

Appendix 1: Recommended amendments to the Proposed District Plan

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.

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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 Centre Heritage Area (see the [Historic-Historical 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
	<p>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.</p> <p>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.</p>
CCZ-O2	Activities in the zone
	<p>The City Centre Zone:</p> <ol style="list-style-type: none">a. Primarily provides for commercial activities and community activities,b. Is supported by residential activities that:

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- 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-PREC1-01 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
<ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 1. Provide for other, potentially incompatible activities if they: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the City Centre Zone. 2. Likely incompatible activities include: <ol style="list-style-type: none"> a. Heavy industrial activities, b. Primary production activities, and 	

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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)
<p>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.</p> <p>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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	
CCZ-P9	Urban design outcomes (all significant developments)
<p>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.</p> <p>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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> 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. 	

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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. ~~Ensuring that building design enables~~ **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 **support and promote the pedestrian circulation provided for in clause (6) 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, **convenient**, 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, **where appropriate**,
 - 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.

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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 **actual or perceived** height, scale, or density of developments where the height,

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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.~~

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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:	
<ul style="list-style-type: none"> 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, (Link,9913,CCZ-S9: Outlook space, and (within the Riverbank Precinct): <ul style="list-style-type: none"> 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:	
<ul style="list-style-type: none"> 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:	
<ul style="list-style-type: none"> 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: Building coverage: 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 conjunction 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:	
<ul style="list-style-type: none"> 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. **For additions, compliance is achieved with, and for alterations, compliance is either achieved with or existing non-compliances are not worsened for:**
 - 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, **or are purely internal alterations.**

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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

Construction of New minor buildings and minor structures

Commented [CN13]: New Zealand Heavy Haulage Association (429.03 and 429.08)

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 30m²,
 - 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

Construction of New buildings and structures (except minor buildings and minor structures)

Commented [CN14]: New Zealand Heavy Haulage Association (429.03 and 429.08)

<p>1. Activity status: Restricted discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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, <ol style="list-style-type: none"> 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. <p>Notification: Public notification is precluded for applications under this rule where the only non-compliances are CCZ-S2, CCZ-S3, or CCZ-S9.</p> <p>Limited notification is precluded for applications under this rule where the only non-compliance is CCZ-S9.</p>
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Land use activities

CCZ-R7	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. CCZ-S7: Active frontages — Land uses, and ii. CCZ-S10 (Outlook space). 	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with CCZ-R7.1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in the standards not met. <p>Notification: Public notification is precluded for applications under this rule where CCZ-S7 is met.</p>	
CCZ-R8	Retirement villages
<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. CCZ-S7: Active frontages — Land uses, and ii. CCZ-S10 (Outlook space). 	

	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R8.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule where CCZ-S7 is met.</p>
CCZ-R9	Supported residential care facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. CCZ-S7: Active frontages — Land uses, and</p> <p>ii. CCZ-S10 (Outlook space).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R9.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule where CCZ-S7 is met.</p>
CCZ-R10	Health care activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. CCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R10.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p>
CCZ-R11	Visitor accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. CCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R11.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p>

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 4,000m ² .
	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 4,000m ² .
	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

	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. CCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R17.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in CCZ-S7.</p>
CCZ-R18	Carparking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. CCZ-S6: Active frontages — Existing vehicle crossings,</p> <p>ii. CCZ-S8: Location and design of carparking,</p> <p>iii. Within the Riverbank Precinct, CCZ-PREC1-S1: Riverbank frontages, and</p> <p>iv. Within the Civic Precinct, CCZ-PREC2-S3: Carparking coverage,</p> <p>b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and</p> <p>c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R18.1a, but</p> <p>b. Compliance is achieved with CCZ-R18.1b and CCZ-R18.1c.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R18.1b.</p>
	<p>4. Activity status: Prohibited</p> <p>Where:</p> <p>a. compliance is not achieved with CCZ-R18.1c.</p>
CCZ-R19	Light manufacturing and servicing
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in CCZ-S7: Active frontages — Land uses, if it is not met.</p> <p>2. The ability of the city centre to continue to provide for a mix of activities.</p> <p>3. The vibrancy and attractiveness of the city centre.</p> <p>4. The efficiency of the use of land.</p> <p>5. Pedestrian amenity, comfort, and safety.</p> <p>6. Residential amenity for existing residential units in the city centre.</p> <p>7. Residential amenity in adjacent Residential Zones and Marae Zones.</p>

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:	
<ul style="list-style-type: none"> a. The outdoor storage and work areas are screened from level view of 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:	
<ul style="list-style-type: none"> 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

Commented [SD15]: 468.132 - Z Energy

<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or The servicing occurs only between 7:00am and 10:00pm.
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with CCZ-R28.1 <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The night-time amenity of sensitive activities in the surrounding area in the Mixed Use Zone and in Residential Zones, and Marae Zones. The functional needs and operational needs of the activity. <p>Notification: Public notification is precluded for applications under this rule.</p>

Commented [SD16]: 468.133 - Z Energy

Standards

CCZ-S1	Sunlight access to specified public spaces
<p>On any site subject to an Active Street Frontage Overlay A:</p> <ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> The existing and potential future layout of public space and utility of sunlight in different areas. Urban design outcomes (2) and (6) in CCZ-P8: Urban design outcomes (by meeting standard or assessment). The urban design outcomes in CCZ-P9: Urban design outcomes (all significant developments). The matters in CCZ-P10: Urban design outcomes (exclusions). Any positive effects that can only be achieved through non-compliance with the standard. 	
CCZ-S2	Height in relation to boundary - Adjoining zones
<ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> Urban design outcomes (4), (5), and (6) CCZ-P8: Urban design outcomes (by meeting standard or assessment). The matters in CCZ-P10: Urban design outcomes (exclusions). Any positive effects that can only be achieved through non-compliance with the standard. 	
CCZ-S3	Setbacks - Adjoining zones
<ol style="list-style-type: none"> 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. 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. This standard does not apply to boundary fences of no more than 2m in height above ground level. 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, **landscaping, and parking spaces provided for by CCZ-S8** (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,

Commented [SD17]: Foodstuffs (239.17)

	<p>c. Otherwise, an Active Street Frontage Overlay C frontage.</p> <p>8. However, where a building in the Riverbank Precinct abuts a riverbank frontage it:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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.
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Commented [SD18]: Woolworths (271.6)

CCZ-S5	Active frontages — Required verandahs
	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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.

Commented [SD19]: Woolworths (271.13)

CCZ-S6	Active frontages — Existing vehicle crossings
	<p>Where there are any existing vehicle crossings across an Active Street Frontage Overlay A or B that serve the site:</p> <ol style="list-style-type: none"> 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, <p>Unless all vehicle crossings across the Active Street Frontage Overlay A and B on the site are removed.</p>

<p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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. 	
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CCZ-S7	Active frontages — land uses
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<p>On any site subject to the Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> 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. <p>On any site within the Riverbank Precinct:</p> <ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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. 	
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Commented [CN20]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

CCZ-S8	Location and design of carparking
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<p>On any site subject to an Active Street Frontage Overlay A or B:</p> <ol style="list-style-type: none"> 1. Carparking must only be located: <ol style="list-style-type: none"> 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. <p>On any site subject to an Active Street Frontage Overlay C:</p> <ol style="list-style-type: none"> 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. <p>On any site:</p>	
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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
<p>Buildings in the Civic Precinct must have a building coverage of no more than:</p> <ol style="list-style-type: none"> 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. <p>This coverage is assessed across the entire sub-area, not site by site.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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
<p>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.</p> <p>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.</p> <p>There are no requirements of this standard in the Hutt Valley District Court sub-area.</p>	

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
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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.

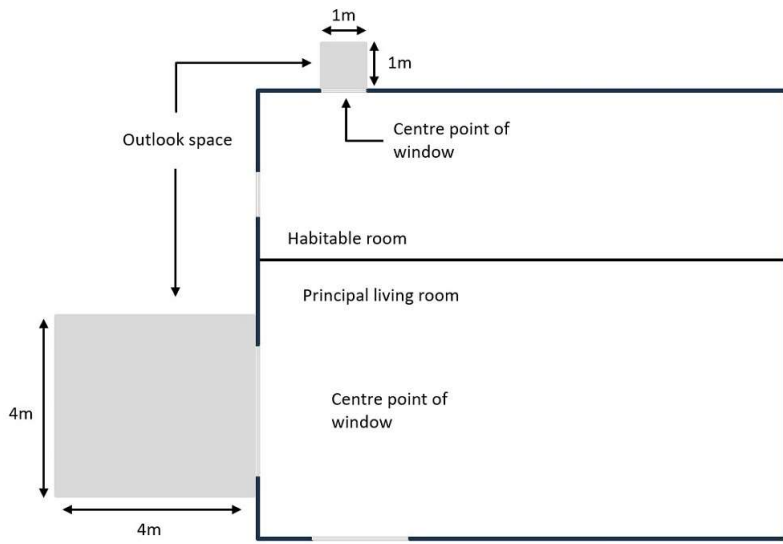
This coverage is assessed across the entire sub-area, not site by site, and does not include legal road.

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
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CCZ-Figure 2	Outlook space
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MCZ — Metropolitan Centre Zone

The Metropolitan Centre Zone covers the city's secondary commercial centre in Pito One. It provides for a significantly larger scale and wider range of development than other suburban centres in the Local Centre Zone and anticipates activities that draw people from across the city and much of the region.

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

- The traditional retail centre along Jackson Street, with significant historic heritage values,
- The remainder of Jackson Street, which has a diverse mix of activities and is managed to produce an emerging character that supports the heritage area, and
- The western end of Pito One, which typically has larger sites and some legacy industrial activities.

The traditional retail centre along Jackson Street is mostly within an identified heritage area, and managing its heritage values is important to the social and cultural outcomes sought for the zone. ~~However, for consistency, t~~ These provisions are located in the ~~Historic Historical~~ Heritage chapter.

Commented [NG1]: HS2 Correction for integration with ODP.

The Metropolitan Centre Zone anticipates a wide range of activities consistent with its purpose but manages activities that might not be consistent with planned amenity values. The Metropolitan Centre Zone recognises that market and community demand in these areas may change from place to place and over time and that centres may need to expand and contract over time, and centres may emerge in new locations. The plan will need to be reviewed regularly to respond to this.

As the Metropolitan 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 in the Metropolitan 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 Metropolitan 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 Metropolitan Centre Zone. Council provides design

Metropolitan Centre Zone

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 Metropolitan 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.

