CCZ — City Centre Zone

The City Centre Zone covers the city's main civic, community, and commercial centre. It provides for a wide range of types of development at any scale but encourages high density. It anticipates activities that draw people from across the city and region, as well as providing for more local needs and providing for a local population.

The zone generally anticipates amenity values associated with a thriving and vibrant city centre. The details vary within the zone, as there are several distinct areas within the zone with different character:

- The traditional fine-grained retail core bounded by Queens Drive and Te Awa Kairangi / The Hutt River, where Council expects to prioritise pedestrian and streetscape improvements,
- The northern and eastern parts, which have traditionally had larger sites and still contain some legacy light industry,
- The enclosed Queensgate shopping centre,
- The civic facilities around the Council buildings and Dowse Square, and
- A varied commercial area on Market Grove.

These separate areas do not have significantly different management approaches in this plan but may have very different contexts provided by the streets and open spaces within those areas. The main difference in policy approach to different areas in this plan is through application of the Active Frontage overlays and the two precincts, the Riverbank Precinct and Civic Precinct.

The City Centre Zone anticipates a wide range of activities consistent with this purpose but manages activities that might not be consistent with the amenity values sought for the zone. The City Centre Zone recognises that market and community demand in the area may change from place to place and over time and that centres may need to expand and contract over time. The plan will need to be reviewed regularly to respond to this.

As the City Centre Zone covers a wide range of existing land uses, there are provisions to manage an area as it may transition over time.

Built development is provided for in the City Centre Zone generally requires resource consent to ensure it meets the urban design outcomes expected for the zone. In addition, development standards also address:

a. The impacts of built development on adjoining sites and public space, including the street,
b. Amenity and safety in public spaces, and
c. Provision of open space for residents.

Where the development standards are met, resource consent applications are precluded from notification. If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

a. Achieve a high-quality built environment,
b. Manage the effects of development on neighbouring sites and the street,
c. Achieve high quality living environments, and
d. Achieve attractive, safe, and comfortable streets and public spaces.

This resource consent may be notified in some situations.

The City Centre Zone is frequently subject to the Active Street Frontage Overlay, which intends to protect frontages on identified streets as attractive, pedestrian-focussed environments through land use and design controls.

For developments requiring resource consent, these will be assessed against the policy framework set out by the relevant zone and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is of the greatest importance in commercial centres like the City Centre Zone. Council provides design guidance for developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the City Centre Zone, other chapters of the District Plan, including those that apply overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

CCZ-PREC1 — Riverbank Precinct

Riverbank Precinct covers sites adjacent to the riverfront reserve and the stopbank. Council intends these sites to have a strong orientation towards the river and frontages with direct access to the stopbank to benefit from the river amenity and views, and to activate public space. Council intends over time to develop a pedestrian promenade along the top of the

stopbank, and new development fronting onto this to connect directly to that promenade. Development in this area is controlled to ensure that it takes advantage of opportunities to create these frontages and that these opportunities are not lost.

CCZ-PREC2 — Civic Precinct

The Civic Precinct covers a long-standing area of civic buildings such as the Hutt City Council Administration Building, Town Hall, Events Centre, Dowse Art Museum, the Hutt Valley District Court, and the Pavilion, which are integrated within open space. Everywhere in the precinct is also contained in either the Lower Hutt Civic Heritage Area (see the Historic Heritage chapter) or within designations for Hutt City Council or the Minister for Courts.

Development in this area recognises this integration and ensures any open space areas provided in the Precinct contribute to an attractive, useful public space.

The Civic Precinct has three sub-areas, shown on the District Plan maps:
1. Hutt Valley District Court,
2. Dowse and Pavilion, and
3. Administration Building and Town Hall.

Objectives

CCZ-O1	Purpose of the zone
The City Centre is the primary commercial, community, and civic centre for Lower Hutt, and the primary location of choice for activities with a city-wide or regional catchment, that attract significant numbers of people, and use land intensively. The City Centre is supported by residential activities and a diverse range of other activities compatible with this purpose and the intended character of the zone, including activities that serve a more local community.	

CCZ-O2	Activities in the zone
The City Centre Zone: a. Primarily provides for commercial activities and community activities, b. Is supported by residential activities that: i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, and ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, and c. Provides for other activities that: i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, and ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone.	

CCZ-O3	Provision of commercial and community spaces and housing
The City Centre Zone provides for a variety of types and sizes of tenancies that respond to: a. Business needs and demand, b. The planned urban built environment of the neighbourhood, including intensive use of sites and high-rise buildings, and c. The opportunity to support the city centre with housing and other supporting activities.	

