>5. Public transport activities; and</li> <li>6. Residential activities at ground floor level.</li> </ol>

<p><b>COMZ-P4</b></p>	<p><b>Avoiding industrial activities</b></p> <p>Avoid locating industrial activities and heavy industrial activities in the Commercial Zone.</p>
<p><b>COMZ-P5</b></p>	<p><b>Quality design —<del>neighbourhood and townscape</del> outcomes</b></p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Commercial Zone by ensuring that it, where relevant:</p> <p><del>1. Meets the requirements</del> <u>Fulfils the intent of the Centres and Mixed Use Design Guide where relevant;</u></p> <p><del>2. 1.</del> Responds to the site context, particularly where it is located adjacent to:</p> <p style="padding-left: 20px;">a. Residential zoned areas; and/or</p> <p style="padding-left: 20px;">b. Open space zoned areas;</p> <p><del>3. 2.</del> Provides a safe and comfortable pedestrian environment;</p> <p><del>4. 3.</del> Enhances the quality of the streetscape and public / private interface;</p> <p><del>5. 4.</del> Integrates with existing and planned active and public transport movement networks; and</p> <p><del>6. 5.</del> Allows sufficient flexibility for ground floor space to be converted for a range of activities.</p>
<p><b>COMZ-P6</b></p>	<p><b>On-site residential amenity</b></p> <p>Achieve a good standard of amenity for residential activities in the Commercial Zone by:</p> <p>1. Providing residents with adequate outlook; <del>and</del></p> <p>2. Providing access to convenient outdoor space, including private or shared communal areas; <del>and</del></p> <p><del>3. Meeting the requirements</del> <u>Fulfilling the intent of the Residential-Centres and Mixed Use Design Guide as relevant; and</u></p> <p><del>4. Providing residents with adequate internal living space.</del></p>
<p><b>COMZ-P7</b></p>	<p><b>Zone interfaces</b></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>

<p><b>Rules: Land use activities</b></p>	
<p><b>COMZ-R1</b></p>	<p><b>Commercial activities</b></p>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 20px;">1. The commercial activity is a retail activity and does not exceed 500m<sup>2</sup> total GFA;</p> <p style="padding-left: 20px;">2. The commercial activity is a supermarket and does not exceed 1500m<sup>2</sup> total GFA; or</p> <p style="padding-left: 20px;">3. Any other commercial activity, including integrated retail activity that does not exceed 2500m<sup>2</sup> total GFA.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with the requirements of COMZ-R1.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The matters in COMZ-P1, COMZ-P2 and COMZ-P3.</p>	

<b>COMZ-R2</b>	<b>Residential activities</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is located above ground floor level.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of COMZ-R2.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in COMZ-P1, COMZ-P3 and COMZ-P6;</li> <li>2. The extent to which the activity is the most appropriate to meet Wellington’s future growth needs;</li> <li>3. The compatibility with existing activities nearby and other activities provided for in the Commercial Zone;</li> <li>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</li> <li>5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.</li> </ol>	
<b>COMZ-R3</b>	<b>Carparking activities</b>
Activity status: <b>Permitted</b>	
<del>COMZ-R4</del>	<del>Community corrections activities</del>
<del>Activity status: <b>Permitted</b></del>	
<del>COMZ-R5</del>	<del>Retirement Villages</del>
<del>Activity status: <b>Discretionary</b></del>	
<b>COMZ-R64</b>	<b>All other land use activities</b>
<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.</p>	
<b>COMZ-R75</b>	<b>Industrial activities</b>
1. Activity Status: <b>Non-complying</b>	
<b>COMZ-R86</b>	<b>Heavy industrial activities</b>



1. Activity Status: <b>Non-complying</b>
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<b>Rules: Building and structure activities</b>	
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<b>COMZ-R97</b>	<b>Maintenance and repair of buildings and structures</b>
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1. Activity status: <b>Permitted</b>
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<b>COMZ-R108</b>	<b>Demolition or removal of buildings and structures</b>
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1. Activity status: <b>Permitted</b>
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<b>COMZ-R119</b>	<b>Construction of, or additions or alterations to, buildings and structures</b>
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1. Activity status: <b>Restricted Discretionary</b>  Matters of discretion are:  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; <del>3. The Centres and Mixed Use Design Guide; and</del> <del>4. The Residential Design Guide for any part of a building used for residential activities.</del>
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<b>COMZ-R1240</b>	<b>Conversion of buildings or parts of buildings for residential activities or visitor accommodation</b>
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1. Activity status: <b>Restricted Discretionary</b>  Matters of discretion are:  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> <del>3. The Residential Design Guide; and</del> <del>4. 3.</del> 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.
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<b>Standards</b>	
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<b>COMZ-S1</b>	<b>Maximum height</b>
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1. A maximum height limit of <u>12m</u> <del>8m</del> above ground level must be complied with.  These standards do not apply to:  a. Accessory buildings. b. Fences or standalone walls no greater than 1.8	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
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<p>metres in height where these are not for the purpose of screening an outdoor storage area.</p> <p>c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</p> <p>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</p> <p>e. Lift overruns provided these do not exceed the height by more than 1m.</p>	<p>accommodation.</p>	
<p><b>COMZ-S2      Height in relation to boundary</b></p>		
<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"> <li>1. Dominance, privacy, and shading effects on adjoining sites;</li> <li>2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;</li> <li>3. Effects on public spaces; and</li> <li>4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.</li> </ol>	
<p><b>Location</b></p>		<p><b>Recession plane</b></p>
<p>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</p>		<p>60° measured from a height of 4m vertically above ground level</p>
<p>Boundary adjoining any site within an Open Space Zone</p>		<p>60° measured from a height of 5m vertically above ground level</p>
<p>These standards do not apply to:</p> <ol style="list-style-type: none"> <li>a. A boundary with a road.</li> <li>b. Internal boundaries;</li> <li>c. 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.</li> <li>d. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and</li> <li>e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ol>		
<p><b>COMZ-S3      Minimum ground floor height</b></p>		

<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> <ol style="list-style-type: none"><li>1. The extent to which a reduced height:<ol style="list-style-type: none"><li>a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities;</li><li>b. Is necessary to provide for the functional or operational needs of a proposed activity; and</li></ol></li><li>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.</li></ol>
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<b>COMZ-S4</b>		<b>Verandah control</b>									
<p>1. Any verandah constructed on any building frontage facing a public space, including roads, must:</p> <ol style="list-style-type: none"> <li>Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</li> <li>Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below;</li> <li>Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>Not exceed a maximum width of 3m from the front of the building.</li> </ol> <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"> <li>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;</li> <li>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</li> <li>The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.</li> </ol>									
<b>COMZ-S5</b>		<b>Minimum residential unit size</b>									
<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>35m<sup>2</sup></td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m<sup>2</sup></td> </tr> </tbody> </table>		Residential unit type	Minimum net floor area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>The extent to which: <ol style="list-style-type: none"> <li>The design of the proposed unit provides a good standard of amenity for the occupants; and</li> <li>Other on-site factors compensate for a reduction in unit sizes.</li> </ol> </li> </ol>	
Residential unit type	Minimum net floor area										
a. Studio unit	35m <sup>2</sup>										
b. 1 bedroom unit	40m <sup>2</sup>										
c. 2+ bedroom unit	55m <sup>2</sup>										
<b>COMZ-S6</b>		<b>Outdoor living space for residential units</b>									
<ol style="list-style-type: none"> <li>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;</li> <li>Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below; and</li> </ol> </li> <li>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"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> </ol> </li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>The availability of public space in proximity to the site.</li> </ol>									

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 <sup>2</sup>	1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m
b. Communal		
i. For every 4-15 5 units	1064m <sup>2</sup>	8m
ii. For each additional unit above 15 units	2m <sup>2</sup>	
<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> <ol style="list-style-type: none"> <li>The extent to which:             <ol style="list-style-type: none"> <li>The design of the proposed unit provides a good standard of amenity; and</li> <li>Other on-site factors compensate for a reduction in outlook space.</li> </ol> </li> </ol>

<b>COMZ-S8</b>	<b>Building setback controls</b>
<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"><li>1. The extent to which:<ol style="list-style-type: none"><li>a. Landscaping mitigates the placement of buildings within the setback; and</li><li>b. 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).</li></ol></li></ol>

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 for the Local Centre Zone 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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Pokapū Haukāinga

## Local Centre Zone

LCZ	Local Centre Zone
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### 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

LCZ-01

**Purpose**

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.

ISPP

LCZ-02

**Accommodating growth**

The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity ~~and additional infrastructure~~ to meet residential and commercial growth needs.

ISPP

LCZ-03

**Amenity and design**

Medium ~~to high~~ 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.

P1 Sch1

LCZ-04

**Activities**

Activities will be of an appropriate scale and type to enhance the vibrancy ~~and viability~~ of Local Centres, ~~support walkable neighbourhoods~~ and support their local purpose.