MCZ-PREC1 — Jackson Street Character Transition Precinct

The Jackson Street Character Transition Precinct applies at either end of Jackson Street outside the Jackson Street Heritage Area (see the Historical Heritage chapter). While this area does not have significant historic heritage values itself, it has significant redevelopment potential and is experienced by visitors as continuous with the heritage area. The precinct has extra provisions to promote a distinct and sympathetic built form and style that provides character reflecting the industrial history of the area and the traditional character of the Jackson Street Heritage Area.

Objectives

MCZ-O1	Purpose of the zone
The Metropolitan Centre is a key commercial, community, and civic centre for Lower Hutt, and is a location of choice for such activities with a city-wide or sub-regional catchment. The Metropolitan 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.	
MCZ-O2	Activities in the zone
The Metropolitan Centre Zone: <ul style="list-style-type: none">a. Primarily provides for commercial activities and community activities,b. Is supported by residential activities that:<ul style="list-style-type: none">i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, andii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, andc. Provides for other activities that:<ul style="list-style-type: none">i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, andii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone.	
MCZ-O3	Provision of commercial and community spaces and housing
The Metropolitan Centre Zone provides for a variety of types and sizes of tenancies that respond to: <ul style="list-style-type: none">a. Business needs and demand,b. The planned urban built environment of the neighbourhood, including intensive use of sites and high rise buildings, andc. The opportunity to support the city centre with housing and other supporting activities.	
MCZ-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: <ul style="list-style-type: none">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	

Metropolitan Centre Zone

- and providing for high rise buildings,
- c. Recognises the significance and opportunity of the Pito One foreshore,
 - d. Provides a high amenity experience walking between Jackson Street and the Pito One Railway station,
 - e. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves,
 - f. Makes efficient use of the scarce resource of space at ground level,
 - g. Is easily legible to visitors,
 - h. Is healthy, safe, attractive, and accessible,
 - i. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,
 - j. Has good access within the Metropolitan 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,
 - k. Is integrated with existing and planned infrastructure,
 - l. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Metropolitan Centre, and
 - m. Enhances co-location benefits.

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

Objectives — Jackson Street Character Transition Precinct

MCZ-PREC1-O1	Purpose and character
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This objective is additional within the Jackson Street Character Transition Precinct

The character, style, and built form of the Jackson Street Character Transition Precinct evolves, as sites are redeveloped, to recognise the significance and opportunity of the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pito One.

Policies

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

MCZ-P2	Residential activities and activities sensitive to privacy intrusion
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1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the Metropolitan Centre Zone.
2. Require residential activities, visitor accommodation, and other activities sensitive to privacy intrusion to be located above ground level, where located on an identified active frontage.

MCZ-P3	Potentially incompatible activities
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1. Provide for other, potentially incompatible activities if they:
 - a. Maintain and enhance the amenity and vitality of the Metropolitan Centre, particularly the Centre's attractiveness to visitors,
 - b. Do not detract from the Metropolitan Centre's ability to meet the zone's planned purpose,
 - c. Promote the efficient use of land,

Metropolitan Centre Zone

<ul style="list-style-type: none"> d. Are of at least a scale and intensity that is consistent with the planned density of the Metropolitan Centre Zone, e. Are designed and managed to be consistent with the planned character of the Metropolitan 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 or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects. <p>2. Potentially incompatible activities include:</p> <ul style="list-style-type: none"> 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. 	
MCZ-P4	Likely incompatible activities
<ul style="list-style-type: none"> 1. Avoid activities that are incompatible with the planned purpose, character and amenity of the Metropolitan Centre Zone. 2. Likely incompatible activities include: <ul style="list-style-type: none"> 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. 	
MCZ-P5	Existing activities
Encourage the replacement of existing activities that are incompatible with the purpose and character of the zone.	
MCZ-P6	Role in network of commercial and industrial areas
Recognise the Metropolitan Centre as second only to the City Centre as a location for activities that serve the whole city or wider region while also serving the local area, and thus provide for activities at any scale.	
MCZ-P7	Development capacity — General
<ul style="list-style-type: none"> 1. Encourage the efficient use of land in the Metropolitan Centre to provide a diverse range of spaces for housing, business, community, and civic activities, particularly in denser forms, except in the Jackson Street Heritage Area. 2. Encourage the efficient use of existing buildings and new buildings at a compatible scale in the Jackson Street Heritage Area to provide a diverse range of spaces for housing, business, community, and civic activities. 	
MCZ-P8	Urban design outcomes (by meeting standard or assessment)
<p>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.</p> <p>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.</p>	

Metropolitan Centre Zone

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. Manage the form and scale of development near the Jackson Street Heritage Area to protect the significant historic heritage values of that area.
4. Residential units have adequate outlook from habitable rooms.
5. Ensure residential units have access to outdoor living spaces that:
 - a. Are located and oriented to ensure good access to sunlight,
 - b. Are of a functional size and configuration,
 - c. Provide screening or landscaping to contribute to privacy, or
 - d. Alternatively, public open space is located nearby that is accessible and functional for residents.
6. ~~Ensure adequate access to daylight for residential activities on adjacent residential zone sites.~~
7. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites.
8. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.

Commented [NG2]: Urban Edge Planning (449.22)

Commented [NG3]: Urban Edge Planning (449.22)

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.

MCZ-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. ~~Ensuring that building design enables 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 ~~support and promote the pedestrian circulation provided for in clause (6) 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, ~~convenient,~~ 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 MCZ-S8: Location and design of carparking:

Commented [NG4]: Urban Edge Planning (449.22)

Commented [NG5]: Urban Edge Planning (449.20)

Commented [NG6]: Urban Edge Planning (449.20)

Metropolitan Centre Zone

<p>a. Retains healthy and mature vegetation, where appropriate.</p> <p>b. Uses planting that is appropriate for the climate and environment within the site,</p> <p>c. Improves outlooks from dwellings and softens hard built surfaces, and</p> <p>d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.</p> <p>8. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.</p> <p>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.</p> <p>10. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.</p> <p>11. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.</p> <p>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.</p> <p>13. Buildings designed for residential use at ground floor are adaptable and flexible to potential future uses such as commercial use.</p> <p>14. Balance the provision of privacy for residents of ground-floor residential units, where provided for, with the provision of an attractive streetscape.</p> <p>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.</p>	<p>Commented [NG7]: Urban Edge Planning (449), consequential</p> <p>Commented [NG8]: Urban Edge Planning (449.22)</p>
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MCZ-P10	Urban design outcomes (exclusions)
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<p>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:</p> <p>a. The protection of scenic views from private property,</p> <p>b. The protection of scenic views from any part of a road where pedestrians cannot stop,</p> <p>c. The protection of the visibility of commercial signage or advertising,</p> <p>d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,</p> <p>e. Limiting the actual or perceived height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and</p> <p>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.</p>	<p>Commented [NG9]: Urban Edge Planning (449.32)</p> <p>Commented [NG10]: Urban Edge Planning (449.32)</p>
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MCZ-P11	Managing adverse effects at zone interfaces
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<p>Manage activities to mitigate adverse effects on other zones by:</p> <p>1. Managing the form and scale of development near Te Puni Urupā to protect the cultural values of the urupā, and privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā.</p> <p>2. 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</p> <p>3. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</p>
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Policies — Jackson Street Character Transition Precinct

MCZ-PREC1-	Character values
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P1	
This policy is additional within the Jackson Street Character Transition Precinct	
<p>Manage the appearance, layout, and form of buildings and structures to promote an evolving new character and identity in the Precinct that will sympathetically reflect the heritage values of the Jackson Street Heritage Area and the industrial history of the western end of Pito One, by promoting:</p> <ol style="list-style-type: none"> 1. Buildings sympathetic to the architectural themes and materials of at least one of: <ol style="list-style-type: none"> a. The Jackson Street Heritage Area, or b. The 20th century industrial buildings of western Pito One, with preference to the themes and materials expressed in existing adjoining buildings, 2. A compatible and continuous building frontage along Jackson Street, 3. Consistent floor to floor heights where these are strongly expressed in the exteriors of adjacent buildings, 4. The use of chamfered or rounded corners and additional vertical elements for buildings on street corners, 5. The expression of horizontal elements in preference to vertical elements, 6. The use of discrete windows rather than continuous glazed frontages, 7. The use of parapets and cornices, 8. The use of decoration and colour, 9. The use of verandahs as integral parts of buildings, and 10. The use of signage scaled to a pedestrian audience. <p>For the avoidance of doubt, this policy does not affect the anticipated height, scale, or density of developments, except where above the level anticipated by the relevant bulk and location standards.</p>	

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 activity status for an activity are set out in the General Approach chapter.

Buildings and structures

MCZ-R1	Repair and maintenance of buildings and structures
	1. Activity status: Permitted
MCZ-R2	Demolition or removal of structures other than buildings
	2. Activity status: Permitted
MCZ-R3	Demolition or removal of buildings
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The demolition is required to avoid an imminent threat to life or property, or b. In relation to each of the standards MCZ-S4 (Active frontages — buildings and structures), MCZ-S5 (Active frontages — required verandahs), MCZ-S6 (Active frontages — existing vehicle crossings), MCZ-S7 (Active frontages — land uses), MCZ-S8 (Location and design of carparking), MCZ-S9 (Outdoor living space), and MCZ-S10 (Outlook space): <ol style="list-style-type: none"> 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 MCZ-R4.1 or MCZ-R5.1, which when complete will ensure compliance is achieved

to at least the degree it was achieved before the demolition.	
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MCZ-R3.1, but b. The application is in conjunction with an application under MCZ-R6.1 to construct a replacement building or buildings on the site, or an application under MCZ-R4.2 or MCZ-R5.2 to make alterations or additions to other buildings on site. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Where there is any non-compliance with any of MCZ-S4 (Active frontages — buildings and structures), MCZ-S5 (Active frontages — required verandahs), MCZ-S6 (Active frontages — existing vehicle crossings), MCZ-S7 (Active frontages — land uses), MCZ-S8 (Location and design of carparking), MCZ-S9 (Outdoor living space), and MCZ-S10 (Outlook space): the matters of discretion in the standards not met. 2. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values. 3. Methods to assure a replacement building or buildings are constructed in a timely fashion. 4. The safety and amenity values of the site while vacant. <p>Notification: Public notification and limited notification are precluded for applications under this rule.</p> <p>Note: As applications under this rule must be in conjunction with an application under MCZ-R4.2, MCZ-R5.2, or MCZ-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.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MCZ-R3.1 or MCZ-R3.2.
MCZ-R4	Alterations and additions to existing buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. <u>For additions, c</u>Compliance is achieved with, <u>and for alterations, compliance is either achieved with or existing non-compliances are not worsened for:</u> <ol style="list-style-type: none"> i. MCZ-S1: Height, ii. MCZ-S2: Height in relation to boundary - adjoining zones, iii. MCZ-S3: Setbacks - adjoining zones, iv. MCZ-S4: Active frontages — buildings and structures, v. MCZ-S5: Active frontages — required verandahs, vi. MCZ-S6: Active frontages — existing vehicle crossings, vii. MCZ-S7: Active frontages — land uses, viii. MCZ-S8: Location and design of carparking, ix. MCZ-S9: Outdoor living space, x. MCZ-S10: Outlook space, and xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā, 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, <u>or are purely internal alterations.</u>

Commented [SD11]: Woolworths (271.10), Go Architecture (331.28)

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MCZ-R4.1.