CCZ-O4	Planned character and planned urban built environment of the zone
Built development and open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that: a. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone, b. Has an urban built environment that is characterised by a high concentration of building densities and forms, including buildings that provide an active frontage on identified frontages and providing for high rise buildings, c. Recognises the significance and opportunity of Te Awa Kairangi / the Hutt River, the historic modern buildings of the City Centre, and the setting of buildings within functional open space in the Civic Precinct, d. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves, e. Makes efficient use of the scarce resource of space at ground level, f. Is easily legible to visitors, g. Is healthy, safe, attractive, and accessible,	

h. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,
i. Has good access within the City Centre, to and from surrounding neighbourhoods, and to and from other commercial centres, through active and public transport modes, providing for well-connected and low emission communities,
j. Is integrated with existing and planned infrastructure,
k. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the City Centre, and
l. Enhances co-location benefits.

CCZ-O5	Adverse effects
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.	

Objectives — Riverbank Precinct

CCZ-PREC1-O1	Purpose and character
This objective is additional within the Riverbank Precinct	
Built development addresses the river and creates a vibrant riverbank environment.	

Objectives — Civic Precinct

CCZ-PREC2-O1	Purpose and character
This objective is additional within the Civic Precinct	
Built development is integrated with useful and attractive public open space.	

Policies

CCZ-P1	Enabled activities
Enable a wide range of activities to support the purpose and ongoing viability and vitality of the City Centre, while recognising the key importance of commercial, community and civic activities, and the regional function of the centre.	

CCZ-P2	Residential activities and other activities sensitive to privacy intrusion

1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the City Centre Zone.
2. Require residential activities, visitor accommodation, and other activities sensitive to privacy intrusion to be located above ground level or at the rear, where located on an identified active frontage.

CCZ-P3	Potentially incompatible activities

1. Provide for other, potentially incompatible activities if they:
   a. Maintain and enhance the amenity and vitality of the City Centre, particularly the Centre's attractiveness to visitors,
   b. Do not detract from the City Centre's ability to meet the zone's planned purpose,
   c. Promote the efficient use of land,
   d. Are of at least a scale and intensity that is consistent with the planned density of the City Centre Zone,
   e. Are designed and managed to be consistent with the planned character of the City Centre Zone,
   f. Are focused on serving customers or other visitors,
   g. Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and
   h. If the activity is not a commercial activity, community activity, or civic activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects.
2. Potentially incompatible activities include:
   a. Industrial activities,
   b. Yard-based retail,
   c. Drive-through activities,
   d. Service stations,
   e. Motor vehicle servicing,
   f. Carparking at ground level on sites subject to the Active Street Frontage Overlay, and
   g. The demolition of buildings that results in vacant land.

CCZ-P4	Likely incompatible activities

1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the City Centre Zone.
2. Likely incompatible activities include:
    a. Heavy industrial activities,
    b. Primary production activities, and
    c. Vehicle crossings on street frontages subject to the Active Street Frontage Overlay A and B.

CCZ-P5	Existing activities

Encourage the replacement of existing activities that are incompatible with the purpose and character of the zone.

CCZ-P6	Role in network of commercial and industrial areas

Recognise the City Centre as the primary location in Lower Hutt for activities that serve the whole city and wider region, including larger scale but intensive commercial activities.

CCZ-P7	Development capacity — General

Encourage the efficient use of land in the City Centre to provide a diverse range of spaces for housing, business, community, and civic activities, particularly in denser forms.

CCZ-P8	Urban design outcomes (by meeting standard or assessment)

Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

The outcomes are:

1. Identified street frontages in the Active Street Frontage Overlay A and B provide a comfortable and sheltered pedestrian environment.
2. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.
3. Residential units have adequate outlook from habitable rooms.
4. Ensure adequate access to daylight for residential activities on adjacent residential zone sites.
5. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites.
6. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

CCZ-P9	Urban design outcomes (all significant developments)

All built development is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Some minor development and alterations will not need resource consent.

Where specific existing site constraints or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

The outcomes are:

1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm.
2. Buildings encourage community interaction through a positive relationship of commercial activity, community activity, and residential units with the street, public pathways, and other public space.
3. Create a safe and legible urban environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Enabling passive surveillance over public and communal spaces,
    c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    d. Avoiding wasted space or space of unclear function, and
    e. Integrating other CPTED measures at a scale appropriate for the site.
4. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
5. Buildings provide pedestrian entrances on new and existing city laneways that enhance pedestrian safety, comfort, and connectivity.
6. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.