### Policies

ISPP

LCZ-P1

**Accommodating growth**

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:

1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ~~viability and~~ vibrancy of the Metropolitan Centre Zone and the primacy of the City Centre Zone;
2. Forms of medium ~~to high~~ density housing;
3. Convenient access to active, public transport and rapid transit options;
4. Efficient, well integrated and strategic use of available development



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

ISPP

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

<p>LCZ-P8</p>	<p><b>On-site residential amenity</b></p> <p>Achieve a good standard of amenity for residential activities in the Local Centre Zone by:</p> <ol style="list-style-type: none"> <li>1. Providing residents with access to adequate outlook; and</li> <li>2. Ensuring <u>convenient</u> access to <del>convenient outdoor space, including private and/or shared</del> communal areas <u>of outdoor space;</u></li> <li>3. <del>Meeting the requirements Fulfilling the intent of the Residential Centres and Mixed Use Design Guide as relevant;</del> <u>and</u></li> <li>4. <u>Providing residents with adequate internal living space.</u></li> </ol>
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ISPP	LCZ-P9	<b>Managing adverse effects</b>  Recognise the evolving, higher density development context enabled in the Local Centres Zone, while managing any associated adverse effects including: <ol style="list-style-type: none"> <li>1. Shading, privacy, bulk and dominance effects on adjacent sites; and</li> <li>2. The impact of construction on the transport network <u>and pedestrian linkages</u>.</li> </ol>
ISPP	LCZ-P10	<b>City outcomes contribution</b>  Require over height, <del>large scale residential, non residential and comprehensive</del> 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 <del>through either</del> <u>satisfying at least two of the following outcomes:</u> <ol style="list-style-type: none"> <li>1. Positively contributing to public space provision and the amenity of the site and surrounding area; <del>and/or</del></li> <li>2. <u>Enabling universal accessibility within buildings ease of access for people of all ages and mobility; and/or</u></li> <li><del>2.</del> <u>3.</u> Incorporating a level of building performance that leads to reduced carbon emissions and increased <u>earthquake climate change</u> resilience; <del>and/or</del></li> <li><del>3.</del> <u>4.</u> Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; <del>and/or</del></li> <li><del>4.</del> <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; <del>and/or</del></li> <li><del>5.</del> <u>Enabling ease of access for people of all ages and mobility.</u></li> </ol>
	<u>LCZ-PX</u>	<u>Retirement village</u>  <u>Provide for retirement villages where it can be demonstrated that the development:</u> <ol style="list-style-type: none"> <li>1. <del>Meets Meeting the requirements-Fulfils the intent of the Residential Centres and Mixed Use Design Guide, as relevant;</del></li> <li>2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</u></li> <li>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></li> <li>4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u></li> <li>5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</u></li> </ol>
<b>Rules: Land use activities</b>		
P1 Sch1	LCZ-R1	<b>Commercial activities</b>
	1. Activity status: <b>Permitted</b> Where:	

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

	<p>activity frontage;                  iv. At ground level along any street not identified as requiring verandah coverage;                  or  <del>v. At ground level on any site contained within a Natural Hazard Overlay.</del></p>
	<p><del>2. Activity status: <b>Discretionary</b></del></p> <p><del>Where:</del></p> <p><del>a. Compliance with the requirements of LCZ-R10.1.a cannot be achieved.</del></p> <p><del>Notification status: An application for resource consent made in respect of rule LCZ-R10.2.a is precluded from being limited and publicly notified.</del></p>
	<p><u>2. Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. 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"> <li><u>1. The matters in LCZ-P4, LCZ-P6 and LCZ-P7;</u></li> <li><u>2. The extent and effect of non-compliance with LCZ-S5 and LCZ-S6;</u></li> <li><u>3. Whether residential activities exceed 50% of the street frontage at ground floor;</u></li> <li><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></li> <li><u>5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u></li> <li><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></li> <li><u>7. The continuity of verandah coverage along the identified street, informal access route or public space; and</u></li> <li><u>8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u></li> </ol> <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><b>LCZ-R11</b>    <b>Integrated retail activity</b></p>
		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The total gross floor area does not exceed 20,000m<sup>2</sup>.</p>
		<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>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"> <li>1. The matters in LCZ-P1, LCZ-P2, LCZ-P3, and LCZ-P4;</li> <li>2. The cumulative effect of the development on:                         <ol style="list-style-type: none"> <li>a. The <del>viability and</del> vitality of the City Centre Zone <del>and Golden Mile</del>;</li> <li>b. The safety and efficiency of the transport network, including providing for a range of</li> </ol> </li> </ol>

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

<b>LCZ-R15</b>	<b>All other activities</b>
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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

<b>LCZ-R16</b>	<b>Maintenance and repair of buildings and structures</b>
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1. Activity status: **Permitted**

ISPP

<b>LCZ-R17</b>	<b>Demolition or removal of buildings and structures</b>
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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

<b>LCZ-R18</b>	<b>Construction of, or additions and alterations to, buildings and structures</b>
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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 LCZ-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 LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-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 100m<sup>2</sup>; 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 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.

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

Where:

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

Matters of discretion are:

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 and LCZ-SX (Boundary setback from a rail corridor);
- ~~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.

Notification status:

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.

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.

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.

## 3. Activity status: Restricted Discretionary



	<p><u>Where:</u></p> <p>a. <u>In addition to LCZ-R18.2 the relevant building height at LCZ-S1 is exceeded by more than 25%.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li><u>The matters in LCZ-P10;</u></li> <li><u>The application and implementation of the City Outcome Contribution as set out in Appendix 16.</u></li> </ol> <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><b>P1 Sch1</b></p>	<table border="1"> <tr> <td data-bbox="352 584 518 680"> <p><b>LCZ-R19</b></p> </td> <td data-bbox="518 584 1476 680"> <p><b>Conversion of buildings, or parts of buildings, for residential activities</b></p> </td> </tr> </table>	<p><b>LCZ-R19</b></p>	<p><b>Conversion of buildings, or parts of buildings, for residential activities</b></p>
<p><b>LCZ-R19</b></p>	<p><b>Conversion of buildings, or parts of buildings, for residential activities</b></p>		
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in LCZ-P1, LCZ-P3, LCZ-P6 and LCZ-P8;</li> <li>The extent of compliance with standards LCZ-S7, LCZ-P8 and LCZ-S9 and satisfaction of associated assessment criteria; <u>and</u></li> <li><del>The Residential Design Guide; and</del></li> <li><u>3.</u> The availability and connection to existing or planned three waters infrastructure.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule LCZ-R19.1 is precluded from being either publicly or limited notified.</p>		
<p><b>P1 Sch1</b></p>	<table border="1"> <tr> <td data-bbox="352 1070 518 1167"> <p><b>LCZ-R20</b></p> </td> <td data-bbox="518 1070 1476 1167"> <p><b>Outdoor storage areas</b></p> </td> </tr> </table>	<p><b>LCZ-R20</b></p>	<p><b>Outdoor storage areas</b></p>
<p><b>LCZ-R20</b></p>	<p><b>Outdoor storage areas</b></p>		
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.</li> <li><u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ol> <p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with the requirements of LCZ-R20.1 cannot be achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in LCZ-P7;</li> <li>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</li> <li>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.</li> </ol> <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"> <li>Streetscape and visual amenity effects;</li> <li>Dominance, privacy and shading effects on adjoining sites; and</li> <li>The extent to which taller buildings would contribute to a substantial increase in residential accommodation.</li> </ol>	
Location	Limit	
<b>Height Control Area 1</b> <del>Newtown Local Centre Heritage Area</del> Island Bay Local Centre Heritage Area Hataitai Local Centre Heritage Area	12 metres	
<b>Height Control Area 2</b> Karori <del>Kelburn</del> <del>Khandallah</del> <del>Newtown Local Centre Heritage Area</del>	18 metres	
<b>Height Control Area 3</b> Brooklyn Churton Park Crofton Downs Island Bay <del>Kelburn</del> <del>Khandallah</del> Linden Hataitai Miramar Newlands <del>Newtown</del> <del>Tawa</del>	22 metres	
<b><u>Height Control Area 4</u></b>	<u>27 metres</u>	

<p><u>Newtown</u> <u>Tawa</u></p>		
<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Accessory buildings.</li> <li>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</li> <li>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</li> <li>d. Lift overruns provided these do not exceed the height by more than 4m.</li> </ul>		
<p>ISPP</p>	<p><b>LCZ-S2</b></p>	<p><b>Minimum building height</b></p>
	<p>1. A minimum height of 7m is required for:</p> <ul style="list-style-type: none"> <li>a. New buildings or structures; and</li> <li>b. Additions to the frontages of existing buildings <del>and structures</del>.</li> </ul> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <li>1. <u>Accessory buildings, ancillary to the primary activity on the site.</u></li> <li>2. <u>Any building or structure that is unable to be occupied by people.</u></li> </ul>	<p>Assessment criteria where the standard is infringed;</p> <ul style="list-style-type: none"> <li>1. The extent to which a reduced height: <ul style="list-style-type: none"> <li>a. Is necessary to provide for the functional needs or operational needs of a proposed activity;</li> </ul> </li> <li>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and</li> <li>3. Whether, for any additions or alterations, the existing ground floor height meets the standard.</li> </ul>
<p>ISPP</p>	<p><b>LCZ-S3</b></p>	<p><b>Minimum ground floor height</b></p>
	<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"> <li>1. The extent to which a reduced height: <ul style="list-style-type: none"> <li>a. Will compromise or preclude future use or adaptation of</li> </ul> </li> </ul>

ISPP

	<p>the ground floor for non-residential activities;</p> <p>b. Is necessary to provide for the functional needs or operational needs of a proposed activity; and</p> <p>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.</p>
<p><b>LCZ-S4</b></p>	<p><b>Height in relation to boundary</b></p>
<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"> <li>1. Dominance, privacy, and shading effects on adjoining sites;</li> <li>2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;</li> <li>3. Effects on public spaces; and</li> <li>4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.</li> </ol>
<p><b>Location</b></p>	<p><b>Recession plane</b></p>
<p>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</p>	<p>60° measured from a height of 4m vertically above ground level</p>
<p>Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</p>	<p>60° measured from a height of 5m vertically above ground level</p>
<p>Boundary adjoining any site within the HRZ</p>	<p>60° measured from a height of 8m vertically above ground level</p>
<p>Boundary adjoining any site within an Open Space Zone</p>	<p>60° measured from a height of 5m vertically above ground level</p>
<p>These standards do not apply to:</p> <ol style="list-style-type: none"> <li>a. A boundary with a road.</li> <li>b. Internal boundaries;</li> <li>c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials,</li> </ol>	

<p>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.</p>	
<p>ISPP</p>	<p><b>LCZ-S5 Verandah control</b></p>
<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"> <li>Extend the full width of the building elevation;</li> <li>Connect with any existing adjoining verandah;</li> <li>Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</li> <li>Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below;</li> <li>Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>Not exceed a maximum width of 3m from the front of the building.</li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>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; <del>and</del></li> <li>Any building where compliance with the standard results in an encroachment into the dripline of an existing <del>street tree</del>; <del>and</del></li> <li><del>Service stations.</del></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>The extent to which any non-compliance:             <ol style="list-style-type: none"> <li>Will adversely affect the comfort and convenience of pedestrians;</li> <li>Will result in further street trees being added to public space as part the development; and</li> </ol> </li> <li>The continuity of verandah coverage along the identified street, informal access route or public space.</li> </ol>
<p>ISPP</p>	<p><b>LCZ-S6 Active frontage and non-residential activity frontage controls</b></p>
<p>1. Any new building or addition to an existing building <del>facing adjoining</del> an identified street with an active frontage must:</p> <ol style="list-style-type: none"> <li>Be built up to the street edge <del>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;</del></li> <li>Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</li> <li>Locate the principal public entrance on the front boundary.</li> </ol> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><del>Any vehicle and pedestrian access to a site</del></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>The extent to which:             <ol style="list-style-type: none"> <li>Any non-compliance is required for on-site functional needs or operational needs;</li> <li>The building frontage is designed and located to create a strong visual alignment with adjoining buildings <del>or otherwise enhances the streetscape;</del> and</li> <li>An acceptable level of passive surveillance is maintained between the interior of the building and the street.</li> </ol> </li> </ol>