Matters of discretion are restricted to:

1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
 - i. MCZ-S1: Height,
 - ii. MCZ-S2: Height in relation to boundary - adjoining zones,
 - iii. MCZ-S3: Setbacks - adjoining zones,
 - iv. MCZ-S4: Active frontages — buildings and structures,
 - v. MCZ-S5: Active frontages — required verandahs,
 - vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:

Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, or MCZ-S10, or MCZ-S11.

Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

MCZ-R5

Construction of New minor buildings and minor structures

1. Activity status: Permitted

Where:

- a. Compliance is achieved with:
 - i. MCZ-S1: Height,
 - ii. MCZ-S2: Height in relation to boundary - adjoining zones,
 - iii. MCZ-S3: Setbacks - adjoining zones,
 - iv. MCZ-S4: Active frontages — buildings and structures,
 - v. MCZ-S5: Active frontages — required verandahs,
 - vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā, 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 30m²,
 - 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 MCZ-R5.1a, but

Commented [CN12]: New Zealand Heavy Haulage Association (429.03 and 429.08)

b. Compliance is achieved with MCZ-R5.1b.

Matters of discretion are restricted to:

1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
 - i. MCZ-S1: Height,
 - ii. MCZ-S2: Height in relation to boundary - adjoining zones,
 - iii. MCZ-S3: Setbacks - adjoining zones,
 - iv. MCZ-S4: Active frontages — buildings and structures,
 - v. MCZ-S5: Active frontages — required verandahs,
 - vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:

Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11.
Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

Note:

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

MCZ-R6

Construction of New buildings and structures (except minor buildings and minor structures)

Commented [CN13]: New Zealand Heavy Haulage Association (429.03 and 429.08)

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
2. The matters in MCZ-P10: Urban design outcomes (exclusions).
3. The matters of discretion in any of the following standards if they are not met:
 - i. MCZ-S1: Height,
 - ii. MCZ-S2: Height in relation to boundary - adjoining zones,
 - iii. MCZ-S3: Setbacks - adjoining zones,
 - iv. MCZ-S4: Active frontages — buildings and structures,
 - v. MCZ-S5: Active frontages — required verandahs,
 - vi. MCZ-S6: Active frontages — existing vehicle crossings,
 - vii. MCZ-S7: Active frontages — land uses,
 - viii. MCZ-S8: Location and design of carparking,
 - ix. MCZ-S9: Outdoor living space,
 - x. MCZ-S10: Outlook space, and
 - xi. MCZ-S11: Height in relation to boundary and setbacks — Te Puni Urupā.
4. Within the Jackson Street Character Transition Precinct, the matters in policy MCZ-PREC1-P1: Character values.

Notification:

Public notification is precluded for applications under this rule where the only non-compliances are MCZ-S2, MCZ-S3, MCZ-S9, MCZ-S10, or MCZ-S11.
 Limited notification is precluded for applications under this rule where the only non-compliances are MCZ-S9 or MCZ-S10.

Land use activities

MCZ-R7	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. MCZ-S7: Active frontages — Land uses, ii. MCZ-S9: Outdoor living space, and iii. MCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MCZ-R7.1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in the standards not met. <p>Notification:</p> <p>Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R8	Retirement villages
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. MCZ-S7: Active frontages — Land uses, ii. MCZ-S9: Outdoor living space, and iii. MCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p>

	<p>Where:</p> <p>a. Compliance is not achieved with MCZ-R8.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R9	Supported residential care facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. MCZ-S7: Active frontages — Land uses, and</p> <p>ii. MCZ-S10: Outlook space.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-9.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R10	Health care activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-R10.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p>
MCZ-R11	Visitor accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. MCZ-S7: Active frontages — Land uses, and</p> <p>ii. MCZ-S10: Outlook space.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-R11.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in the standards not met.</p>
MCZ-R12	Food and beverage activities

Metropolitan Centre Zone

	1. Activity status: Permitted
MCZ-R13	Grocery stores and supermarkets
	1. Activity status: Permitted
MCZ-R14	Integrated retail activities
	1. Activity status: Permitted Where: a. The integrated retail activity has a gross floor area of no more than 1,000m ² .
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MCZ-R14.1. Matters of discretion are restricted to: 1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). 2. The matters in MCZ-P10: Urban design outcomes (exclusions). 3. The ability of the Metropolitan Centre to continue to provide for a mix of commercial and community activities.
MCZ-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 1,000m ² .
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MCZ-R15.1. Matters of discretion are restricted to: 1. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). 2. The matters in MCZ-P10: Urban design outcomes (exclusions). 3. The ability of the metropolitan centre to continue to provide for a mix of commercial and community activities.
MCZ-R16	Commercial activities not otherwise provided for
	1. Activity status: Permitted Where: a. Compliance is achieved with MCZ-S7 (Active frontages — land uses), and b. The commercial activity has a gross floor area of no more than 2,000m ² .
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MCZ-R16.1. Matters of discretion are restricted to: 1. The matters of discretion in MCZ-S7 if it is not met. 2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant

	<p>developments).</p> <p>3. The matters in MCZ-P10: Urban design outcomes (exclusions).</p> <p>Notification: Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R17	Other activities not otherwise provided for
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with MCZ-S7 (Active frontages — land uses), and The activity has a gross floor area of no more than 2,000m².
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MCZ-R17.1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion in MCZ-S7 if it is not met. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). The matters in MCZ-P10: Urban design outcomes (exclusions). <p>Notification: Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R18	Carparking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with: <ol style="list-style-type: none"> MCZ-S6: Active frontages — Existing vehicle crossings, and MCZ-S8: Location and design of carparking, The carparking is not accessed with a vehicle crossing over an Active Street Frontage B Overlay, and The carparking is not accessed with a vehicle crossing over an Active Street Frontage A Overlay.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MCZ-R18.1a, but Compliance is achieved with MCZ-R18.1b and MCZ-R18.1c. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion in any standards not met.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MCZ-R18.1b.
	<p>4. Activity status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MCZ-R18.1c.

Metropolitan Centre Zone

MCZ-R19	Light manufacturing and servicing
	<p>1. Activity status: Restricted discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in MCZ-S7: Active frontages — Land uses, if it is not met. 2. The ability of the local centre to continue to provide for a mix of activities. 3. The vibrancy and attractiveness of the local centre. 4. The efficiency of the use of land. 5. Pedestrian amenity, comfort, and safety. 6. Residential amenity for existing residential units in the local centre. 7. Residential amenity in adjacent Residential Zones and the Marae Zone. <p>Notification: Public notification is precluded for applications under this rule where MCZ-S7 is met.</p>
MCZ-R20	Yard-based retailing
	1. Activity status: Discretionary
MCZ-R21	Drive-through activities
	1. Activity status: Discretionary
MCZ-R22	Service stations
	1. Activity status: Discretionary
MCZ-R23	Motor vehicle servicing activities
	1. Activity status: Discretionary
MCZ-R24	Industrial activities not otherwise provided for
	1. Activity status: Discretionary
MCZ-R25	Heavy industrial activities
	<p>1. Activity status: Non-complying Notification: Public notification is required for applications under this rule.</p>
MCZ-R26	Primary production other than as an ancillary activity
	1. Activity status: Non-complying

General rules

MCZ-R27	Outdoor storage and work areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone, or the Te Puni Urupā 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

Commented [SD14]: Z Energy (468.96)

Metropolitan Centre Zone

	<p>Where:</p> <p>a. Compliance is not achieved with MCZ-R27.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by Rule MCZ-R27.1 but are not. 2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments). 3. The matters in MCZ-P10: Urban design outcomes (exclusions). 4. Any positive effects that can only be achieved through non-compliance with MCZ-R27.1.
MCZ-R28	Servicing
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The servicing is not within 40m of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-R28.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The nighttime amenity of sensitive activities in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zone, and Rural Zones. <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>

Standards

MCZ-S1	Height
<p>Buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> 1. The height shown in the Specific Height Control Overlay applying to the site, if any. <p>If there is no Specific Height Control Overlay, there are no requirements of this standard.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 2, 3, 5, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment). 2. The matters in MCZ-P10: Urban design outcomes (exclusions). 3. The matters in MCZ-P11.1. 4. Any positive effects that can only be achieved through non-compliance with the standard. 	
MCZ-S2	Height in relation to boundary - Adjoining zones
<p>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.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 6, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment). 2. The matters in MCZ-P10: Urban design outcomes (exclusions). 3. Any positive effects that can only be achieved through non-compliance with the standard. 	
MCZ-S3	Setbacks - Adjoining zones

1. Buildings and structures must be set back at least 1 metre 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 6, 7, and 8 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in MCZ-P10: Urban design outcomes (exclusions).
4. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S4

Active frontages — Buildings and structures

On any site subject to an Active Street Frontage Overlay:

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 a minimum height of 4m above ground level. Alternatively, the buildings or parts of buildings may be set back from the front boundary 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.
2. The requirement in MCZ-S4.1 does not apply at all on sections of the front boundary:
 - a. Where compliance would encroach within the dripline of a notable tree, or
 - b. Where necessary to comply with MCZ-S3: Setbacks — Adjoining zones, or
 - a. On the Active Street Frontage Overlay C, to the degree necessary to provide for a vehicle crossing, manoeuvring area, and visibility splays, **landscaping, and parking spaces provided for by CCZ-S8** (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.
2. The buildings must not have a featureless façade on the front boundary of more than 3 metres in width at any part of the building between 0.5m and 2.5m in height above footpath level.
3. On an Active Street Frontage Overlay A or B 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.
4. 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.
5. 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.

Commented [SD15]: Foodstuffs (239.19)

6. 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 MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
3. The matters in MCZ-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.

MCZ-S5	Active frontages — Required verandahs
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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:

1. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay,
2. 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
3. Provides continuous shelter with any adjoining verandah or pedestrian shelter.

But no verandah or canopy shall be required:

4. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025,
5. 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
6. 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 MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
3. The matters in MCZ-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.