7. Ensure that on-site landscaping, if any is proposed, or required by standard CCZ-S8: Location and design of carparking:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site,
    c. Improves outlooks from dwellings and softens hard built surfaces, and
    d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
8. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
9. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
10. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.
11. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.
12. Ensure access to daylight for residential units on the site, and for those on neighbouring sites that is adequate in the context of the anticipated urban form of the zone.
13. Buildings designed for residential use at ground floor are adaptable and flexible to potential future uses such as commercial use.
14. Balance the provision of privacy for residents of ground-floor residential units, where provided for, with the provision of an attractive streetscape.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

CCZ-P10	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:

a. The protection of scenic views from private property,
b. The protection of scenic views from any part of a road where pedestrians cannot stop,
c. The protection of the visibility of commercial signage or advertising,
d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
e. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
f. The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.

CCZ-P11	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:

1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

Policies — Riverbank Precinct

CCZ-PREC1-P1	Urban design outcomes (all significant developments)
This policy is additional within the Riverbank Precinct	

In applying CCZ-P9: Urban design outcomes (all significant developments), the following outcome also applies within the Riverbank Precinct:

1. Buildings in the Riverbank Precinct should be well-engaged with Te Awa Kairangi / The Hutt River, facilitate connection with the rest of the city centre, and make the best use of the planned future stop bank promenade.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

Policies — Civic Precinct

CCZ-PREC2-P1	Urban design outcomes (all significant developments)

This policy is additional within the Civic Precinct

In applying CCZ-P9 the following outcome also applies within the Civic Precinct:

1. Buildings in the Civic Precinct are integrated with useful and attractive public open space.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status of an activity are set out in the General Approach chapter.

Buildings and structures

CCZ-R1	**Repair and maintenance of buildings and structures**
1. **Activity status:** Permitted	
CCZ-R2	**Demolition or removal of structures other than buildings**
1. **Activity status:** Permitted	
CCZ-R3	**Demolition or removal of buildings**

1. **Activity status:** Permitted

   Where:
   a. The demolition is required to avoid an imminent threat to life or property, or
   b. In relation to each of the standards CCZ-S4: Active frontages — Buildings and structures, CCZ-S5: Active frontages — Required verandahs, CCZ-S6: Active frontages — Existing vehicle crossings, CCZ-S7: Active frontages — Land uses, CCZ-S8: Location and design of carparking, CCZ-S9: Outlook space, and (within the Riverbank Precinct) CCZ-PREC1-S1: Riverbank frontages:
      i. Where compliance was achieved before the building was demolished, compliance is still achieved, or
      ii. Where there is an existing non-compliance, it is not increased, or
      iii. Building consent has been issued for building work that is permitted by CCZ-R4.1 or CCZ-R5.1, which when complete will ensure compliance is achieved to at least the degree it was achieved before the demolition.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R3.1, but
   b. The application is in conjunction with an application under CCZ-R6.1 to construct a replacement building or buildings on the site, or an application under CCZ-R4.2 or CCZ-R5.2 to make alterations or additions to other buildings on site.

   Matters of discretion are restricted to:
   1. Where there is any non-compliance with any of CCZ-S4: Active frontages — buildings and structures, CCZ-S5: Active frontages — required verandahs, CCZ-S6: Active frontages — Existing vehicle crossings, CCZ-S7: Active frontages — Land uses, CCZ-S8: Location and design of carparking, CCZ-S9: Outlook space, and (within the Riverbank Precinct)} CCZ-PREC1-S1: Riverbank frontages: the matters of discretion in the standards not met.
   2. Methods to assure a replacement building or buildings are constructed in a timely fashion.
   3. The safety and amenity values of the site while vacant.

   Notification:
   Public notification and limited notification are precluded for applications under this rule.

   Note:
   As applications under this rule must be in conjugation with an application under CCZ-R4.2, CCZ-R5.2, or CCZ-R6.1, the notification preclusions of that rule must also be met for notification to be precluded. For more information on the treatment of notification for applications under more than one rule, see the General

Approach chapter.

3. **Activity status:** Discretionary

   Where:
   a. compliance is not achieved with CCZ-R3.1 or CCZ-R3.2.

CCZ-R4	Alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S1: Sunlight access to specified public spaces,
      ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
      iii. CCZ-S3: Setbacks — Adjoining zones,
      iv. CCZ-S4: Active frontages — Buildings and structures,
      v. CCZ-S5: Active frontages — Required verandahs,
      vi. CCZ-S6: Active frontages — Existing vehicle crossings,
      vii. CCZ-S7: Active frontages — Land uses,
      viii. CCZ-S8: Location and design of carparking,
      ix. CCZ-S9: Outlook space,
      x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
      xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
      xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
      xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.
   b. For buildings, the external building form of the existing building remains unchanged, and
   c. The alterations or additions are not visible from public spaces.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R4.1.