<p style="text-align: center;"><u>situated on a street subject to an active frontage or non-residential activity control;</u></p> <p>b. <u>Service stations.</u> <u>Except that this does not apply to service stations.</u></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"> <li>a. Is more than 3 metres wide; and</li> <li>b. Extends from a height of 1m above ground level to a maximum height of 2.5m;</li> </ol> <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"> <li>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</li> <li>b. Locate the principal public entrance on the front boundary.</li> </ol>	
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ISPP

<b>LCZ-S7</b>	<b>Minimum residential unit size</b>
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<p>2. Residential units, including dual key units must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:             <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in unit sizes.</li> </ol> </li> </ol>
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Residential unit type	Minimum net floor area
a. Studio unit	35m <sup>2</sup>
b. 1 bedroom unit	40m <sup>2</sup>
c. 2+ bedroom unit	55m <sup>2</sup>

ISPP

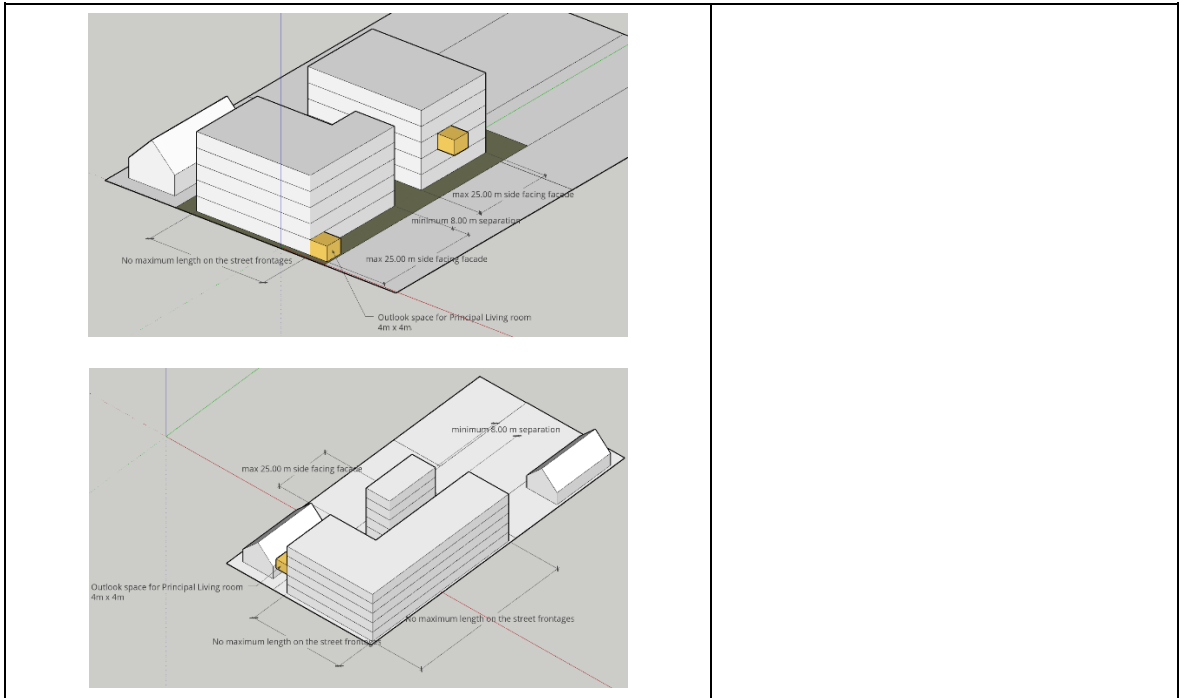
<b>LCZ-S8</b>	<b>Residential – outdoor living space</b>
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<ol style="list-style-type: none"> <li>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living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

ISPP

<b>LCZ-S9</b>	<b>Minimum outlook space for multi-unit housing</b>	
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:	
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>	1. The extent to which: <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in outlook space.</li> </ol>	



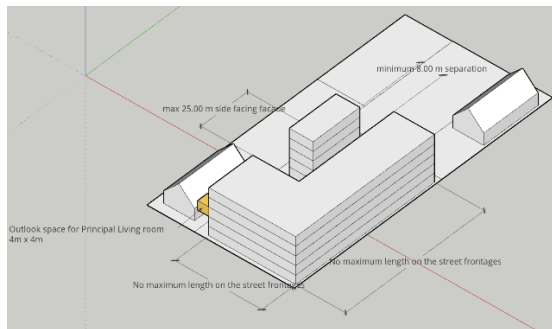
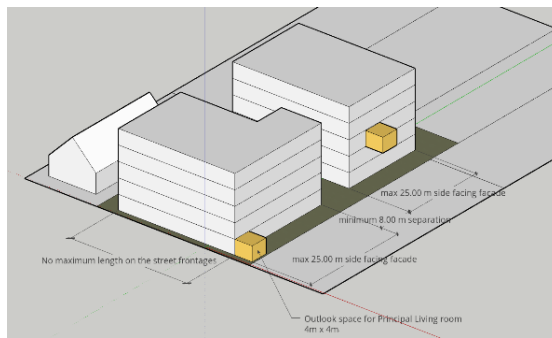
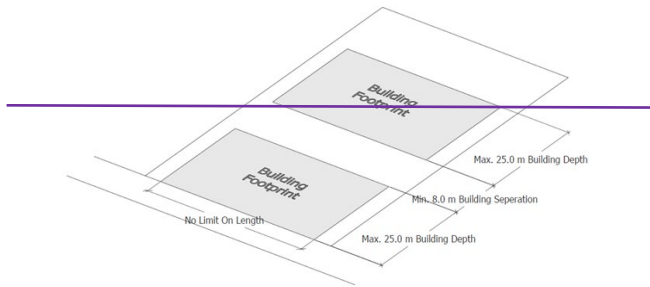
ISPP

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.

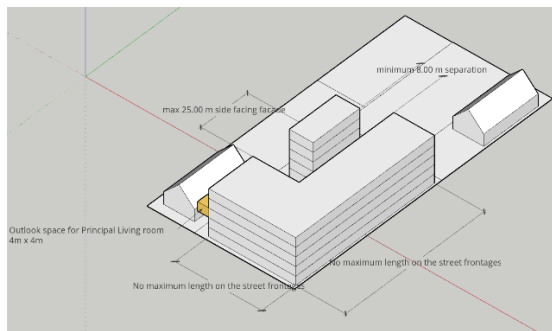
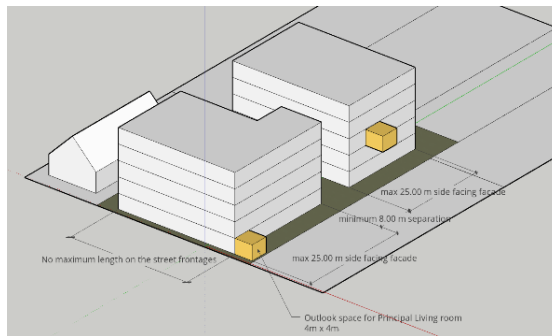
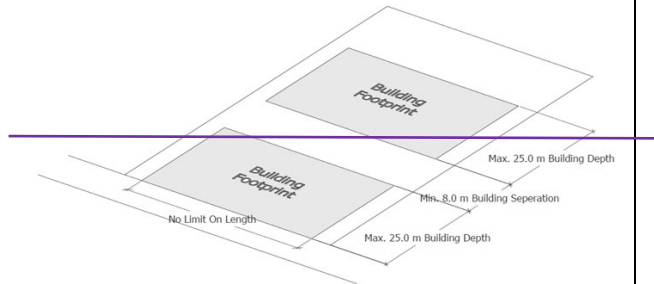
ISPP

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**

<b><u>LCZ-SX</u></b>	<b><u>Boundary setback from a rail corridor</u></b>	
<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**

<b><u>LCZ-M1</u></b>	<b><u>Urban Design Panel</u></b>	
<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 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 original Section 42A Report for the Metropolitan Centre Zone 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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Paetata Tāone

## Metropolitan Centre Zone

<b>MCZ</b>	<b>Metropolitan Centre Zone</b>
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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 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-01

**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-02

**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-03

**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-04

**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	<p><b>MCZ-P1 Accommodating growth</b></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"> <li>1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that <del>does not undermine the ongoing viability, vibrancy and primacy of the City Centre Zones</del> supports the purpose of the zone;</li> <li>2. A mix of medium and high-density housing;</li> <li>3. Convenient access to active transport and public transport options;</li> <li>4. Efficient, well integrated and strategic use of available development sites; and</li> <li>5. Convenient access to a range of open spaces.</li> </ol>
P1 Sch1	<p><b>MCZ-P2 Enabled activities</b></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"> <li>1. Commercial activities;</li> <li>2. Residential activities;</li> <li>3. Community facilities;</li> <li>4. Educational facilities;</li> <li>5. Arts, culture, and entertainment activities;</li> <li>6. Marae activities;</li> <li>7. Emergency service facilities;</li> <li>8. Community corrections activities;</li> <li>9. Visitor accommodation;</li> <li>10. Recreational activities;</li> <li>11. Repair and maintenance service activities;</li> <li>12. Industrial activities; and</li> <li>13. Public transport activities.</li> </ol>
P1 Sch1	<p><b>MCZ-P3 Managed activities</b></p> <p>Manage the location and scale of commercial activities that could result in cumulative adverse effects on the <del>viability and</del> vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.</p>
P1 Sch1	<p><b>MCZ-P4 Potentially incompatible activities</b></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"> <li>1. Carparking visible at street edge along an active frontage or non-residential activity frontage;</li> <li>2. Demolition of buildings that results in the creation of vacant land;</li> </ol>

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

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



	<del>MCZ-P11X</del>	<p><b>Retirement village</b></p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li>Meets Meeting the requirements Fulfills the intent of the Residential Centres and Mixed Use Design Guide, as relevant;</li> <li>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents;</li> <li>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;</li> <li>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</li> <li>Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</li> </ol>
<b>Rules: Land use activities</b>		
P1 Sch1	MCZ-R1	<b>Commercial activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b> Where: <ol style="list-style-type: none"> <li>The activity is not an Integrated Retail Activity (refer to Rule MCZ-R13).</li> </ol> </li> </ol>	
P1 Sch1	MCZ-R2	<b>Community facilities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R3	<b>Educational facilities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R4	<b>Arts, culture, and entertainment activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R5	<b>Marae activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R6	<b>Emergency service facilities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R7	<b>Community corrections activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	
P1 Sch1	MCZ-R8	<b>Visitor accommodation activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol>	

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

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 20,000m<sup>2</sup>.~~

~~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-R~~1514.2.a~~ must be publicly notified.