MCZ-S6	Active frontages — Existing vehicle crossings
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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 MCZ-P8: Urban design outcomes (by meeting standard or assessment).
- 8. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
- 9. The matters in MCZ-P10: Urban design outcomes (exclusions).
- 10. Any positive effects that can only be achieved through non-compliance with the standard.

Commented [SD16]: Woolworths (271.15)

MCZ-S7 Active frontages — Land uses

- On any site subject to an 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 of an active frontage boundary.
- 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, 4, and 5 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
 - 8. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
 - 9. The matters in MCZ-P10: Urban design outcomes (exclusions).
 - 10. Any positive effects that can only be achieved through non-compliance with the standard.

Commented [CN17]: HS1 Minor Corrections Policy Planning team of Hutt City Council (440.3)

Commented [CN18]: HS1 Minor Corrections Policy Planning team of Hutt City Council (440.3)

MCZ-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 3m 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 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), and

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 MCZ-S8.7 may be included.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. If MCZ-S8.2, MCZ-S8.5, MCZ-S8.6, or MCZ-S8.7 are not met: Safety and efficiency of the transport network.
3. If MCZ-S8.2, MCZ-S8.5, or MCZ-S8.7 are not met: Effects on the current or potential future use of the road for events.
4. If MCZ-S8.2, MCZ-S8.5, or MCZ-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 MCZ-P8: Urban design outcomes (by meeting standard or assessment).
7. The urban design outcomes in MCZ-P9: Urban design outcomes (all significant developments).
8. The matters in MCZ-P10: Urban design outcomes (exclusions).
9. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-S9

Outdoor living space

Each residential unit must:

1. Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, or
2. Have a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, or
3. Have access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, or
4. Be on a site within a 300m straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to units in a retirement village.

Matters of discretion if the standard is breached:

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

MCZ-S10

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 MCZ-Figure 1.
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 4m in depth and 4m in width, and
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m 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 4 in MCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in MCZ-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.

MCZ-S11

Height in relation to boundary and setbacks — Te Puni Urupā

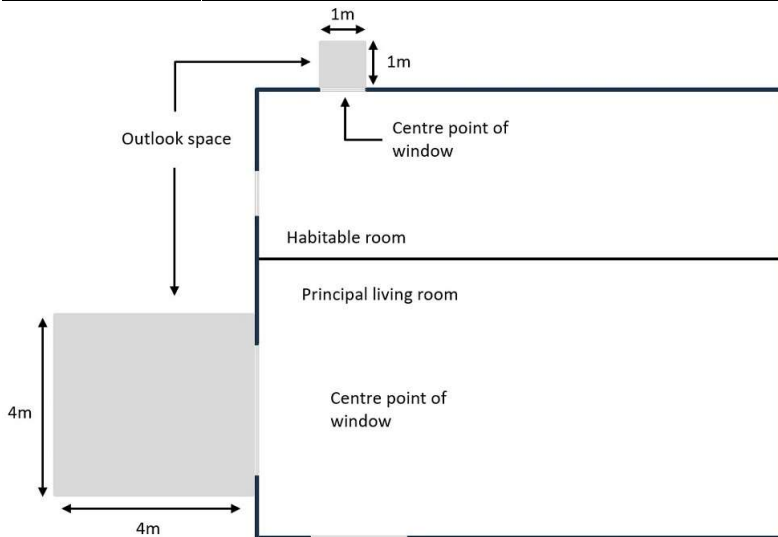
1. Buildings and structures must not exceed a 2.5m + 45° recession plane applied from the boundaries of the site containing Te Puni Urupā. For buildings opposite Te Puni Urupā this plane applies from the front boundary of the Urupā site.
2. Buildings and structures must be set back from the boundary of the Urupā by 3m, other than a boundary fence of no more than 2m in height.
3. Carparking areas must be screened from the urupā by a building, or solid or close-boarded fence.

Matters of discretion if the standard is breached:

1. Privacy, visual dominance, and noise impacts on the dignity, tikanga and cultural safety of activities that occur at the Urupā.
2. Whether there are alternative methods, locations or designs that would avoid or reduce impacts on dignity, tikanga and cultural safety.
3. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.
4. Any positive effects that can only be achieved through non-compliance with the standard.

MCZ-Figure 1

Outlook space



LCZ — Local Centre Zone

The Local Centre Zone covers medium and large suburban focuses of commercial and community activity and forms the third layer of the commercial centres hierarchy. The Local Centre Zone provides for larger scale activities than the Neighbourhood Centre Zone, Mixed Use Zone, and non-commercial zones, provides for activities that attract larger numbers of people than the Industrial Zones, and generally anticipates amenity values aligned with a thriving and vibrant commercial centre. However, the largest scale activities are managed to support the co-location benefits of promoting Petone Metropolitan Centre and City Centre as the key locations for large city-wide and regional destinations.

The Local Centre Zone anticipates a wide range of activities consistent with this purpose but manages activities that might not be consistent with those amenity values. The Local Centre Zone recognises that market and community demand in these areas may change from place to place and over time and that commercial centres may need to expand and contract over time, and commercial centres may emerge in new locations. The plan will need to be reviewed regularly to respond to this.

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

The planned urban built environment for the Local Centre Zone is medium or high density commercial buildings and **intensively used** public open spaces, while recognising there is a likely need for some space to be dedicated to parking and servicing. Residential development is expected but would be expected to be in the form of apartments above ground level.

Commented [SD1]: Pandion Ltd (259.4)

Built development is provided for in the Local Centre Zone through a range of permitted activities and development standards that, with some exceptions, permit up to 500m² of gross floor area per activity. 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.

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.

Local Centre Zones are 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 Local 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 Local 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.

Objectives

LCZ-01	Purpose of the zone
<p>Local Centres are the heart of commercial activity in their neighbourhood and may also be a significant location for community and civic activity. The Local Centres are locations of choice for activities that serve the surrounding neighbourhoods or other small-scale activities. The Local Centres are supported by residential activities and a diverse range of other compatible activities, including small-scale commercial activities that may serve more than just the surrounding area, while reflecting the Local Centres' role and function within the hierarchy of commercial centres.</p>	
LCZ-02	Activities in the zone
<p>The Local Centre Zone:</p> <ul style="list-style-type: none"> a. Primarily provides for commercial activities and community activities that are small scale or serve a surrounding residential catchment, b. Is supported by residential activities that: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, and iii. Support the health and wellbeing of people and communities in the surrounding area. 	
LCZ-03	Provision of commercial and community spaces and housing
<p>The Local Centre Zone provides for a variety of types and sizes of tenancies that respond to:</p> <ul style="list-style-type: none"> a. Business needs and demand, b. The planned urban built environment of the neighbourhood, including intensive use of sites and six-storey buildings, and c. The opportunity to support commercial centres with housing and other supporting activities. 	
LCZ-04	Planned character and planned urban built environment of the zone
<p>Built development and open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that:</p> <ul style="list-style-type: none"> 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 building heights up to at least six storeys, c. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves, d. Makes efficient use of the scarce resource of space at ground level, e. Is easily legible to visitors, f. Is healthy, safe, attractive, and accessible, g. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood, h. Has good access within the Local 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, i. Is integrated with existing and planned infrastructure, j. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Local Centre, and 	

Local Centre Zone

k. Enhances co-location benefits.

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

Policies

LCZ-P1	Enabled activities
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Enable activities that support the purpose, planned urban built environment, and ongoing viability and vitality of the Local Centres, recognising the key importance of commercial activities and community activities, and the role of the zone in relation to the hierarchy of commercial centres.

LCZ-P2	Residential activities and other activities sensitive to privacy intrusion
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1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the Local 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.

LCZ-P3	Potentially incompatible activities
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1. Provide for other, potentially incompatible activities if they:
 - a. Maintain and enhance the amenity and vitality of the Local Centre, particularly the Centre's attractiveness to visitors,
 - b. Do not detract from the Local 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 Local Centre Zone,
 - e. Are designed and managed to be consistent with the planned character of the Local 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 or community 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.

LCZ-P4	Incompatible activities
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1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the Local 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.

Local Centre Zone

LCZ-P5	Existing activities
Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.	
LCZ-P6	Role in network of commercial and industrial areas
Manage the location and scale of commercial activities which could result in cumulative adverse effects on: <ol style="list-style-type: none"> 1. The viability, vibrancy, and co-location benefits of the City Centre and Metropolitan Centre, 2. The establishment and retention of a mix of activities within the Local Centre Zone, and 3. The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations. 	
LCZ-P7	Development capacity — General
Encourage the efficient use of land in the Local Centre Zone to provide a diverse range of spaces for housing, business, and community activities, particularly in denser forms.	
LCZ-P8	Urban design outcomes (by meeting standard or assessment)
<p>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.</p> <p>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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> 1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm. 2. Create a safe urban environment by ensuring that building design enables enabling passive surveillance. 3. Identified street frontages in the Active Street Frontage Overlay A and B provide a comfortable and sheltered pedestrian environment. 4. 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. 5. 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 support and promote quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site provide for pedestrian safety, comfort, dignity, and amenity. 6. The form and scale of development contributes to visual amenity in public space. 7. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces. 8. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites. 9. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites. 10. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space. 11. Ensure residential units have access to outdoor living spaces that: <ol style="list-style-type: none"> a. Are located and oriented to ensure good access to sunlight, b. Are of a functional size and configuration, c. Provide screening or landscaping to contribute to privacy, or d. Alternatively, public open space is located nearby that is accessible and functional for residents. 12. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected. 13. Buildings designed for residential use at ground floor are adaptable and flexible to potential 	

Commented [NG2]: Urban Edge Planning (449.23)

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Commented [NG4]: Urban Edge Planning (449.23)

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.

LCZ-P9	Urban design outcomes (larger developments and potentially incompatible activities)
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Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.
 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 are continuous and promote visual connections with the street and public realm.
2. 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.
3. 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 **support and promote the pedestrian circulation provided for in clause (4) provide for pedestrian safety, comfort, dignity, and amenity.**
4. There is quality, legible, safe, **convenient**, and efficient circulation for pedestrians accessing the site and people within the site.
5. Ensure that on-site landscaping, if any is proposed, or required by standard LCZ-S8: Location and design of carparking:
 - a. Retains healthy and mature vegetation, **where appropriate.**
 - 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.
6. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
7. 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.
8. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.
9. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.

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.

LCZ-P10	Urban design outcomes (exclusions)
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Commented [NG7]: Urban Edge Planning (449), consequential

Local Centre Zone

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 actual or perceived 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.~~

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Commented [NG9]: Urban Edge Planning (449.28)

LCZ-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.

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 activity status for an activity are set out in the General Approach chapter.