   Matters of discretion are restricted to:
   1. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
   2. The matters in CCZ-P10: Urban design outcomes (exclusions).
   3. The matters of discretion in any of the following standards if they are not met:
      i. CCZ-S1: Sunlight access to specified public spaces,
      ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
      iii. CCZ-S3: Setbacks — Adjoining zones,
      iv. CCZ-S4: Active frontages — Buildings and structures,
      v. CCZ-S5: Active frontages — Required verandahs,
      vi. CCZ-S6: Active frontages — Existing vehicle crossings,
      vii. CCZ-S7: Active frontages — Land uses,
      viii. CCZ-S8: Location and design of carparking,
      ix. CCZ-S9: Outlook space,
      x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
      xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
      xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
      xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.

   Notification:
   Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.

   Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.

CCZ-R5	New minor buildings and minor structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S1: Sunlight access to specified public spaces,
      ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
      iii. CCZ-S3: Setbacks — Adjoining zones,
      iv. CCZ-S4: Active frontages — Buildings and structures,

v. CCZ-S5: Active frontages — Required verandahs,
vi. CCZ-S6: Active frontages — Existing vehicle crossings,
vii. CCZ-S7: Active frontages — Land uses,
viii. CCZ-S8: Location and design of carparking,
ix. CCZ-S9: Outlook space,
x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage, and

b. The minor building or minor structure:
i. Is ancillary to an established activity on the site,
ii. Has a gross floor area of no more than $30m^2$,
iii. Has a height no greater than 5m above ground level,
iv. Is not located within 10 metres of an Active Frontage, and
v. Is screened and is not visible from public spaces.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with CCZ-R5.1a, but
b. Compliance is achieved with CCZ-R5.1b.

Matters of discretion are restricted to:
1. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments)
2. The matters in CCZ-P10: Urban design outcomes (exclusions), and
3. The matters of discretion in any of the following standards if they are not met:
i. CCZ-S1: Sunlight access to specified public spaces,
ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
iii. CCZ-S3: Setbacks — Adjoining zones,
iv. CCZ-S4: Active frontages — Buildings and structures,
v. CCZ-S5: Active frontages — Required verandahs,
vi. CCZ-S6: Active frontages — Existing vehicle crossings,
vii. CCZ-S7: Active frontages — Land uses,
viii. CCZ-S8: Location and design of carparking,
ix. CCZ-S9: Outlook space,
x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and
xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.

Notification:
Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.

Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.

Note:
Where condition CCZ-R5.1b is not met, this rule does not apply, and rule CCZ-R6 applies.

CCZ-R6	New buildings and structures (except minor buildings and minor structures)

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:
1. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
2. The matters in CCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
i. CCZ-S1: Sunlight access to specified public spaces,
ii. CCZ-S2: Height in relation to boundary — Adjoining zones,
iii. CCZ-S3: Setbacks — Adjoining zones,
iv. CCZ-S4: Active frontages — Buildings and structures,
v. CCZ-S5: Active frontages — Required verandahs,
vi. CCZ-S6: Active frontages — Existing vehicle crossings,
vii. CCZ-S7: Active frontages — Land uses,
viii. CCZ-S8: Location and design of carparking,
ix. CCZ-S9: Outlook space,
x. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages,
xi. Within the Civic Precinct, CCZ-PREC2-S1: Building coverage,
xii. Within the Civic Precinct, CCZ-PREC2-S2: Building height, and

xiii. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage.

Notification:
Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.

Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.

Land use activities

CCZ-R7	Residential activities

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S7: Active frontages — Land uses, and
      ii. CCZ-S10 (Outlook space).

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R7.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in the standards not met.

   Notification:
   Public notification is precluded for applications under this rule where CCZ-S7 is met.

CCZ-R8	Retirement villages

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S7: Active frontages — Land uses, and
      ii. CCZ-S10 (Outlook space).

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R8.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in the standards not met.

   Notification:
   Public notification is precluded for applications under this rule where CCZ-S7 is met.

CCZ-R9	Supported residential care facilities

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S7: Active frontages — Land uses, and
      ii. CCZ-S10 (Outlook space).

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R9.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in the standards not met.

   Notification:
   Public notification is precluded for applications under this rule where CCZ-S7 is met.

CCZ-R10	Health care activities

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R10.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in the standards not met.

CCZ-R11	Visitor accommodation

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. CCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R11.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in the standards not met.