P1 Sch1	<b>MCZ-R<del>1645</del></b>	<b>Carparking activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity involves:</p> <ol style="list-style-type: none"> <li>Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or</li> <li>Provision of carparks above ground floor level; or</li> <li>Provision of carparks below ground floor level; or</li> <li>Provision of parking spaces for people with disabilities; or</li> <li>Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes-; <u>or</u></li> <li><u>Provision of carparks on a road.</u></li> </ol>	
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of MCZ-R<del>1645</del>.1.a is not achieved.</p>	
P1 Sch1	<b>MCZ-R<del>1746</del></b>	<b>Yard-based retailing activities</b>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Notification status: An application for resource consent made in respect of rule MCZ-R<del>1746</del>.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	<b>MCZ-R<del>1847</del></b>	<b>All other land use activities</b>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.</p>	
<b>Rules: Building and structures activities</b>		
ISPP	<b>MCZ-R<del>1948</del></b>	<b>Maintenance and repair of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>	
ISPP	<b>MCZ-R<del>2049</del></b>	<b>Demolition or removal of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The demolition or removal of a building:</p> <ol style="list-style-type: none"> <li>Is required to avoid an imminent threat to life and/or property; or</li> </ol>	



	<p>Where:</p> <p>a. compliance with any of the requirements of <del>MCZ-R19.1</del><u>MCZ-R2120.1</u> cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9;</li> <li>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, <del>and</del> MCZ-S11 <del>and MCZ-12X</del> <u>(Boundary setback from rail corridor)</u>;</li> <li>3. <del>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;</del></li> <li>4. <del>The Residential Design Guide;</del></li> <li>3. The extent and effect of any identifiable site constraints;</li> <li>4. Construction impacts on the transport network; and</li> <li>5. The availability and connection to existing or planned three waters infrastructure.</li> </ol> <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><del>Notification status:</del> An application for resource consent made in respect of rule MCZ-R<del>2120.2</del> 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><del>Notification status:</del> An application for resource consent made in respect of rule MCZ-R<del>2120.2</del> which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5, <del>and</del> MCZ-S6 <del>and MCZ-S12</del> is precluded from being publicly notified.</p>		
	<p>3. <u>Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></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><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li>1. <u>The matters in MCZ-P10;</u></li> <li>2. <u>The application and implementation of the City Outcome Contribution as set out in Appendix 16.</u></li> </ol> <p><u>Notification status: 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 518 1742"> <p><b>MCZ-R<del>2224</del></b></p> </td> <td data-bbox="518 1648 1474 1742"> <p><b>Conversion of buildings, or parts of buildings, to residential activities</b></p> </td> </tr> </table>	<p><b>MCZ-R<del>2224</del></b></p>	<p><b>Conversion of buildings, or parts of buildings, to residential activities</b></p>
<p><b>MCZ-R<del>2224</del></b></p>	<p><b>Conversion of buildings, or parts of buildings, to residential activities</b></p>		
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in MCZ-P1, MCZ-P3, MCZ-S6 and MCZ-P8;</li> <li>2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria; <u>and</u></li> </ol>		

~~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
<b>Height control area 1</b> Johnsonville ( <u>except as below</u> )	35m
<b>Height control 2</b> Johnsonville, <u>34 Johnsonville Road (block bordered by Moorefield Road, Johnsonville Road and Broderick Road), and 91 Johnsonville Road</u>	<u>42m</u>
<b>Height control <del>3</del> 2</b> <u>Kilbirnie (except as below)</u>	<u>35m <del>27m</del></u>
<b>Height control area <del>4</del> 3</b> 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;

	<p>c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</p> <p>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</p> <p>e. Lift overruns provided these do not exceed the height by more than 4m.</p>		
ISPP	<b>MCZ-S2</b>	<b>Minimum building height</b>	
	<p>1. A minimum height of 7m is required for:</p> <p>a. New buildings or structures; and</p> <p>b. Additions to the frontages of existing buildings <del>and structures</del>.</p> <p><u>This standard does not apply to:</u></p> <p>1. <u>Accessory buildings, ancillary to the primary activity on the site.</u></p> <p>2. <del>Any building or structure that is unable to be occupied by people.</del></p>	<p>Assessment criteria where the standard is infringed;</p> <p>1. The extent to which a reduced height:</p> <p>a. Is necessary to provide for functional needs or operational needs of a proposed activity;</p> <p>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and</p> <p>3. Whether, for any additions or alterations, the existing ground floor height meets the standard.</p>	
ISPP	<b>MCZ-S3</b>	<b>Minimum ground floor height</b>	
	<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> <p>1. The extent to which a reduced height:</p> <p>a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities;</p> <p>b. Is necessary to provide for functional needs or operational needs of a proposed activity; and</p> <p>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.</p>	
ISPP	<b>MCZ-S4</b>	<b>Height in relation to boundary</b>	
	<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p> <table border="1" data-bbox="292 1843 916 1890"> <tr> <td><b>Location</b></td> <td><b>Recession plane</b></td> </tr> </table>	<b>Location</b>	<b>Recession plane</b>
<b>Location</b>	<b>Recession plane</b>		



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

<b>MCZ-S5</b>	<b>Verandah control</b>
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<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"> <li>a. Extend the full width of the building elevation;</li> <li>b. Connect with any existing adjoining verandah;</li> <li>c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</li> <li>d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below;</li> <li>e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>f. Not exceed a maximum width of 3m from the front of the building.</li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; and</li> <li>b. Any building where compliance with the standard results in an encroachment into the dripline of an existing <del>street tree</del>;</li> <li>c. <b>Service stations.</b></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which any non-compliance:                     <ol style="list-style-type: none"> <li>a. Will adversely affect the comfort and convenience of pedestrians;</li> <li>b. Will result in further street trees being added to public space as part the development; and</li> </ol> </li> <li>2. The continuity of verandah coverage along the identified street, informal access route or public space.</li> </ol>
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ISPP

<b>MCZ-S6</b>	<b>Active frontage and non-residential activity frontage controls</b>
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<p>1. Any new building or addition to an existing building <del>facing adjoining</del> an identified street with an active frontage must:</p> <ol style="list-style-type: none"> <li>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></li> <li>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</li> <li>c. Locate the principal public entrance on the front boundary;</li> </ol> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li>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></li> <li>b. <u>Service stations.</u></li> </ol> <p><del>Except that this does not apply to service stations.</del></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"> <li>a. Is more than 3 metres wide; and</li> <li>b. Extends from a height of 1m above ground level to a maximum height of 2.5m;</li> </ol> <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"> <li>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</li> <li>b. Locate the principal public entrance on the front boundary.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:             <ol style="list-style-type: none"> <li>a. Any non-compliance is required for on-site functional needs or operational needs;</li> <li>b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape;</u> and</li> <li>c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.</li> </ol> </li> </ol>
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ISPP

	<b>MCZ-S7</b>	<b>Minimum residential unit size</b>									
<p>1. 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="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>35m<sup>2</sup></td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m<sup>2</sup></td> </tr> </tbody> </table>			Residential unit type	Minimum net floor area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:             <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in unit sizes.</li> </ol> </li> </ol>
Residential unit type	Minimum net floor area										
a. Studio unit	35m <sup>2</sup>										
b. 1 bedroom unit	40m <sup>2</sup>										
c. 2+ bedroom unit	55m <sup>2</sup>										

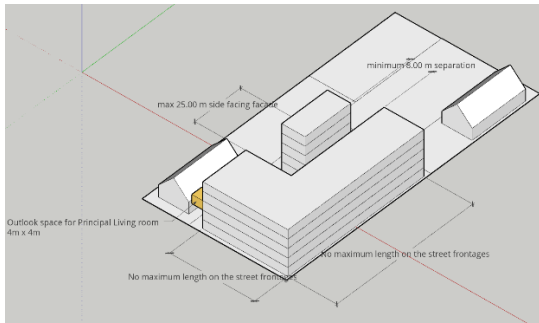
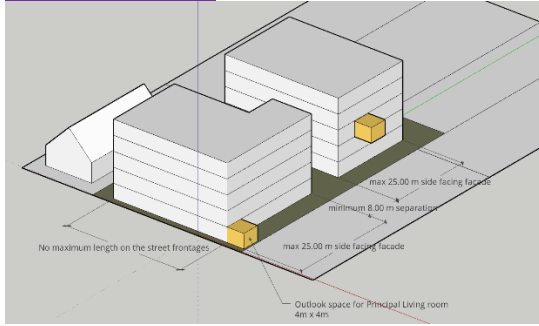
ISPP

<b>MCZ-S8</b>		<b>Residential – outdoor living space</b>	
<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"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below; and</li> </ol> <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"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>The extent to which: <ol style="list-style-type: none"> <li>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space;</li> </ol> </li> <li>Whether any alternative publicly available open space adjoins or is in close proximity to the site; and</li> <li>The availability of public space in proximity to the site.</li> </ol>	
<b>Living space type</b>	<b>Minimum area</b>	<b>Minimum dimension</b>	
a. Private			
i. Studio unit and 1- bedroom unit	5m <sup>2</sup>	1.8m	
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m	
b. Communal			
i. For every <del>4 – 15.5</del> units	<del>1064</del> m <sup>2</sup>	8m	
<u>For each additional unit above 15 units</u>	<u>2m<sup>2</sup></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

<b>MCZ-S9</b>		<b>Minimum outlook space for multi-unit housing</b>	
<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p>		<p>Assessment criteria where the standard is infringed:</p>	

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.