Buildings and structures

LCZ-R1 Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

LCZ-R2 Demolition or removal of buildings and structures

1. **Activity status:** Permitted

Where:

- ~~4. a.~~ The demolition or removal does not leave the site vacant, and ~~2. in~~ **in** relation to each of the standards LCZ-S4: Active frontages — Buildings and structures, LCZ-S5: Active frontages — Required verandahs, LCZ-S6: Active frontages — Existing vehicle crossings, LCZ-S7: Active frontages — Land uses, and LCZ-S8: Location and design of carparking:
 - i. Compliance is still achieved, or
 - ii. Where there is an existing non-compliance, it is not increased, **or**
- b. **The site is not subject to the Active Frontage Overlay A, B, or C, or**
- c. **The demolition or removal 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-R3, or has an approved resource consent, or**
- d. **The demolition or removal involves a structure that is not a building, or**
- e. **The demolition or removal is required to avoid a threat to life and/or property.**

- ~~2.~~ **Activity status:** Controlled

~~Where:~~

	<p>a. Compliance is not achieved with LCZ-R2.1, but b. The application includes the construction of one or more replacement buildings that comply with standards LCZ-S4: Active frontages — Buildings and structures, LCZ-S5: Active frontages — Required verandahs, LCZ-S6: Active frontages — Existing vehicle crossings, LCZ-S7: Active frontages — Land uses, and LCZ-S8: Location and design of carparking, which would in itself be a permitted activity under LCZ-R3.1</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Methods to assure the replacement building or buildings are constructed in a timely fashion. 2. Methods to protect the safety and amenity values of the site while vacant. <p>Notification: Public notification and limited notification are precluded for applications under this rule.</p>
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R2.1 or LCZ-R2.2, but b. The application is in conjunction with an application under LCZ-R3.2 to construct a replacement building or buildings.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. 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. <p>Notification: Public notification is precluded for applications under this rule.</p>
	<p>4. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R2.1, LCZ-R2.2, and LCZ-R2.3.</p>
LCZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. LCZ-S1: Height, ii. LCZ-S2: Height in relation to boundary — Adjoining zones, iii. LCZ-S3: Setbacks — Adjoining zones, iv. LCZ-S4: Active frontages — Buildings and structures, v. LCZ-S5: Active frontages — Required verandahs, vi. LCZ-S6: Active frontages — Existing vehicle crossings, vii. LCZ-S7: Active frontages — Land uses, viii. LCZ-S8: Location and design of carparking, ix. LCZ-S9: Outdoor living space, and x. LCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R3.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in any standards not met. <p>Notification:</p>

Commented [SD10]: Pandion Ltd (259.12a, 259.12b), and minor correction to format

Local Centre Zone

Public notification is precluded for applications under this rule if the only non-compliances are with LCZ-S2: Height in relation to boundary — Adjoining zones, LCZ-S9: Outdoor living space, or LCZ-S10: Outlook space.

Land use activities

LCZ-R4	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is achieved with:<ul style="list-style-type: none">i. LCZ-S7: Active frontages — Land uses,ii. LCZ-S9: Outdoor living space, andiii. LCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is not achieved with LCZ-R4.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. The matters of discretion in any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule where LCZ-S7: Active frontages — Land uses is met.</p>
LCZ-R5	Retirement villages
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is achieved with:<ul style="list-style-type: none">i. LCZ-S7: Active frontages — Land uses, andii. LCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is not achieved with LCZ-R5.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. The matters of discretion in any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule where LCZ-S7: Active frontages — Land uses is met.</p>
LCZ-R6	Supported residential care facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is achieved with:<ul style="list-style-type: none">i. LCZ-S7: Active frontages — Land uses, andii. LCZ-S10: Outlook space.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none">a. Compliance is not achieved with LCZ-R6.1.

<p>Matters of discretion are restricted to: 1. The matters of discretion in any standards not met. Notification: Public notification and limited notification are precluded for applications under this rule where LCZ-S7: Active frontages — Land uses is met.</p>	
LCZ-R7	Health care activities
<p>1. Activity status: Permitted Where: a. Compliance is achieved with LCZ-S7: Active frontages — Land uses.</p>	
<p>2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with LCZ-R7.1. Matters of discretion are restricted to: 1. The matters of discretion in any standards not met.</p>	
LCZ-R8	Visitor accommodation
<p>1. Activity status: Permitted Where: a. Compliance is achieved with LCZ-S7: Active frontages — Land uses.</p>	
<p>2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with LCZ-R8.1. Matters of discretion are restricted to: 1. The matters of discretion in any standards not met.</p>	
LCZ-R9	Food and beverage activities
<p>1. Activity status: Permitted</p>	
LCZ-R10	Grocery stores and supermarkets
<p>1. Activity status: Permitted Where: a. The activity has a gross floor area of no more than 1500m².</p>	
<p>2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with LCZ-R10.1. Matters of discretion are restricted to: 1. The ability of the local centre to continue to provide for a mix of activities. 2. The urban design matters in LCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities). 3. The matters in LCZ-P10: Urban design exclusions. 4. The efficiency of the use of land. Notification: Public notification and limited notification are precluded for applications under this rule.</p>	
LCZ-R11	Commercial activities not otherwise provided for

Local Centre Zone

	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The commercial activity has a gross floor area of no more than 500m², and b. Compliance is achieved with LCZ-S7: Active frontages — Land uses.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with LCZ-R11.1.a, but b. Compliance is not achieved with LCZ-R11.1.b. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in any standards not met. 2. The vibrancy and attractiveness of the local centre. 3. The efficiency of the use of land.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with LCZ-R11.1.b.
LCZ-R12	Activities not otherwise provided for
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity has a gross floor area of no more than 500m², and b. Compliance is achieved with LCZ-S7: Active frontages — Land uses.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with LCZ-R12.1.a, but b. Compliance is not achieved with LCZ-R12.1.b. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in any standards not met. 2. The vibrancy and attractiveness of the local centre. 3. The efficiency of the use of land.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with LCZ-R12.1 or LCZ-R12.2.
LCZ-R13	Carparking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with: <ol style="list-style-type: none"> i. LCZ-S6: Active frontages — Existing vehicle crossings, ii. LCZ-S7: Active frontages — Land uses, and iii. LCZ-S8: Location and design of carparking, 2. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and 3. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A.
	<p>2. Activity status: Restricted discretionary</p>

Local Centre Zone

	<p>Where:</p> <p>a. Compliance is not achieved with LCZ-R135.1.a, but</p> <p>b. Compliance is achieved with LCZ-R135.1.b and LCZ-R135.1.c.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion any standards not met. 2. The vibrancy and attractiveness of the local centre. 3. The efficiency of the use of land.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R15.1.b.</p>
	<p>4. Activity status: Prohibited</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R15.1.c.</p>
LCZ-R14	Light manufacturing and servicing
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 500m².</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in LCZ-S7: Active frontages — Land uses, if it is not met. 2. The ability of the local centre to continue to provide for a mix of activities. 3. The vibrancy and attractiveness of the local centre. 4. The efficiency of the use of land. 5. Residential amenity for existing residential units in the local centre. 6. Residential amenity in adjacent Residential Zones and Marae Zones. 7. The urban design matters in LCZ-P9: Urban design outcomes for larger developments and potentially incompatible activities. 8. The matters in LCZ-P10: Urban design outcome exclusions.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R14.1.</p>
LCZ-R15	Yard-based retailing
	<p>1. Activity status: Discretionary</p>
LCZ-R16	Drive-through activities
	<p>1. Activity status: Discretionary</p>
LCZ-R17	Service stations
	<p>1. Activity status: Discretionary</p>
LCZ-R18	Motor vehicle servicing activities
	<p>1. Activity status: Discretionary</p>
LCZ-R19	Industrial activities not otherwise provided for
	<p>1. Activity status: Discretionary</p>

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Local Centre Zone

LCZ-R20	Heavy industrial activities
	1. Activity status: Non-complying
LCZ-R21	Primary production other than as an ancillary activity
	1. Activity status: Non-complying

General rules

LCZ-R22	Outdoor storage and work areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The outdoor storage and work areas are screened from level view of 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 1.8 metres in height above ground level.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R22.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by LCZ-R22.1 but are not. 2. The urban design matters in LCZ-P9: Urban design outcomes for larger developments and potentially incompatible activities. 3. The matters in LCZ-P10: Urban design exclusions. 4. Any positive effects that can only be achieved through non-compliance with LCZ-R22.1.
LCZ-R23	Servicing
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-R25.1.</p> <p>Matter of discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The nighttime amenity of activities sensitive to noise in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zones, and Rural Zones. 2. The functional needs and operational needs of the activity. <p>Notification: Public notification is precluded for applications under this rule.</p>

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Standards

LCZ-S1	Height
Buildings and structures must not exceed a maximum height above ground level of:	

Local Centre Zone

1. The height shown in the Specific Height Control Overlay applying to the site, if any, or
2. In any other case, 22 metres.

Matters of discretion if the standard is breached:

1. Urban design outcomes 6, 7, 8, 9, 10, 11, and 12 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in LCZ-P10: Urban design exclusions.
3. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S2 | Height in relation to boundary - Adjoining zones

Buildings and structures must:

1. 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 2, 8, 9, 10, 11, and 12 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in LCZ-P10: Urban design exclusions.
3. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S3 | Setbacks - Adjoining zones

Buildings and structures must:

1. Be set back 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 2, 6, 7, 8, 9, 10, 11, and 12 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in LCZ-P10: Urban design exclusions.
4. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S4 | Active frontages — Buildings and structures

On any site subject to an Active Street Frontage Overlay:

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 a minimum height of four metres above ground level. Alternatively, the buildings or parts of buildings may be set back from the front boundary 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.
2. The requirement in LCZ-S4.1 does not apply at all on sections of the front boundary:
 - a. Where compliance would encroach within the dripline of a notable tree, or
 - b. Where necessary to comply with LCZ-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, landscaping, and parking spaces provided for by CCZ-S8 (but not parking spaces or loading spaces):
 - i. Where no other frontage not in an Active Street Frontage Overlay is available,

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	<ul style="list-style-type: none"> ii. With a traffic lane width of no more than 6m, and that complies with: <ul style="list-style-type: none"> 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 3. The buildings must not have a featureless façade on the front boundary of more than 3m in width at any part of the building between 0.5m and 2.5m in height above footpath level, 4. On an Active Street Frontage Overlay A or B 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, 5. 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, 6. The building must have the principal public entrance on: <ul style="list-style-type: none"> 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. 7. 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. <p>Matters of discretion if the standard is breached:</p> <ul style="list-style-type: none"> 8. Access for repairs and maintenance to buildings and structures on the site. 9. Urban design outcomes 1, 2, 3, 4, 5, and 6 in LCZ-P8: Urban design outcomes (by meeting standard or assessment). 10. The matters in LCZ-P10: Urban design exclusions. 11. 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. 12. Any positive effects that can only be achieved through non-compliance with the standard.
LCZ-S5	Active frontages — Required verandahs

Local Centre Zone

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:

1. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay,
2. 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,
3. Provides continuous shelter with any adjoining verandah or pedestrian shelter.