CCZ-R12	Food and beverage activities

1. **Activity status:** Permitted

CCZ-R13	Grocery stores and supermarkets

1. **Activity status:** Permitted

CCZ-R14	Integrated retail activities

1. **Activity status:** Permitted

   Where:
   a. The integrated retail activity has a gross floor area of no more than 4,000m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R14.1.

   Matters of discretion are restricted to:
   1. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
   2. The matters in CCZ-P10: Urban design outcomes (exclusions).
   3. The ability of the city centre to continue to provide for a mix of commercial and community activities.

CCZ-R15	Retail activities not otherwise provided for

1. **Activity status:** Permitted

   Where:
   a. The retail activity has a gross floor area of no more than 4,000m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R15.1.

   Matters of discretion are restricted to:
   1. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
   2. The matters in CCZ-P10: Urban design outcomes (exclusions).
   3. The ability of the city centre to continue to provide for a mix of commercial and community activities.

CCZ-R16	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. CCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with CCZ-R16.1.
Matters of discretion are restricted to:
1. The matters of discretion in CCZ-S7.

CCZ-R17	Other activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. CCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with CCZ-R17.1.
Matters of discretion are restricted to:
1. The matters of discretion in CCZ-S7.

CCZ-R18	Carparking activities

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. CCZ-S6: Active frontages — Existing vehicle crossings,
ii. CCZ-S8: Location and design of carparking,
iii. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages, and
iv. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage,
b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and
c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with CCZ-R18.1a, but
b. Compliance is achieved with CCZ-R18.1b and CCZ-R18.1c.
Matters of discretion are restricted to:
1. The matters of discretion in the standards not met.

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

Where:
a. Compliance is not achieved with CCZ-R18.1b.

4. **Activity status:** Prohibited

Where:
a. compliance is not achieved with CCZ-R18.1c.

CCZ-R19	Light manufacturing and servicing

1. **Activity status:** Restricted discretionary
Matters of discretion are restricted to:
1. The matters of discretion in CCZ-S7: Active frontages — Land uses, if it is not met.
2. The ability of the city centre to continue to provide for a mix of activities.
3. The vibrancy and attractiveness of the city centre.
4. The efficiency of the use of land.
5. Pedestrian amenity, comfort, and safety.
6. Residential amenity for existing residential units in the city centre.
7. Residential amenity in adjacent Residential Zones and Marae Zones.

Notification:
Public notification is precluded for applications under this rule where CCZ-S7 is met.

CCZ-R20	Yard-based retailing

1. **Activity status:** Discretionary

CCZ-R21	Drive-through activities

1. **Activity status:** Discretionary

CCZ-R22	Service stations

1. **Activity status:** Discretionary

CCZ-R23	Motor vehicle servicing activities

1. **Activity status:** Discretionary

CCZ-R24	Industrial activities not otherwise provided for

1. **Activity status:** Discretionary

CCZ-R25	Heavy industrial activities

1. **Activity status:** Non-complying
   Notification:
   Public notification is required for applications under this rule.

CCZ-R26	Primary production other than as an ancillary activity

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

General rules

CCZ-R27	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. The outdoor storage and work areas are screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level, and
   b. The outdoor storage and work areas are screened from any street within the Active Street Frontage Overlay by a building on the site.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R27.1.

   Matters of discretion are restricted to:
   1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by Rule CCZ-R27.1 but are not.
   2. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
   3. The matters in CCZ-P10: Urban design outcomes (exclusions).
   4. Any positive effects that can only be achieved through non-compliance with CCZ-R27.1.

CCZ-R28	Servicing

1. **Activity status:** Permitted

   Where:
   a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or
   b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with CCZ-R28.1

   Matters of discretion are restricted to:
   1. The night-time amenity of sensitive activities in the surrounding area in the Mixed Use Zone and in Residential Zones, and Marae Zones.

Notification:
Public notification is precluded for applications under this rule.

Standards

CCZ-S1	Sunlight access to specified public spaces

On any site subject to an Active Street Frontage Overlay A:

1. Buildings and structures must be designed to maintain sunlight access to at least 70% of the relevant part of the street section subject to the overlay. The relevant part of the street section is shown in figure CCZ-Figure 1.
   This protection means not reducing the length of time that at least 70% of the street section area has direct sunlight within two hours either side of solar noon on the day of the equinox, assuming the equinox occurs at the instant of solar noon.
   Any shade cast by verandahs may be disregarded.

Matters of discretion if the standard is breached:

1. The existing and potential future layout of public space and utility of sunlight in different areas.
2. Urban design outcomes (2) and (6) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
4. The matters in CCZ-P10: Urban design outcomes (exclusions).
5. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S2	Height in relation to boundary - Adjoining zones

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, or Marae Zone.