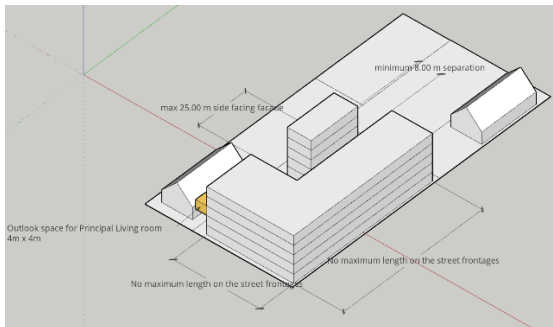
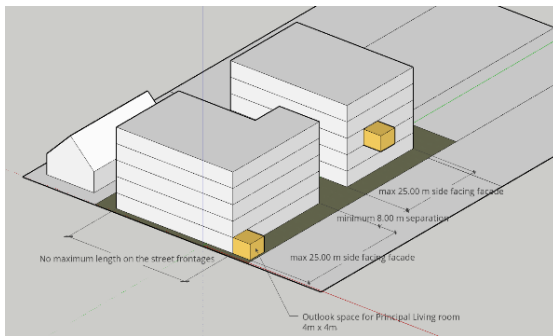
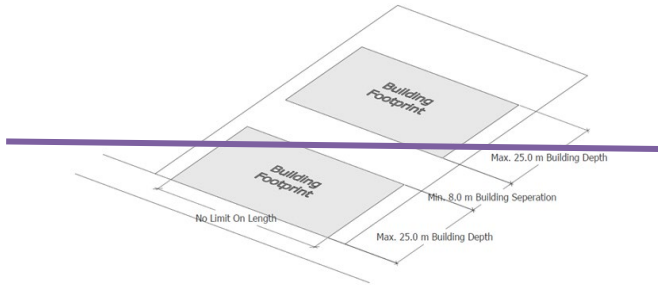
1. The extent to which;
  - a. The design of the proposed unit provides a good standard of amenity; and
  - b. Other on-site factors compensate for a reduction in outlook space.

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.

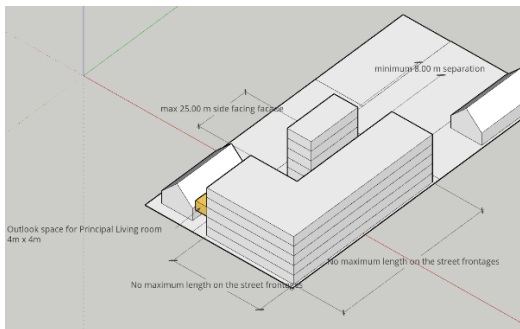
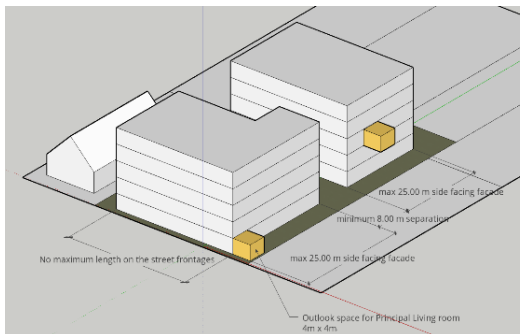
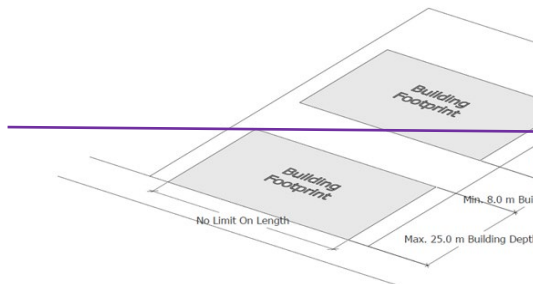
ISPP

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.

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<b><u>MCZ-S12X</u></b>	<b><u>Boundary setback from rail corridor</u></b>
<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>
<b><u>Methods</u></b>	
<b><u>MCZ-M1</u></b>	<b><u>Urban Design Panel</u></b>
<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 <del>it</del> relevant policies and matters of discretion that apply to significant resource consent applications as required.</u></p>	

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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Whakamahinga Rau

## Mixed Use Zone

<b>MUZ</b>	<b>Mixed Use Zone</b>
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### 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	
<b>MUZ-O1</b>	<p><b>Purpose</b></p> <p>The Mixed Use Zone is developed and used for a wide range of compatible activities.</p>
<b>MUZ-O2</b>	<p><b>Accommodating growth</b></p> <p>The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <b>and additional infrastructure</b> to meet business, and to a lesser extent residential growth needs.</p>
<b>MUZ-O3</b>	<p><b>Compatibility with other employment areas and the hierarchy of centres</b></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>
<b>MUZ-O4</b>	<p><b>Amenity and design</b></p> <p>Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context.</p>
<b>MUZ-O5</b>	<p><b>Managing adverse effects</b></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	
<b>MUZ-P1</b>	<p><b>Accommodating growth</b></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"> <li>1. A <b>choice-variety</b> of building type, size, affordability and distribution, including forms of medium density housing;</li> <li>2. Efficient, well integrated and strategic use of available development sites; and</li> <li>3. Convenient access to state highways and key transport routes.</li> </ol>
<b>MUZ-P2</b>	<p><b>Enabled activities</b></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"> <li>1. Commercial activities;</li> <li>2. Community facilities;</li> <li>3. Educational facilities;</li> <li>4. Recreation activities;</li> <li>5. Arts, culture and entertainment activities;</li> <li>6. Emergency service facilities;</li> <li>7. Community corrections <b>facilitiesactivities</b>;</li> <li>8. Visitor accommodation;</li> </ol>

	<p>9. Recreational facilities;</p> <p>10. Residential activities above ground floor level;</p> <p>11. Public transport activities; and</p> <p>12. Industrial activities.</p>
<b>MUZ-P3</b>	<p><b>Managing larger-scale retail activities</b></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"> <li>1. Not result in significant adverse impacts on the <del>viability</del>, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres;</li> <li>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</li> <li>3. Be compatible with adjoining land uses.</li> </ol>
<b>MUZ-P4</b>	<p><b>Avoiding heavy industrial activities</b></p> <p>Avoid heavy industrial activities from locating in the Mixed Use Zone.</p>
<b>MUZ-P5</b>	<p><b>Residential activities</b></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"> <li>1. Restricting residential activities being established at the ground floor level of buildings; <del>and</del></li> <li>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; <del>and</del></li> <li>3. <del>Meeting the requirements</del> <u>Fulfilling the intent of the Residential Centres and Mixed Use Design Guide as relevant.</u></li> </ol>
<b>MUZ-P6</b>	<p><b>Design of new development</b></p> <p>Encourage a high standard of built form and amenity while:</p> <ol style="list-style-type: none"> <li>a. <del>Enabling</del> innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the Mixed Use Zone; <del>and</del></li> <li>b. <del>Meeting the intentions</del> <u>Fulfilling the intent of the Centres and Mixed Use Design Guide as relevant.</u></li> </ol>
<b>MUZ-P7</b>	<p><b>Zone interfaces</b></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>
<b>Rules: Land use activities</b>	
<b>MUZ-R1</b>	<b>Commercial activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is not an Integrated Retail Activity (refer to Rule MUZ-R11); and</li> <li>b. The activity is not a supermarket (refer to MUZ-R12).</li> </ol>
<b>MUZ-R2</b>	<b>Community facilities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R3</b>	<b>Educational facilities</b>

	1. Activity status: <b>Permitted</b> 2.
<b>MUZ-R4</b>	<b>Arts, culture and entertainment activities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R5</b>	<b>Emergency services facilities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R6</b>	<b>Community corrections <del>facilities</del>activities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R7</b>	<b>Visitor accommodation</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R8</b>	<b>Recreational activities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R9</b>	<b>Public transport activities</b>
	1. Activity status: <b>Permitted</b>
<b>MUZ-R10</b>	<b>Residential activities</b>
	1. Activity status: <b>Permitted</b>  Where:  a. The activity is located above ground floor level.
	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of MUZ-R10.1 cannot be achieved.  Matters of discretion are:  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.  Notification status: An application for resource consent made in respect of rule MUZ-R10.2.a is precluded from being publicly notified.
<b>MUZ-R11</b>	<b>Integrated retail activity</b>
	1. Activity status: <b>Permitted</b>  Where:  a. The integrated retail activity comprises large format retail and does not exceed 10,000m <sup>2</sup> total GFA; or b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m <sup>2</sup> total GFA.

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

<b>Rules: Building and structure activities</b>	
<b>MUZ-R1644</b>	<b>Maintenance and repair of buildings and structures</b>
1. Activity status: <b>Permitted</b>	
<b>MUZ-R1745</b>	<b>Demolition or removal of buildings and structures</b>
1. Activity status: <b>Permitted</b>	
<b>MUZ-R1846</b>	<b>Construction of, or additions and alterations to, buildings and structures</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. MUZ-S1;</li> <li>ii. MUZ-S3;</li> <li>iii. MUZ-S4;</li> <li>iv. MUZ-S5;</li> <li>v. MUZ-S6;</li> <li>vi. MUZ-S7;</li> <li>vii. MUZ-S11; and</li> </ul> <p>b. The activity is not the construction of a new building for residential activities.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved.</p> <p>Matters of discretion are :</p> <ul style="list-style-type: none"> <li>1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7;</li> <li>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;</li> <li>3. The extent of compliance with MUZ-S2; <u>and</u></li> <li>4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities.</li> <li><del>5. The Centres and Mixed-Use Design Guide; and</del></li> <li><del>6. The Residential Design Guides for any part of a building used for residential activities.</del></li> </ul> <p>Notification status:</p> <p>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.</p> <p>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.</p>	
<b>MUZ-R1947</b>	<b>Conversion of buildings or parts of buildings for residential activities</b>
1. Activity status: <b>Restricted Discretionary</b>	
Matters of discretion are:	
<ul style="list-style-type: none"> <li>1. The matters in MUZ-P2 and MUZ-P5;</li> <li>2. The extent of compliance with standards MUZ-S8, MUZ-S9 and MUZ-S10;</li> <li><del>3. The Residential Design Guide; and</del></li> </ul>	

3. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; ~~and~~
4. The availability and connection to existing or planned three waters infrastructure.

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**

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.

2. Activity status: **Restricted discretionary**

Where:

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

Matters of discretion are:

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.

Notification status: An application for resource consent made in respect of rule MUZ-R18.2.a is precluded from being publicly notified.