But no verandah or canopy shall be required:

4. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025,
5. 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
6. On any portion of a frontage with an existing vehicle crossing.

Matters of discretion if the standard is breached:

1. Safety and efficiency of the transport network.
2. Urban design outcomes 1, 3, 4, and 5 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in LCZ-P10: Urban design 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.

LCZ-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 the 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 outcomes 1, 3, 4, 5, 6, and 12 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in LCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
9. The matters in LCZ-P10: Urban design exclusions.
10. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S7

Active frontages — Land uses

On any site subject to an Active Street Frontage Overlay:

1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10m of an active frontage boundary.

On any site within the Riverbank Precinct:

Local Centre Zone

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 4m 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, 2, 3, 4, 9, 10, 13, and 14 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in LCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
9. The matters in LCZ-P10: Urban design exclusions.
10. Any positive effects that can only be achieved through non-compliance with the standard.

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LCZ-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 3m 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 above ground level.
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 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), or a building or fence.
8. There must be at least 1m² of landscaping for every 20m² of outdoor carparking or vehicle manoeuvring area. The landscaping referred to in LCZ-S8.7 may be included.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Visual amenity.
3. Urban design outcomes 1, 2, 3, 4, 5, 6, and 8 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
4. The matters in LCZ-P10: Urban design exclusions.
5. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S9

Outdoor living space

Each residential unit must:

Local Centre Zone

1. Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, or
2. Have a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, or
3. Have access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, or
4. The site is within a 300m straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to units in a retirement village.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 4, 8, 9, 10, and 11 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in LCZ-P10: Urban design exclusions.
3. Any positive effects that can only be achieved through non-compliance with the standard.

LCZ-S10

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 LCZ-Figure 1.
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.

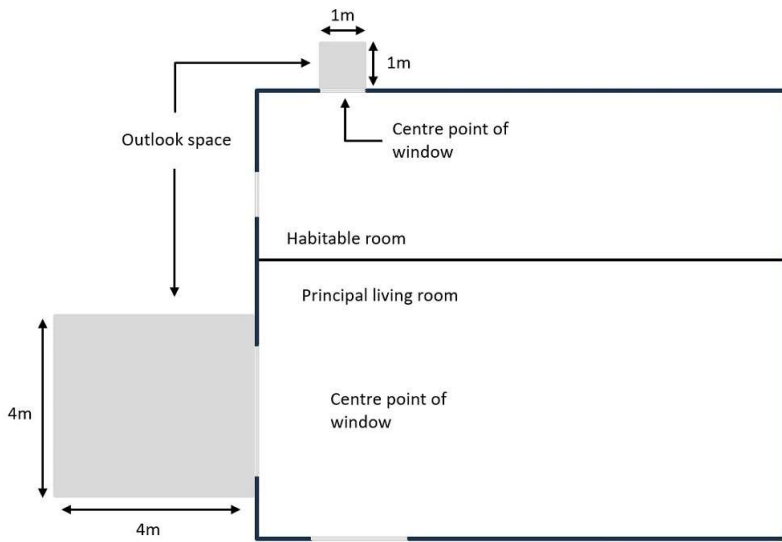
Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 4, 8, and 9 in LCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in LCZ-P10: Urban design 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.

LCZ-Figure 1

Outlook space

Local Centre Zone



NCZ — Neighbourhood Centre Zone

The Neighbourhood Centre Zone covers small suburban focuses of commercial and community activity and forms the fourth layer of the commercial centres hierarchy. The Neighbourhood Centre Zone provides for larger scale activities than non-commercial zones, provides for activities that attract larger numbers of people than the Industrial Zones, and generally anticipates amenity values aligned with a thriving and vibrant commercial centre. However, the largest scale activities are managed to support the co-location benefits of promoting Petone Metropolitan Centre and City Centre as the key locations for large city-wide and regional destinations, and the Local Centre Zone as a more important location for medium and large destinations with a catchment beyond the immediate neighbourhood.

The Neighbourhood Centre Zone anticipates a wide range of activities consistent with this purpose but manages activities that might not be consistent with those amenity values. The Neighbourhood Centre Zone recognises that market and community demand in these areas may change from place to place and over time and that commercial centres may need to expand and contract over time, and commercial centres may emerge in new locations. The plan will need to be reviewed regularly to respond to this.

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

The planned urban built environment for the Neighbourhood Centre is medium or high density commercial buildings and intensive public open spaces, while recognising there is a likely need for some space to be dedicated to parking and servicing. Residential development is expected but would be expected to be in the form of apartments above ground level.

Built development is provided for in the Neighbourhood Centre Zone through a range of permitted activities and development standards that, with some exceptions, permit up to 300m² of gross floor area per activity. 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.

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.

Neighbourhood Centre Zones are 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.

Developments that require resource consent 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 Neighbourhood 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 Neighbourhood Centre Zone, other chapters of the District Plan, including those that impose overlays across

Neighbourhood Centre Zone

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.

Objectives

NCZ-O1	Purpose of the zone
Neighbourhood Centres are an important focus of commercial activity in their neighbourhood and may also be a significant location for community and civic activity. The Neighbourhood Centres are locations of choice for activities that serve the surrounding neighbourhoods or other small-scale activities. The Neighbourhood Centres are supported by residential activities and a diverse range of other compatible activities, including small-scale commercial activities that may serve more than just the surrounding area, while reflecting the Neighbourhood Centres' role and function within the hierarchy of commercial centres.	
NCZ-O2	Activities in the zone
The Neighbourhood Centre Zone: <ul style="list-style-type: none">a. Primarily provides for commercial activities and community activities that are small scale or serve a surrounding residential catchment,b. Is supported by residential activities that:<ul style="list-style-type: none">i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, andii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, andc. Provides for other activities that:<ul style="list-style-type: none">i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone,ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone,iii. Are compatible with the types of amenity planned for surrounding zones, andiv. Support the health and wellbeing of people and communities in the surrounding area.	
NCZ-O3	Provision of commercial and community spaces and housing
The Neighbourhood Centre Zone provides for a variety of types and sizes of tenancies that respond to: <ul style="list-style-type: none">a. Business needs and demand,b. The planned urban built environment of the neighbourhood, including intensive use of sites, andc. The opportunity to support commercial centres with housing and other supporting activities.	
NCZ-O4	Planned character and planned urban built environment of the zone
Built development or open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that: <ul style="list-style-type: none">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,c. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves,d. Makes efficient use of the scarce resource of space at ground level,e. Is easily legible to visitors,f. Is healthy, safe, attractive, and accessible,g. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,	

Neighbourhood Centre Zone

- h. Has good access within the Neighbourhood 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,
- i. Is integrated with existing and planned infrastructure,
- j. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Neighbourhood Centre, and
- k. Provides for co-location benefits.

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

Policies

NCZ-P1	Enabled activities
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Enable activities that support the purpose, planned urban built environment, and ongoing viability and vitality of the Neighbourhood Centres, recognising the key importance of commercial activities and community activities, and the role of the zone in relation to the hierarchy of commercial centres.

NCZ-P2	Residential activities and other activities sensitive to privacy intrusion
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1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the Neighbourhood Centre Zone.
2. Require residential activities, visitor accommodation, and other activities sensitive to privacy intrusion to be located above ground level, where located on an identified active frontage.

NCZ-P3	Potentially incompatible activities
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1. Provide for other, potentially incompatible activities if they:
 - a. Maintain and enhance the amenity and vitality of the Neighbourhood Centre, particularly the Centre's attractiveness to visitors,
 - b. Do not detract from the Neighbourhood 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 Neighbourhood Centre Zone,
 - e. Are designed and managed to be consistent with the planned character of the Neighbourhood 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 or community 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. Service stations,
 - d. Motor vehicle servicing, and
 - e. Carparking at ground level on sites subject to the Active Street Frontage Overlay.

NCZ-P4	Incompatible activities
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1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the Neighbourhood Centre Zone.
2. Likely incompatible activities include:

Neighbourhood Centre Zone

<ul style="list-style-type: none"> a. Drive-through activities, b. Heavy industrial activities, c. Primary production activities, and d. Vehicle crossings on street frontages subject to the Active Street Frontage Overlay A and B. 	
NCZ-P5	Existing activities
Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.	
NCZ-P6	Role in network of commercial and industrial areas
<p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on:</p> <ul style="list-style-type: none"> 1. The viability, vibrancy, and co-location benefits of the City Centre and Metropolitan Centre (but not the Mixed Use Zones or Local Centre Zones), and 2. The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations. 	
NCZ-P7	Development capacity — General
Encourage the efficient use of land in the Neighbourhood Centre Zone to provide a diverse range of spaces for housing, business, and community activities, particularly in denser forms.	
NCZ-P8	Urban design outcomes (by meeting standard or assessment)
<p>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.</p> <p>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.</p> <p>The outcomes are:</p> <ul style="list-style-type: none"> 1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm. 2. Create a safe urban environment by <u>ensuring that building design enables enabling</u> passive surveillance. 3. Identified street frontages in the Active Street Frontage Overlay A and B provide a comfortable and sheltered pedestrian environment. 4. 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. 5. 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 <u>support and promote quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site provide for pedestrian safety, comfort, dignity, and amenity.</u> 6. The form and scale of development contributes to visual amenity in public space. 7. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces. 8. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites. 9. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites. 10. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space. 11. Ensure residential units have access to outdoor living spaces that: <ul style="list-style-type: none"> a. Are located and oriented to ensure good access to sunlight, or 	

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Neighbourhood Centre Zone

- b. Are of a functional size and configuration, or
 - c. Provide screening or landscaping to contribute to privacy, or
 - d. Alternatively, public open space is located nearby that is accessible and functional for residents.
12. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.
 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.

NCZ-P9	Urban design outcomes (larger developments and potentially incompatible activities)
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Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.

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 are continuous and promote visual connections with the street and public realm.
2. 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.
3. 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 **support and promote the pedestrian circulation provided for in clause (4) provide for pedestrian safety, comfort, dignity, and amenity.**
4. There is quality, legible, safe, **convenient,** and efficient circulation for pedestrians accessing the site and people within the site.
5. Ensure that on-site landscaping, if any is proposed, or required by standard NCZ-S8: Location and design of carparking:
 - a. Retains healthy and mature vegetation, **where appropriate.**
 - 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.
6. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
7. 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.
8. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.