Matters of discretion if the standard is breached:

1. Urban design outcomes (4), (5), and (6) CCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in CCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S3	Setbacks - Adjoining zones

1. Buildings and structures must be set back at least 1m from any boundary with a site in a Residential Zone, Rural Zone, Marae Zone, or Open Space and Recreation Zone.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Access for repairs and maintenance to buildings and structures on the site.
2. Urban design outcomes (4), (5), and (6) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in CCZ-P10: Urban design outcomes (exclusions).
4. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S4	Active frontages — Buildings and structures

On any site subject to an Active Street Frontage Overlay, or in the Riverbank Precinct and with a riverbank frontage:

1. There must be a building or abutting group of buildings built to the front boundary, to the full width of the Active Street Frontage Overlay, and to any riverbank frontages, to a minimum height of 4m above:
   a. Ground level at the boundary, for an Active Street Frontage Overlay, or
   b. The height of the stopbank, for a riverbank frontage.
2. Alternatively, the buildings or parts of buildings may be set back from the front boundary or riverbank frontage by up to 2m where:
   a. The intervening space is paved pedestrian space continuous with the footpath and open to the public, or
   b. The intervening space is a seating or dining area, or
   c. The intervening space is an entrance porch, or
   d. The intervening space is visitor cycle or micromobility parking, or
   e. The intervening space is used for entrance stairs or pedestrian ramps.
3. The requirement in 1. above does not apply at all on sections of the front boundary or riverbank frontage:
   a. Where compliance would encroach within the dripline of a notable tree, or
   b. Where necessary to comply with CCZ-S3: Setbacks — adjoining zones, or
   c. On the Active Street Frontage Overlay C, to the degree necessary to provide for a vehicle crossing, manoeuvring area, and visibility splays (but not parking spaces or loading spaces):
      i. Where no other frontage not in an Active Street Frontage Overlay is available,
      ii. With a traffic lane width of no more than 6m,

and that complies with:
iii. TR-S5: Vehicle crossings — Number, location and width,
iv. TR-S6: Vehicle crossings — Separation distances and design,
v. TR-S7: Driveways,
vi. TR-S8: Design requirements for motor vehicle parking, circulation, and manoeuvring,
vii. TR-S9: Loading and unloading - Non-residential, and
viii. TR-S10: Loading and unloading — Residential, and
d. Within the Riverbank Precinct only, for a width of up to 6m where a public access is provided between a road boundary and the riverbank frontage.

4. The buildings must not have a featureless façade on the front boundary or riverbank frontage of more than 3 metres in width at any part of the building between 0.5m and 2.5m in height above footpath level.
5. On an Active Street Frontage Overlay A or B frontage, or on a riverbank frontage, the buildings must provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.
6. On an Active Street Frontage Overlay C frontage, the buildings must provide a minimum of 30% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.
7. The building must have the principal public entrance on:
   a. An Active Street Frontage Overlay A frontage, if any,
   b. Otherwise, an Active Street Frontage Overlay B frontage, if any,
   c. Otherwise, an Active Street Frontage Overlay C frontage.
8. However, where a building in the Riverbank Precinct abuts a riverbank frontage it:
   a. May instead have the principal public entrance on the riverbank frontage, and
   b. Must have a public entrance, whether principal or not, on both the front boundary and the riverbank frontage.
9. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.

Matters of discretion if the standard is breached:

1. Urban design outcome (1) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
3. The matters in CCZ-P10: Urban design outcomes (exclusions).
4. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S5	Active frontages — Required verandahs

1. Where any building is constructed, added to, or altered on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that:
   a. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay, or
   b. Extends outwards from the front of the building to the front boundary and then into the road for at least 3 metres, or to the far side of the kerbing less 500mm, whichever is the lesser, and
   c. Provides continuous shelter with any adjoining verandah or pedestrian shelter.
2. But no verandah or canopy shall be required:
   a. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025, or
   b. On any portion of a frontage where the required verandah or canopy, as seen in plan, would encroach on the dripline of a notable tree or street tree, or
   c. On any portion of a frontage with an existing vehicle crossing.