**Standards**

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

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

Assessment criteria where the standard is infringed:

Location	Limit	
Height control area 1	12 metres	<ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.</li> </ol>
Newtown South Greta Point Tawa South <del>Takapu Island</del> 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>		
Height control area 2	15 metres	
<del>Tawa Junction</del> Kaiwharawhara		

Kilbirnie North Miramar - Park Road and Weka Street <a href="#">Glenside</a>												
Height control area 3  Rongotai South Mixed Use Zone Height Control B Rongotai South Mixed Use Zone Height Control C	16 metres											
Height control area 4  <a href="#">Miramar – Ropa Lane, Maupuia Road</a> Ngauranga <a href="#">Tawa Junction</a> <a href="#">Takapu Island</a>	18 metres											
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:  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.												
<p><b>MUZ-S2</b>      <b>Maximum height for the purposes of MUZ-R16.2</b></p>												
1. The following maximum height limits above ground level must be complied with:		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.										
<table border="1"> <thead> <tr> <th data-bbox="121 1301 593 1357">Location</th> <th data-bbox="593 1301 798 1357">Limit</th> </tr> </thead> <tbody> <tr> <td data-bbox="121 1357 593 1413"> <a href="#">Height control area 1</a> </td> <td data-bbox="593 1357 798 1413"> <a href="#">16 metres</a> </td> </tr> <tr> <td data-bbox="121 1413 593 1491"> <a href="#">Rongotai South Mixed Use Zone Height Control B</a> </td> <td data-bbox="593 1413 798 1491"></td> </tr> <tr> <td data-bbox="121 1491 593 1883">                 Height control area <del>1</del> 2                   Newtown South                  Greta Point                  Tawa: Tawa South                  Takapu Island                  Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road  <a href="#">Rongotai South Mixed Use Zone Height Control A</a>  <a href="#">Rongotai South Mixed Use Zone Height Control C</a> </td> <td data-bbox="593 1491 798 1883">                 18 metres             </td> </tr> <tr> <td data-bbox="121 1883 593 1960">                 Height control area <del>2</del> 3             </td> <td data-bbox="593 1883 798 1960"> <a href="#">19</a> <del>20</del> metres             </td> </tr> </tbody> </table>	Location		Limit	<a href="#">Height control area 1</a>	<a href="#">16 metres</a>	<a href="#">Rongotai South Mixed Use Zone Height Control B</a>		Height control area <del>1</del> 2  Newtown South Greta Point Tawa: Tawa South Takapu Island Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road <a href="#">Rongotai South Mixed Use Zone Height Control A</a> <a href="#">Rongotai South Mixed Use Zone Height Control C</a>	18 metres	Height control area <del>2</del> 3	<a href="#">19</a> <del>20</del> metres	Limit
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Height control area <del>1</del> 2  Newtown South Greta Point Tawa: Tawa South Takapu Island Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road <a href="#">Rongotai South Mixed Use Zone Height Control A</a> <a href="#">Rongotai South Mixed Use Zone Height Control C</a>	18 metres											
Height control area <del>2</del> 3	<a href="#">19</a> <del>20</del> metres											

Rongotai South Mixed Use Zone Height Control <a href="#">A, B, C and D</a>		
Height control area <a href="#">3 4</a>		22 metres
Tawa: Tawa Junction <del>Tawa: Redwood Avenue</del> Tawa: Tawa Street		
Height control area <a href="#">4 5</a>		22.5 metres
Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street		
Height control area <a href="#">5 6</a>		24 metres
Ngauranga: Malvern		
Height control area <a href="#">6 7</a>		27 metres
Shelly Bay		
<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"> <li>1. Accessory buildings;</li> <li>2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</li> <li>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</li> <li>4. Lift overruns provided these do not exceed the height by more than 4m.</li> </ol>		
<b>MUZ-S3</b>	<b>Height in relation to boundary</b>	
1. No part of any building or structure may project beyond the relevant recession plane shown below:		Assessment <del>criteria</del> <del>criteria</del> where the standard is infringed: <ol style="list-style-type: none"> <li>1. The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site;</li> <li>2. Dominance, privacy and shading effects on adjoining sites;</li> <li>3. Whether topographical or other site constraints make compliance with the standard impracticable;</li> <li>4. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;</li> </ol>
<b>Location</b>	<b>Recession plane</b>	
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	60° measured from a height of 5m vertically above ground level	



identified on the District Plan Maps		<ol style="list-style-type: none"> <li>5. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation; and</li> <li>6. The effect on the function and associated amenity values of any adjacent open space zone.</li> </ol>
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	
<a href="#">Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</a>	<a href="#">60° measured from a height of 5m vertically above ground level</a>	
<p>These standards do not apply to:</p> <ol style="list-style-type: none"> <li>a. A boundary with a road;</li> <li>b. Internal boundaries;</li> <li>c. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically;</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</li> <li>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</li> </ol>		
<b>MUZ-S4</b>	<b>Minimum ground floor height</b>	
<ol style="list-style-type: none"> <li>1. The minimum ground floor height to the underside of <u>a</u> structural slab or equivalent for any new building, or addition or alterations to an existing building shall be 4m.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which a reduced height:                             <ol style="list-style-type: none"> <li>a. Will compromise or preclude future alternative ground floor uses;</li> <li>b. Is necessary to provide for functional needs or operational needs of a proposed activity;</li> </ol> </li> <li>2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary;</li> <li>3. The extent to which the ground floor level will be able to be used or adapted for future non-residential activities; and</li> <li>4. Whether, for any additions or alterations, the existing ground floor height infringes the standard.</li> </ol>	
<b>MUZ-S5</b>	<b>Windows adjacent to Residential Zones</b>	
<ol style="list-style-type: none"> <li>1. <a href="#">Except for windows in a residential unit, o</a>paque privacy glazing must be installed in windows where:</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Privacy effects on adjoining sites; and</li> </ol>	

<ul style="list-style-type: none"> <li>a. The associated building wall faces a site in any Residential Zone; and</li> <li>b. The wall is located within 5m of the boundary of a site in any Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>2. Positive safety implications of over-looking public space.</li> </ul>								
<b>MUZ-S6</b>	<b>Maximum gross floor area of buildings</b>								
<ul style="list-style-type: none"> <li>1. Any building must not exceed a maximum gross floor area of 500m<sup>2</sup>.</li> </ul>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>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;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>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.</li> </ul>								
<b>MUZ-S7</b>	<b>Verandah control</b>								
<ul style="list-style-type: none"> <li>1. Any verandah constructed on any building frontage facing a public space, including roads, must: <ul style="list-style-type: none"> <li>a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface;</li> <li>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;</li> <li>c. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>d. Not exceed a maximum width of 3m from the front of the building.</li> </ul> </li> </ul> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Service stations.</u></li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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.</li> </ul>								
<b>MUZ-S8</b>	<b>Minimum residential unit size</b>								
<ul style="list-style-type: none"> <li>1. Residential units, including dual key units, must meet the following minimum sizes:</li> </ul> <table border="1" data-bbox="121 1487 796 1756"> <thead> <tr> <th data-bbox="121 1487 456 1534">Residential unit type</th> <th data-bbox="458 1487 796 1534">Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="121 1536 456 1592">a. Studio unit</td> <td data-bbox="458 1536 796 1592">35m<sup>2</sup></td> </tr> <tr> <td data-bbox="121 1594 456 1650">b. 1 bedroom unit</td> <td data-bbox="458 1594 796 1650">40m<sup>2</sup></td> </tr> <tr> <td data-bbox="121 1653 456 1756">c. 2+ bedroom unit</td> <td data-bbox="458 1653 796 1756">55m<sup>2</sup></td> </tr> </tbody> </table>	Residential unit type	Minimum net floor area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which: <ul style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in unit sizes.</li> </ul> </li> </ul>
Residential unit type	Minimum net floor area								
a. Studio unit	35m <sup>2</sup>								
b. 1 bedroom unit	40m <sup>2</sup>								
c. 2+ bedroom unit	55m <sup>2</sup>								
<b>MUZ-S9</b>	<b>Outdoor living space for residential units</b>								
<ul style="list-style-type: none"> <li>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;</li> <li>2. Where private outdoor living space is provided it must be:</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p>								

- 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:
- 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.

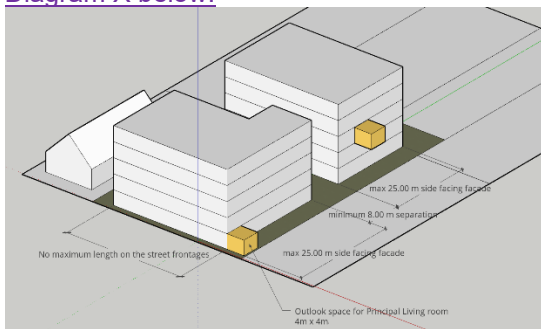
- 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;
- 2. Other on-site factors compensate for a reduction in the size or dimensions of the outdoor living space; and
- 3. The availability of public space in proximity to the site.

Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m
b. Communal		
i. For every <del>5</del> 4 – 15 units	6440m <sup>2</sup>	8m
ii. For each additional unit above 15 units	2m <sup>2</sup>	-

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.

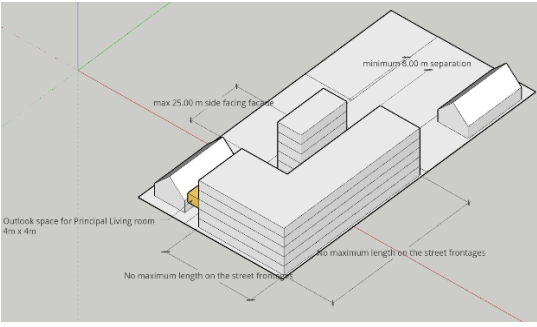
**MUZ-S10 Minimum Outlook space for multi-unit housing**

- 1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.
- 2. 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 U and Diagram X below.



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.

	
<b>MUZ-S11</b>	<b>Lyll Bay Parade frontage control</b>
<ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol>	<p>Assessment criteria where the standard is infringed</p> <ol style="list-style-type: none"> <li>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.</li> </ol>
<b>MUZ-S12X</b>	<b>Boundary setback from a rail corridor</b>
<ol style="list-style-type: none"> <li>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></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>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></li> </ol>

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 for the Neighbourhood Centre Zone 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.
- Changes recommended as a result of expert witness conferencing on the Design Guides are in **green**, with ~~strikethrough~~ and underline.

The colouring of a change may overwrite the colouring of a change from an earlier iteration.

# He Rohe Pokapū Paekiritata

## Neighbourhood Centre Zone

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

#### **Introduction**

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

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

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

There is an identified need for residential intensification within and around neighbourhood centres. Accordingly, residential activity is permitted above ground floor within these centres. To support a mix of activities within the zone, activities that have off-site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for

larger scale retail to locate in centres, where these are of an appropriate form and scale, rather than at out-of-centre locations, to support the vitality **and viability** of centres.