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Neighbourhood Centre Zone

9. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.

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.

NCZ-P10	Urban design outcomes (exclusions)
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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 actual or perceived 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.~~

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NCZ-P11	Managing adverse effects at zone interfaces
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- 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.

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 activity status for an activity are set out in the General Approach chapter.

Buildings and structures

NCZ-R1	Repair and maintenance of buildings and structures
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1. **Activity status:** Permitted

NCZ-R2	Demolition or removal of buildings and structures
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1. **Activity status:** Permitted

NCZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
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1. **Activity status:** Permitted

Where:

 - a. Compliance is achieved with:
 - i. NCZ-S1: Height,
 - ii. NCZ-S2: Height in relation to boundary — Adjoining zones,

Neighbourhood Centre Zone

<ul style="list-style-type: none"> iii. NCZ-S3: Setbacks — Adjoining zones, iv. NCZ-S4: Active frontages — Buildings and structures, v. NCZ-S5: Active frontages — Required verandahs, vi. NCZ-S6: Active frontages — Existing vehicle crossings, vii. NCZ-S7: Active frontages — Land uses, viii. NCZ-S8: Location and design of carparking, ix. NCZ-S9: Outdoor living space, and x. NCZ-S10: Outdoor living space.
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R3.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion in any standards not met. <p>Notification:</p> <p>Public notification is precluded for applications under this rule if the only non-compliances are with NCZ-S2: Height in relation to boundary — Adjoining zones, NCZ-S9: Outdoor living space, or NCZ-S10: Outdoor living space.</p>

Land use activities

NCZ-R4	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. NCZ-S7: Active frontages — land uses, ii. NCZ-S9: Outdoor living space, and iii. NCZ-S10: Outlook space. 	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R4.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion in any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule where NCZ-S7: Active frontages — Land uses is met.</p>	
NCZ-R5	Retirement villages
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. NCZ-S7: Active frontages — Land uses, and ii. NCZ-S10: Outlook space. 	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R5.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion in any standards not met. <p>Notification:</p>	

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	Public notification and limited notification are precluded for applications under this rule where NCZ-S7 is met.
NCZ-R6	Supported residential care facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NCZ-S7: Active frontages — Land uses, and</p> <p>ii. NCZ-S10: Outlook space.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R6.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in any standards not met.</p> <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule where NCZ-S7: Active frontages — Land uses is met.</p>
NCZ-R7	Health care activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R7.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in any standards not met.</p>
NCZ-R8	Visitor accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-S7: Active frontages — Land uses.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R8.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion in any standards not met.</p>
NCZ-R9	Food and beverage activities
	<p>1. Activity status: Permitted</p>
NCZ-R10	Grocery stores and supermarkets
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 1500m².</p>

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<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R10.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The ability of the neighbourhood centre to continue to provide for a mix of activities. 2. The urban design matters in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities). 3. The matters in NCZ-P10: Urban design outcomes (exclusions). 4. The efficiency of the use of land. <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>

NCZ-R11	Commercial activities not otherwise provided for
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<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The commercial activity has a gross floor area of no more than 300m², and</p> <p>b. Compliance is achieved with NCZ-S7: Active frontages — Land uses.</p>
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<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-R11.1.a, but</p> <p>b. Compliance is not achieved with NCZ-R11.1.b.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in any standards not met. 2. The vibrancy and attractiveness of the neighbourhood centre. 3. The efficiency of the use of land.
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<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R11.1.b.</p>
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NCZ-R12	Activities not otherwise provided for
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<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 300m², and</p> <p>b. Compliance is achieved with NCZ-S7: Active frontages — Land uses.</p>

<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-R12.1.a, but</p> <p>b. Compliance is not achieved with NCZ-R12.1.b.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion in any standards not met. 2. The vibrancy and attractiveness of the neighbourhood centre. 3. The efficiency of the use of land.
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<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R12.1 or NCZ-R12.2.</p>

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NCZ-R13	Carparking activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. NCZ-S6: Active frontages — Existing vehicle crossings, ii. NCZ-S7: Active frontages — Land uses, and iii. NCZ-S8: Location and design of carparking, 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. 	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R15.1.a, but b. Compliance is achieved with NCZ-R15.1.b and NCZ-R15.1.c. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion any standards not met. 2. The vibrancy and attractiveness of the neighbourhood centre. 3. The efficiency of the use of land.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R15.1.b.
	<p>4. Activity status: Prohibited</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R15.1.c.
	<p>NCZ-R14</p> <p>Light manufacturing and servicing</p> <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity has a gross floor area of no more than 300m². <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion in NCZ-S7: Active frontages — Land uses, if it is not met. 2. The ability of the neighbourhood centre to continue to provide for a mix of activities. 3. The vibrancy and attractiveness of the neighbourhood centre. 4. The efficiency of the use of land. 5. Residential amenity for existing residential units in the neighbourhood centre. 6. Residential amenity in adjacent Residential Zones and Marae Zones. 7. The urban design matters in LCZ-P9: Urban design outcomes for larger developments and potentially incompatible activities. 8. The matters in NCZ-P10: Urban design outcomes (exclusions).
<p>NCZ-R15</p> <p>Yard-based retailing</p> <p>1. Activity status: Discretionary</p>	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NCZ-R14.1

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NCZ-R16	Service stations
	1. Activity status: Discretionary
NCZ-R17	Motor vehicle servicing activities
	1. Activity status: Discretionary
NCZ-R18	Industrial activities not otherwise provided for
	1. Activity status: Discretionary
NCZ-R19	Drive-through activities
	1. Activity status: Non-complying
NCZ-R20	Heavy industrial activities
	1. Activity status: Non-complying
NCZ-R21	Primary production other than as an ancillary activity
	1. Activity status: Non-complying

General rules

NCZ-R22	Outdoor storage and work areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The outdoor storage and work areas are screened from level view of any adjoining 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 1.8 metres in height above ground level.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R22.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition NCZ-R22.1 but are not. 2. The urban design matters in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities). 3. The matters in NCZ-P10: Urban design outcomes (exclusions). 4. Any positive effects that can only be achieved through non-compliance with NCZ-R22.1.
NCZ-R23	Servicing
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> i. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or ii. The servicing occurs only between 7:00am and 10:00pm.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

Commented [SD9]: Z Energy (468), consequential

Neighbourhood Centre Zone

	<p>a. Compliance is not achieved with NCZ-R25.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The nighttime amenity of activities sensitive to noise in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zones, and Rural Zones. <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>
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Standards

NCZ-S1	Height
<p>Buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> 1. The height shown in the Specific Height Control Overlay applying to the site, if any, or 2. In any other case, 22 metres. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 6, 7, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment). 2. The matters in NCZ-P10: Urban design outcomes (exclusions). 3. Any positive effects that can only be achieved through non-compliance with the standard. 	
NCZ-S2	Height in relation to boundary - Adjoining zones
<p>Buildings and structures must:</p> <ol style="list-style-type: none"> 1. 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 2, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment). 2. The matters in NCZ-P10: Urban design outcomes (exclusions). 3. Any positive effects that can only be achieved through non-compliance with the standard. 	
NCZ-S3	Setbacks - Adjoining zones
<p>Buildings and structures must:</p> <ol style="list-style-type: none"> 1. Be set back 1 metre 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Access for repairs and maintenance to buildings and structures on the site. 2. Urban design outcomes 2, 6, 7, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment). 3. The matters in NCZ-P10: Urban design outcomes (exclusions). 4. Any positive effects that can only be achieved through non-compliance with the standard. 	
NCZ-S4	Active frontages — Buildings and structures
<p>On any site subject to an Active Street Frontage Overlay:</p> <ol style="list-style-type: none"> 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 a minimum height above ground level of 4m. Alternatively, the buildings or parts of buildings may be set back from the front boundary 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.
2. The requirement in LCZ-S4.1 does not apply at all on sections of the front boundary:
- a. Where compliance would encroach within the dripline of a notable tree, or
 - b. Where necessary to comply with standard NCZ-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 6 metres, 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.
3. The buildings must not have a featureless façade on the front boundary of more than 3m in width at any part of the building between 0.5m and 2.5m in height above footpath level.
4. On an Active Street Frontage Overlay A or B 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.
5. 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.
6. 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.
7. 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. Access for repairs and maintenance to buildings and structures on the site.
- 2. Urban design outcomes 1, 2, 3, 4, 5, and 6 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
- 3. The matters in NCZ-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.

NCZ-S5

Active frontages — Required verandahs

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:

- 1. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay,
- 2. 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
- 3. Provides continuous shelter with any adjoining verandah or pedestrian shelter.

But no verandah or canopy shall be required:

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4. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025,
5. 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
6. On any portion of a frontage with an existing vehicle crossing.

Matters of discretion if the standard is breached:

1. Safety and efficiency of the transport network.
2. Urban design outcomes 1, 3, 4, and 5 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in NCZ-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.

NCZ-S6	Active frontages — Existing vehicle crossings
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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 the 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 outcomes 1, 3, 4, 5, 6, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in Policy NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
9. The matters in NCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S7	Active frontages — Land uses
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On any site subject to an 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 of an active frontage boundary.

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, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.

Commented [CN10]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

Commented [CN11]: HS1 minor correction
Policy Planning team of Hutt City Council (440.3)

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Policy Planning team of Hutt City Council (440.3)

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<p>6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre.</p> <p>7. Urban design outcomes 1, 2, 3, 4, 9, 10, 13, and 14 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).</p> <p>8. The urban design outcomes in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).</p> <p>9. The matters in NCZ-P10: Urban design outcomes (exclusions).</p> <p>10. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
NCZ-S8	Location and design of carparking
<p>On any site subject to an Active Street Frontage Overlay A or B:</p> <ol style="list-style-type: none">Carparking must only be located:<ol style="list-style-type: none">Within or underneath a building, orOn top of a building at least 3 metres above ground level, orShielded from the Active Street Frontage Overlay A or B by a building.Carparking may not be served by a vehicle crossing across an Active Street Frontage Overlay A or B. <p>On any site subject to an Active Street Frontage Overlay C:</p> <ol style="list-style-type: none">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. <p>On any site:</p> <ol style="list-style-type: none">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.Parking areas must be designed so they can only be accessed from a formed vehicle crossing.Parking areas must be sealed to prevent dust (this may be permeable).Parking areas 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), or a building or fence.There must be at least 1m² of landscaping for every 20m² of outdoor carparking or vehicle manoeuvring area. The landscaping referred to in NCZ-S8.7 may be included. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none">Pedestrian amenity, comfort, and safety.Visual amenity.Urban design outcomes 1, 2, 3, 4, 5, 6, and 8 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).The matters in NCZ-P10: Urban design outcomes (exclusions).Any positive effects that can only be achieved through non-compliance with the standard.	
NCZ-S9	Outdoor living space
<p>Each residential unit must:</p> <ol style="list-style-type: none">Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, orHave a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, orHave access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, orThe site is within a 300m straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone. <p>This standard does not apply to units in a retirement village.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none">Urban design outcomes 2, 4, 8, 9, 10, and 11 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).	