Matters of discretion if the standard is breached:

1. Urban design outcome (1) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
3. The matters in CCZ-P10: Urban design outcomes (exclusions).
4. Safety and efficiency of the transport network in relation to the presence, absence, or design of the verandah.
5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S6	Active frontages — Existing vehicle crossings

Where there are any existing vehicle crossings across an Active Street Frontage Overlay A or B that serve the site:

1. That vehicle crossing may not be used to serve any additional parking or loading spaces,
2. There may not be any new building on site,
3. There may not be any addition to any building that increases the gross floor area, and
4. Other existing vehicle crossings that are not on the Active Street Frontage Overlay A or B may not be removed,

Unless all vehicle crossings across the Active Street Frontage Overlay A and B on the site are removed.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Safety and efficiency of the transport network.
3. The impact of the activity or change in the activity on the feasibility and likelihood of the future removal of the relevant vehicle crossings.
4. Effects on the current or potential future use of the road for events.
5. Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.
6. Visual amenity.
7. Urban design outcome (1) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
9. The matters in CCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S7	Active frontages — land uses

On any site subject to the Active Street Frontage Overlay:

1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10 metres from a front boundary.

On any site within the Riverbank Precinct:

1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located on site unless the finished floor level of the activity is at least 4 metres above the top of the stopbank.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Reverse sensitivity effects on other activities in the zone.
3. Effects, including reverse sensitivity effects, on the current or potential future use of the road for temporary activities.
4. Effects, including reverse sensitivity effects, on the current or potential future use of the road for public transport or active transport infrastructure.
5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply with the standard, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre.
7. Urban design outcomes (1), (3), and (4) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
9. The matters in CCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S8	Location and design of carparking

On any site subject to an Active Street Frontage Overlay A or B:

1. Carparking must only be located:
    a. within or underneath a building, or
    b. on top of a building at least 3 metres above ground level, or
    c. shielded from the Active Street Frontage Overlay A or B by a building.
2. Carparking may not be served by a vehicle crossing across an Active Street Frontage Overlay A or B.

On any site subject to an Active Street Frontage Overlay C:

3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building.

On any site:

4. Parking areas must be screened from any adjoining site in a Residential Zone, Rural Zone, or Marae Zone with a building or a close-boarded fence of at least 1.8m in height.
5. Parking areas must be designed so they can only be accessed from a formed vehicle crossing.
6. Parking areas must be sealed to prevent dust (this may be permeable).
7. Parking areas at ground level other than manoeuvring space must be separated from any boundary by landscaped buffer of at least 0.5m (with a kerb or wheel stop) or 1.5m (otherwise).
8. There must be at least 1m² of landscaping for every 20m² of outdoor carparking or vehicle manoeuvring area at ground level. The landscaping referred to in CCZ-S8.7 may be included.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. If CCZ-S8.2, CCZ-S8.5, CCZ-S8.6, or CCZ-S8.7 are not met: Safety and efficiency of the transport network.
3. If CCZ-S8.2, CCZ-S8.5, or CCZ-S8.7 are not met: Effects on the current or potential future use of the road for events.

4. If CCZ-S8.2, CCZ-S8.5, or CCZ-S8.7 are not met: Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.
5. Visual amenity.
6. Urban design outcome (1) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
7. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
8. The matters in CCZ-P10: Urban design outcomes (exclusions).
9. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-S9	Outlook space

An outlook space must be provided for each residential unit as specified in this standard:

1. An outlook space must be provided from habitable room windows as shown in CCZ-Figure 2.
2. The minimum dimensions for a required outlook space are as follows:
    a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width, and
    b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
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.
4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
6. Outlook spaces may be under or over a balcony.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces must:
    a. Be clear and unobstructed by buildings, and
    b. Not extend over an outlook space or outdoor living space required by another dwelling.

Matters of discretion if the standard is breached:

1. Urban design outcome (3) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in CCZ-P10: Urban design outcomes (exclusions).
3. Any mitigation factors such as view or landscaping that compensate for a reduced outlook.
4. Any positive effects that can only be achieved through non-compliance with the standard.

Standards — Riverbank Precinct

CCZ-PREC1-S1	Riverbank frontages

Buildings in the Riverbank Precinct must be designed to:

1. Have a public entrance from the existing or planned stopbank promenade, that is accessible from the stopbank promenade with a maximum gradient of no more than 1:12,
2. Provide for the stopbank ground level to be filled in between the existing stopbank top and the building at a gradient of no more than 1:12, to the level of the public entrance, and
3. Wherever the building is not built up to the riverbank frontage (e.g. because of an exception permitted under CCZ-S4), build up the ground level between the building and the riverbank frontage to be level with the public entrance.

Note:
The works to extend the stopbank ground level and promenade between the riverbank frontage and the stopbank (i.e. in public land) will be carried out by Hutt City Council and the Council may (but is not required to) use development contributions from the project to fund part or all of that work.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Visual amenity.
3. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
4. The activation of the riverbank.
5. The ability of the standard to be met at a later date.
6. The effects of non-compliance on the ability of other sites to meet the standard.
7. The effects of non-compliance on other sites already making use of the riverbank promenade.
8. Personal safety and security within the site and the riverbank.
9. The urban design outcome in CCZ-PREC1-P1: Urban design outcomes (all significant developments).
10. The matters in CCZ-P10: Urban design outcomes (exclusions).
11. Any positive effects that can only be achieved through non-compliance with the standard.