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

#### Other relevant District Plan provisions

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

#### Objectives

ISPP

NCZ-O1

**Purpose**

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.

ISPP

NCZ-O2

**Accommodating growth**

The Neighbourhood Centre Zone has sufficient serviced, resilient development capacity **and additional infrastructure** to meet residential and commercial growth needs.

ISPP

NCZ-O3

**Amenity and design**

Medium **to high** 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.

P1 Sch1

NCZ-O4

**Activities**

Activities will be of an appropriate scale and type to enhance the vibrancy **and viability** of Neighbourhood Centres, **support walkable neighbourhoods** and support their neighbourhood purpose.

#### Policies

ISPP

NCZ-P1

**Accommodating growth**

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:

1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the **ongoing viability and**

		<p>vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone;</p> <ol style="list-style-type: none"> <li>2. A mix of medium <del>to high</del> density housing;</li> <li>3. Convenient access to active, public transport and rapid transit options;</li> <li>4. Efficient, well integrated and strategic use of available development sites; and</li> <li>5. Convenient access to a range of open spaces.</li> </ol>
P1 Sch1	<b>NCZ-P2</b>	<p><b>Enabled activities</b></p> <p>Enable a range of activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by including:</p> <ol style="list-style-type: none"> <li>1. Commercial activities;</li> <li>2. Residential activities;</li> <li>3. Community facilities;</li> <li>4. Educational facilities;</li> <li>5. Arts, culture and entertainment activities;</li> <li>6. Emergency service facilities;</li> <li>7. Community corrections activities;</li> <li>8. Visitor accommodation;</li> <li>9. Recreational facilities;</li> <li>10. Public transport activities; and</li> <li>11. Industrial activities.</li> </ol>
P1 Sch1	<b>NCZ-P3</b>	<p><b>Managed activities</b></p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the <del>viability and</del> vibrancy of centres, the retention and establishment of a mix of activities within the Neighbourhood Centre Zone, and the function of the transport network.</p>
P1 Sch1	<b>NCZ-P4</b>	<p><b>Potentially incompatible activities</b></p> <p>Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre:</p> <ol style="list-style-type: none"> <li>1. Carparking visible at street edge along an active frontage or non-residential activity frontage;</li> <li>2. Demolition of buildings that results in the creation of vacant land;</li> <li>3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and</li> <li>4. Yard-based retail activities.</li> </ol>
P1 Sch1	<b>NCZ-P5</b>	<p><b>Heavy industrial activities</b></p> <p>Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.</p>
ISPP	<b>NCZ-P6</b>	<p><b>Housing choice</b></p>

ISPP

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

ISPP



		<ol style="list-style-type: none"> <li>2. Ensuring <u>convenient</u> access to <del>convenient outdoor space, including private</del> <u>and/or shared</u> communal areas <u>of outdoor space</u>;</li> <li>3. <del>Meeting the requirements</del> <u>Fulfilling the intent of the Residential Centres and Mixed Use Design Guide as relevant</u>; and</li> <li>4. <u>Providing residents with adequate internal living space.</u></li> </ol>
ISPP	<b>NCZ-P9</b>	<p><b>Managing adverse effects</b></p> <p>Recognise the evolving, higher density development context enabled in the Neighbourhood Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> <li>1. Shading, privacy, bulk and dominance effects on adjacent sites; and</li> <li>2. The impact of construction on the transport network <u>and pedestrian linkages.</u></li> </ol>
ISPP	<b>NCZ-P10</b>	<p><del>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:</del></p> <ol style="list-style-type: none"> <li><del>1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or</del></li> <li><del>2. Enabling ease of access for people of all ages and mobility; and/or</del></li> <li><del>3. 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</del></li> <li><del>4. 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or</del></li> <li><del>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</del></li> <li><del>6. Enabling ease of access for people of all ages and mobility.</del></li> </ol>
	<b><u>NCZ-P10X</u></b>	<p><b><u>Retirement villages</u></b></p> <ol style="list-style-type: none"> <li>1. <del>Meets</del> <u>Meeting the requirements</u> <u>Fulfils the intent of the Residential Centres and Mixed Use Design Guide, as relevant</u>;</li> <li>2. <u>Includes outdoor space that is sufficient to cater for the needs of the residents of the village residents</u>;</li> <li>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>;</li> <li>4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u></li> <li>5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated for in the Zone.</u></li> </ol>

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

P1 Sch1

<b>NCZ-R10</b>	<b>Residential activities</b>	
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> <li>i. Above ground floor level;</li> <li>ii. At ground floor level along any street edge not identified as an active frontage; or</li> <li>iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or</li> <li>iv. At ground level along any street not identified as requiring verandah coverage; <del>or</del> At ground level on any site contained within a Natural Hazard Overlay.</li> </ol>	
	<p><del>2. Activity status: <b>Discretionary</b></del></p> <p><del>Where:</del></p> <p><del>a. Compliance with the requirements of NCZ-R10.1 cannot be achieved.</del></p> <p><del>Notification status: An application for resource consent made in respect of rule NCZ-R10.2.a is precluded from being limited and publicly notified.</del></p>	
	<p><u>2. Activity status: <b>Restricted Discretionary</b></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> <ol style="list-style-type: none"> <li><u>1. The matters in NCZ-P4, NCZ-P6 and NCZ-P7;</u></li> <li><u>2. The extent and effect of non-compliance with NCZ-S5 and NCZ-S6;</u></li> <li><u>3. Whether residential activities exceed 50% of the street frontage at ground floor;</u></li> <li><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></li> <li><u>5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u></li> <li><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></li> <li><u>7. The continuity of verandah coverage along the identified street, informal access route or public space; and</u></li> <li><u>8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u></li> </ol> <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	<b>NCZ-R11</b>	<b>Integrated retail activity</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The total gross floor area does not exceed <b>210,000m<sup>2</sup></b>.</p>	

P1 Sch1

<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R11.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4;</li> <li>2. The cumulative effect of the development on:                     <ol style="list-style-type: none"> <li>a. The <del>ongoing viability and vitality</del>braney of the City Centre Zone <del>and Golden Mile</del>;</li> <li>b. The safety and efficiency of the transport network, including providing for a range of transport modes;</li> <li>c. The hierarchy of roads, travel demand or vehicle use; and</li> </ol> </li> <li>3. The compatibility with other activities provided for in the zone.</li> </ol> <p><del>Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with NCZ-R11.1.a.—</del></p>
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<b>NCZ-R12</b>	<b>Industrial activities</b>
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<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is not a heavy industrial activity.</p>
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<p>2. Activity Status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R12.1 cannot be achieved</p> <p>Notification status: An application for resource consent made in respect of rule NCZ-R12.2.a must be publicly notified.</p>
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P1 Sch1

<b>NCZ-R13</b>	<b>Carparking activities</b>
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<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity involves:</p> <ol style="list-style-type: none"> <li>i. Provision of carpark not visible at street edge along an active frontage or non-residential activity frontage; or</li> <li>ii. Provision of carpark above ground floor level; or</li> <li>iii. Provision of carpark below ground floor level; or</li> <li>iv. Provision of parking spaces for people with disabilities; or</li> </ol> <p>Provision of ground floor level carpark that form part of a building specifically constructed and used for carparking purposes. <del>or</del></p> <p>v. <del>vi. Provision of carpark on a road.</del></p>
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<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R13.1.a is not achieved.</p>
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P1 Sch1

<b>NCZ-R14</b>	<b>Yard-based retailing activities</b>
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1. Activity status: **Discretionary**

Notification status: An application for resource consent made in respect of rule NCZ-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

<b>NCZ-R15</b>	<b>All other activities</b>
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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

<b>NCZ-R16</b>	<b>Maintenance and repair of buildings and structures</b>
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1. Activity status: **Permitted**

ISPP

<b>NCZ-R17</b>	<b>Demolition or removal of buildings and structures</b>
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1. Activity status: **Permitted**

Where:

a. The demolition or removal of a building:

- 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 NCZ-R18, or that has an approved resource consent, or resource consent is being sought concurrently under NCZ-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 NCZ-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 NCZ-R17.2.a is precluded from being either publicly or limited notified.

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. ~~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 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 100m<sup>2</sup>; 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:

	<p><u>An application for resource consent made in respect of rule NCZ-R18.2.a that complies with all standards is precluded from being either publicly or limited notified.</u></p> <p>An application for resource consent made in respect of rule NCZ-R18.2.a that complies with both NCZ-S3, NCZ-S7, NCZ-S8, NCZ-S9, NCZ-S10 and NCZ-S11 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule NCZ-R18.2.a that results from non-compliance with NCZ-S1, NCZ-S2, NCZ-S4, NCZ-S5 and NCZ-S6 is precluded from being publicly notified.</p>	
P1 Sch1	<b>NCZ-R19</b>	<b>Conversion of buildings, or parts of buildings, for residential activities</b>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in NCZ-P1, NCZ-P3, NCZ-P6 and NCZ-P8;</li> <li>2. The extent of compliance with standards NCZ-S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; <u>and</u></li> <li><del>3. The Residential Design Guide; and</del></li> <li>4. <u>3.</u> The availability and connection to existing or planned three waters infrastructure.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule NCZ-R19.1 is precluded from being either publicly or limited notified.</p>	
P1 Sch1	<b>NCZ-R20</b>	<b>Outdoor storage areas</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site-; <u>and</u></li> <li>2. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ol>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of NCZ-R20.1 cannot be achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in NCZ-P7;</li> <li>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</li> <li>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.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule NCZ-R20.2.a is precluded from being either publicly or limited notified.</p>	

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"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.</li> </ol>
<b>Location</b>	<b>Height</b>
<p><b>Height control area 1</b></p> <p>All Neighbourhood centres, including Aro Valley Centre Height Control Area A, except as stated below in Height Control Area 2</p>	<p>12 metres</p>
<p><b><u>Height control area 2</u></b></p> <p><u>Mersey Street, Island Bay</u></p>	<p><u>14 metres</u></p>
<p><b>Height control area <del>2</del>3</b></p> <p>Aro Valley Centre Height Control Area B Berhampore Centre Ngaio Centre Oxford Street Tawa Centre</p>	<p>22 metres</p>
<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"> <li>a. Accessory buildings;</li> <li>b. Fences or standalone walls;</li> <li>c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g.</li> </ol>	