Standards — Civic Precinct

CCZ-PREC2-S1	Building coverage

Buildings in the Civic Precinct must have a building coverage of no more than:

1. 70% for the Hutt Valley District Court sub-area,
2. 60% for the Dowse and Pavilion sub-area, and
3. 50% for the Town Hall and Administration Building sub-area.

This coverage is assessed across the entire sub-area, not site by site.

Matters of discretion if the standard is breached:

1. The ability of the Precinct to provide useable public open space.
2. The effects on the ability of other sites within the sub-area to meet the standard.
3. Personal safety and security.
4. The urban design outcome in CCZ-PREC2-P1: Urban design outcomes (all significant developments).
5. The matters in CCZ-P10: Urban design outcomes (exclusions)
6. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-PREC2-S2	Building height

Buildings in the Dowse and Pavilion sub-area and Town Hall and Administration Building sub-area must have a height of no more than 15 metres.

This does not apply to flagpoles, chimneys, antennae, aerials, satellite dishes (less than 1m in diameter), flues, or architectural features (e.g. finials and spires) provided these do not exceed the height limit by more than 3 metres.

There are no requirements of this standard in the Hutt Valley District Court sub-area.

Matters of discretion if the standard is breached:

1. Visual amenity.
2. Shading and visual dominance of public open space.
3. The intended character of the Precinct.
4. The ability of the Precinct to provide useable public open space.
5. Urban design outcomes (2) and (6) in CCZ-P8: Urban design outcomes (by meeting standard or assessment).
6. The urban design outcome in CCZ-PREC2-P1: Urban design outcomes (all significant developments).
7. The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments).
8. The matters in CCZ-P10: Urban design outcomes (exclusions).
9. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-PREC2-S3	Carparking coverage

Carparking, including manoeuvring areas, must cover no more than:

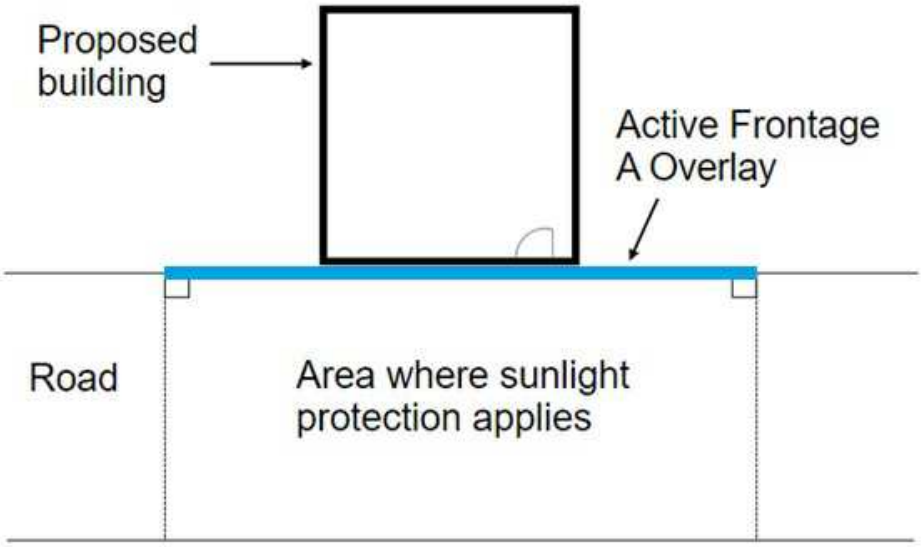
1. 30% of the Hutt Valley District Court sub-area,
2. 5% of the Dowse and Pavilion sub-area, and
3. 10% of the Administration Building and Town Hall sub-area.

This coverage is assessed across the entire sub-area, not site by site, and does not include legal road.

Matters of discretion if the standard is breached:

1. Visual amenity.
2. The ability of the Precinct to provide useable public open space.
3. The effects on the ability of other sites within the sub-area to meet the standard.
4. Personal safety and security.
5. Pedestrian safety and amenity.
6. Any operational needs for loading for activities within the Civic Precinct.
7. Any operational needs for parking reserved for people with disabilities.
8. The urban design outcome in CCZ-PREC2-P1: Urban design outcomes (by meeting standard or assessment).
9. The matters in CCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

CCZ-Figure 1	Street area where sunlight protected



CCZ-Figure 2	Outlook space