	<p>finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and</p> <p>e. Lift overruns provided these do not exceed the height by more than 4m.</p>	
ISPP	<b>NCZ-S2</b>	<b>Minimum building height</b>
	<p>1. A minimum height of 7m is required for:</p> <p>a. New buildings or structures; and</p> <p>b. Additions to the frontages of existing buildings <del>and structures</del>.</p> <p><u>This standard does not apply to:</u></p> <p><u>1. Accessory buildings, ancillary to the primary activity on the site.</u></p> <p><u>2. Any building or structure that is unable to be occupied by people.</u></p>	<p>Assessment criteria where the standard is infringed;</p> <ol style="list-style-type: none"> <li>The extent to which a reduced height:             <ol style="list-style-type: none"> <li>Is necessary to provide for the functional needs or operational needs of a proposed activity;</li> </ol> </li> <li>Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and</li> <li>Whether, for any additions or alterations, the existing ground floor height meets the standard.</li> </ol>
ISPP	<b>NCZ-S3</b>	<b>Minimum ground floor height</b>
	<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> <ol style="list-style-type: none"> <li>The extent to which a reduced height:             <ol style="list-style-type: none"> <li>Will compromise or preclude future use or adaptation of the ground floor for non-residential activities;</li> <li>Is necessary to provide for the functional needs or operational needs of a proposed activity; and</li> </ol> </li> <li>Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.</li> </ol>
ISPP	<b>NCZ-S4</b>	<b>Height in relation to boundary</b>
	<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"> <li>Dominance, privacy and shading effects on adjoining sites;</li> <li>Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;</li> <li>Effects on public spaces; and</li> </ol>

		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"> <li>a. A boundary with a road;</li> <li>b. Internal boundaries;</li> <li>c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and</li> <li>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ul>		

ISPP

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

<p>the verandah fascia and the footpath or formed ground surface directly below;</p> <ul style="list-style-type: none"> <li>e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</li> <li>f. Not exceed a maximum width of 3m from the front of the building.</li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; <del>and</del></li> <li>b. Any building where compliance with the standard results in an encroachment into the dripline of an existing <del>street</del> tree; <del>and</del></li> <li>c. <u>Service stations.</u></li> </ul>	<p>street, informal access route or public space.</p>
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ISPP

<b>NCZ-S6</b>	<b>Active frontage and non-residential activity frontage controls</b>
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<ul style="list-style-type: none"> <li>1. Any new building or addition to an existing building <del>facing on</del> an identified street with an active frontage must:             <ul style="list-style-type: none"> <li>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></li> <li>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</li> <li>c. Locate the principal public entrance on the front boundary;</li> </ul> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <li>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></li> <li>b. <u>Service stations.</u></li> </ul> <p><del>Except that this does not apply to service stations.</del></p> </li> <li>2. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that:             <ul style="list-style-type: none"> <li>a. Is more than 3 metres wide; and</li> <li>b. Extends from a height of 1m above ground level to a maximum height of 2.5m;</li> </ul> </li> <li>3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which:             <ul style="list-style-type: none"> <li>a. Any non-compliance is required for on-site functional or operational needs;</li> <li>b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape;</u> and</li> <li>c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.</li> </ul> </li> </ul>
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ISPP

<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"> <li>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and</li> <li>b. Locate the principal public entrance on the front boundary.</li> </ol>		
<b>NCZ-S7</b>	<b>Minimum residential unit size</b>	
<p>2. Residential units, including dual key units, must meet the following minimum sizes:</p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:                     <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in unit sizes.</li> </ol> </li> </ol>
<b>Residential unit type</b>	<b>Minimum net floor area</b>	
a. Studio unit	35m <sup>2</sup>	
b. 1 bedroom unit	40m <sup>2</sup>	
c. 2+ bedroom unit	55m <sup>2</sup>	

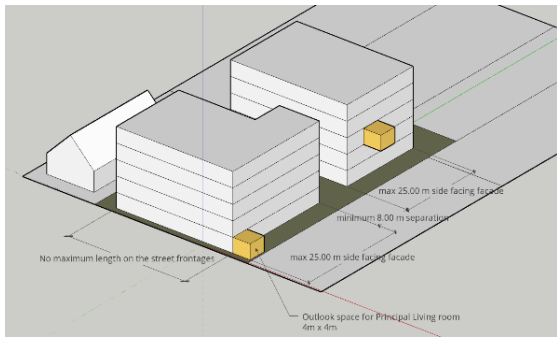
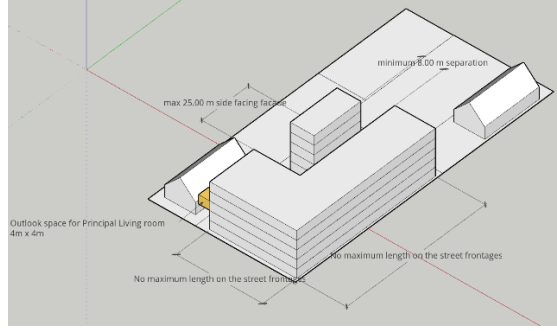
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<b>NCZ-S8</b>	<b>Residential – outdoor living space</b>	
<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be: that is:</p> <ol style="list-style-type: none"> <li>a. For the exclusive use of residents;</li> <li>b. Directly accessible from a habitable room;</li> <li>c. A single contiguous space; and</li> <li>d. Of the minimum area and dimension specified in the table below;</li> </ol> <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"> <li>a. Accessible from the residential units it serves;</li> <li>b. Of the minimum area and dimension specified in the table below; and</li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>3. The availability of public space in proximity to the site.</li> </ol>

c. Free of buildings, parking spaces, and servicing and <del>maneuvering</del> <del>manoeuvring</del> areas.		
Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m
b. Communal		
i. For every <del>54 - 15</del> units	<del>4064</del> m <sup>2</sup>	8m
ii. For each additional unit above 15 units	2m <sup>2</sup>	=
<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

<b>NCZ-S9</b>	<b>Minimum outlook space for multi-unit housing</b>
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<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> <div style="display: flex; flex-direction: column; align-items: center;">   </div>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The extent to which:             <ol style="list-style-type: none"> <li>a. The design of the proposed unit provides a good standard of amenity; and</li> <li>b. Other on-site factors compensate for a reduction in outlook space.</li> </ol> </li> </ol>
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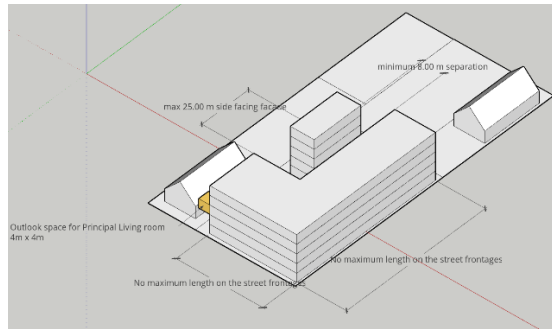
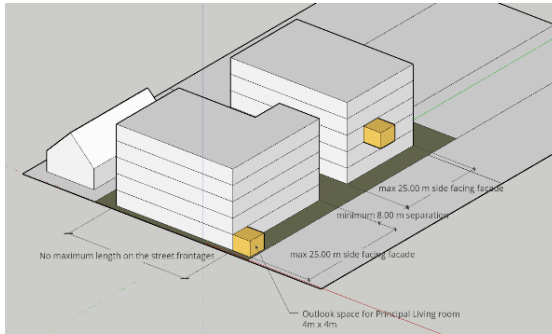
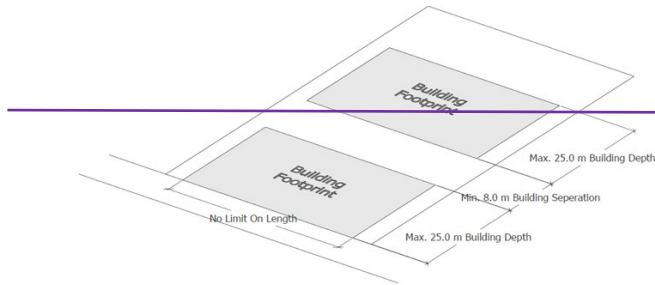
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<b>NCZ-S10</b>	<b>Minimum building separation distance <u>for residential activities</u></b>
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1. Any new building or addition to an existing building used for residential activities must provide an 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.



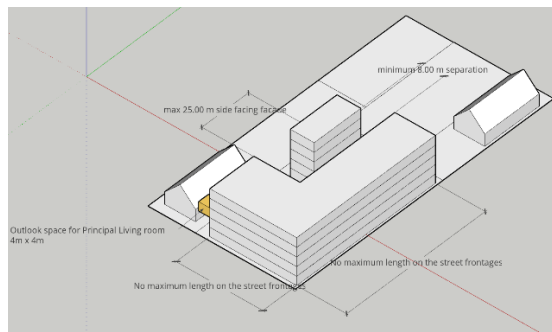
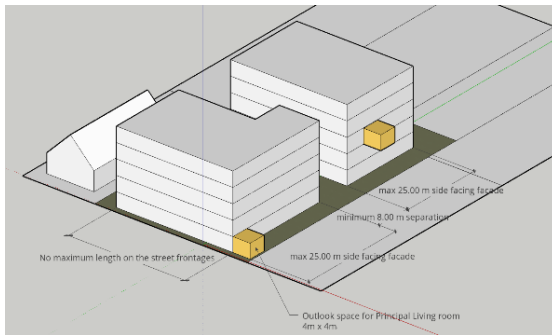
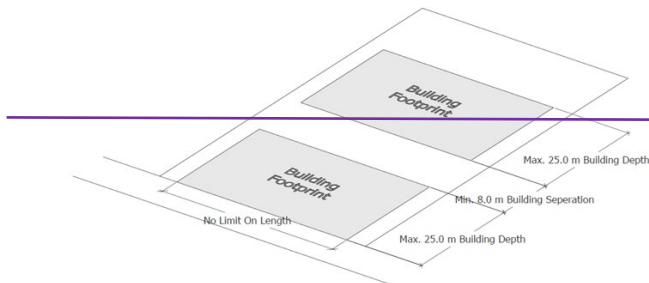
This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.

ISPP

**NCZ-S11**

**Maximum building depth 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 12 and Diagram X below.



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

Assessment criteria where the standard is infringed:

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

**Methods**

**MCZ-M1**

**Urban Design Panel**

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.