2. The matters in NCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S10	Outlook space
<p>An outlook space must be provided for each residential unit as specified in this standard:</p> <ol style="list-style-type: none"> 1. An outlook space must be provided from habitable room windows as shown in NCZ-Figure 1. 2. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Be clear and unobstructed by buildings, and b. Not extend over an outlook space or outdoor living space required by another dwelling. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 2, 4, 8, and 9 in NCZ-P8: Urban design outcomes (by meeting standard or assessment). 2. The matters in NCZ-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. 	
NCZ-Figure 1	Outlook space

MUZ — Mixed Use Zone

The Mixed Use Zone covers a large variety of different areas across the urban area of Lower Hutt that call for flexible land use controls. Common scenarios include:

The fringes of commercial centres, to provide for expansion and contraction of those centres,
Some areas that have a long history of mixed uses,
Sites with unique businesses or facilities,
Areas that form a spatial transition between two other areas,
Areas that are transitioning in time from one role to another,
Areas with strong potential to develop into centres, and
Corridors connecting other centres with good access to public transport that have the potential to serve the surrounding area.

The Mixed Use Zone recognises that market and community demand in these areas is less predictable and may change significantly from place to place and over time. Accordingly, land use control is flexible to a wide range of uses, while providing amenity values consistent with medium or high density mixed use urban development so that the area can adequately provide for residential activity or other sensitive activities.

The Mixed Use Zone provides for commercial activities of a small or specialised nature, or that primarily serve their immediate surroundings, so as not to undermine the role of commercial centres in the City Centre Zone, Metropolitan Centre Zone, or Local Centre Zone. The Mixed Use Zone is not expected to be managed to support the role of the Neighbourhood Centre Zone.

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

The planned urban environment for the Mixed Use is for any density and most formats of development. Any development should be designed to anticipate a variety of potential future characters and possible suites of amenity values for its immediate surroundings. However, significant vehicle-oriented businesses are not encouraged in the zone.

Built development is provided for in the Mixed Use Zone through a range of permitted activities and development standards that, with some exceptions, permit up to 100m² or 200m² for non-residential activities, and without a limit for residential and similar activities. 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.

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.

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 Local Centre Zone.~~ Council provides design guidance for developments through design guides that sit outside the plan.

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Mixed Use Zone

While this chapter includes the core objectives, policies, and rules that apply to the **Local-Centre Mixed Use** Zone, other chapters of the District Plan, including those that impose 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.

Commented [SD2]: Urban Plus (322.4)

Objectives

MUZ-O1	Purpose of the zone
The Mixed Use Zone contributes to a well-functioning urban environment through the provision of areas that can flexibly adapt to a range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development.	
MUZ-O2	Activities in the zone
The Mixed Use Zone: <ol style="list-style-type: none">Does not have a single predominant use that it provides for,Is expected to provide flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres,Provides for other activities that:<ol style="list-style-type: none">Are compatible with the purpose, the planned character, and the planned urban built environment of the zone,Are compatible with the types of amenity associated with a medium or high density mixed use environment anticipated by the zone, andSupport the health and wellbeing of people and communities in the surrounding area, andIs not intended to provide for:<ol style="list-style-type: none">Large-scale vehicle oriented activities, orActivities that would be a significant city-wide or regional destination, andOtherwise avoids other activities that are likely to be incompatible.	
MUZ-O3	Provision of commercial and community spaces and housing
The Mixed Use Zone provides for a variety of types and sizes of housing types and sizes, and non-residential tenancies, that respond to: <ol style="list-style-type: none">Housing needs and demand, andBusiness needs and demand.	
MUZ-O4	Planned character and planned urban built environment of the zone
Built development or open spaces are consistent with a mixed-use residential, commercial, and community area within a well-functioning urban environment that: <ol style="list-style-type: none">Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,Has an urban built environment that is characterised by flexibility of building densities and forms,Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves,Is healthy, safe, attractive, and accessible,Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,Has good access to and from surrounding neighbourhoods, and to and from commercial centres, through active and public transport modes, providing for well-connected and low emission communities,Is integrated with existing and planned infrastructure, andProvides for activities with co-location benefits in the area.	

Mixed Use Zone

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

Policies

MUZ-P1	Enabled activities
Enable a broad mix of activities such as commercial, community, light industrial, recreational, and residential activities, and other compatible activities, while recognising the role of the zone in relation to the hierarchy of centres.	

MUZ-P2	Potentially incompatible activities
<p>1. Provide for other, potentially incompatible activities if they:</p> <ol style="list-style-type: none"> Maintain and enhance the amenity of the mixed use area, as it affects both residential and non-residential uses, Do not detract from the Mixed Use Zone's ability to meet the zone's planned purpose, Do not result in land being used in a significantly inefficient way, Are designed and managed to be consistent with the planned character of the Mixed Use Zone, Avoid significant adverse effects on residential activities, commercial activities, community activities, and recreation activities enabled in the zone, Avoid creating significant and unreasonable reverse sensitivity effects, Do not undermine the role of the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone commercial centres, and Do not form a significant city-wide or regional destination. <p>2. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> Non-residential aActivities with visitor carparking, Industrial activities, Integrated retail, Yard-based retail, Drive-through activities, Service stations, and Motor vehicle servicing. 	

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Policy Planning team of Hutt City Council (440.3)

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MUZ-P3	Incompatible activities
<p>1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the Mixed Use Zone.</p> <p>2. Likely incompatible activities include:</p> <ol style="list-style-type: none"> Heavy industrial activities, Primary production activities, Activities with significant amounts of visitor carparking, Large standalone offices, and Large format retail (other than supermarkets). 	

MUZ-P4	Existing activities
Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.	

MUZ-P5	Role in network of commercial and industrial areas
<p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on:</p> <ol style="list-style-type: none"> The viability, vibrancy, and co-location benefits of the City Centre, Metropolitan Centre, and Local Centre Zones (but not the Neighbourhood Centre Zones), and 	

2. The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations.

However, Mixed Use Zones that form a buffer area around the City Centre, Metropolitan Centre, Local Centres, or Neighbourhood Centres can also form appropriate locations for the effective expansion of that centre, and the management of commercial activities should consider this potential role.

MUZ-P6 Development capacity — General

Provide for the flexible use of Mixed Use areas to respond to changing and unpredictable needs.

MUZ-P7 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. Create a safe urban environment by ~~ensuring that building design enables enabling~~ passive surveillance.
2. Non-residential 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. 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 ~~support and promote quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site provide for pedestrian safety, comfort, dignity, and amenity.~~
4. The form and scale of development contributes to visual amenity in public space.
5. The form and scale of development protects access to sunlight ~~and daylight~~ in well-used streets and public spaces.
6. Ensure adequate privacy for residential activities and other activities sensitive to privacy intrusion on the site and on adjacent sites.
7. ~~Ensure adequate access to daylight for residential activities on the site and on adjacent Mixed Use Zone or Residential Zone sites.~~
8. Ensure adequate access to sunlight for existing outdoor living spaces on:
 - a. Adjacent residential zone sites, and
 - b. Adjacent Mixed Use Zone sites unless they:
 - i. Have a non-residential activity, or
 - ii. Do not have any residential units, or
 - iii. Have six or more residential units.
9. Ensure residential units have access to outdoor living spaces that:
 - a. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:
 - b. ~~Retains retains~~ healthy and mature vegetation, ~~where appropriate, or and~~
 - c. Are located and oriented to ensure good access to sunlight, ~~and or~~
 - d. Are of a functional size and configuration, ~~and or~~
 - e. Provide screening or landscaping to contribute to privacy, or
 - f. Alternatively, public open space is located nearby that is accessible and functional for residents.
10. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.

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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.

MUZ-P8	Urban design outcomes (larger developments and potentially incompatible activities)
	<p>Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.</p> <p>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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> 1. Create a safe and legible urban environment by: <ol style="list-style-type: none"> a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings), b. Enabling Ensuring that building design enables 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. 2. 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 support and promote the pedestrian circulation provided for in clause (3) provide for pedestrian safety, comfort, dignity, and amenity. 3. There is quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site. 4. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects: <ol style="list-style-type: none"> a. Retains healthy and mature vegetation, where appropriate. 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. 5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions. 6. Larger new non-residential 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. 7. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites. <p>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.</p>
MUZ-P9	Urban design outcomes (exclusions)
	<p>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:</p> <ol style="list-style-type: none"> 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 actual or perceived height, scale, or density of developments where the height,

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Mixed Use Zone

- 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.~~

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MUZ-P10 Managing adverse effects

Manage activities to mitigate adverse effects by:

1. Ensuring outdoor work, storage, loading and parking areas are screened from level view from other sites within the zone and in Residential Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours.

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 status of an activity are set out in the General Approach chapter.

Buildings and structures

MUZ-R1 Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

MUZ-R2 Demolition or removal of buildings and structures

1. **Activity status:** Permitted

MUZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

Where:

- a. ~~For additions, compliance is achieved with, and for alterations, compliance is either achieved with or existing non-compliances are not worsened for:~~
 - i. MUZ-S1: Height,
 - ii. MUZ-S2: Height in relation to boundary,
 - iii. MUZ-S3: Setbacks — Adjoining zones,
 - iv. MUZ-S4: Location and design of carparking,
 - v. MUZ-S5: Outdoor living space, and
 - vi. MUZ-S6: Outlook space.

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2. **Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with MUZ-R3.1.

Matters of discretion are restricted to:

1. The matters of discretion any standards not met.

Notification:

Public notification and limited notification are precluded for applications under this rule where the only non-compliances are MUZ-S5 or MUZ-S6.

Public notification is precluded for applications under this rule where MUZ-S1 and MUZ-S4 are met.

Land use activities

Mixed Use Zone

MUZ-R4	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. MUZ-S5: Outdoor living space, and ii. MUZ-S6: Outlook space. 	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R4.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule.</p>
MUZ-R5	Retirement villages
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with MUZ-S6: Outlook space. 	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R5.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule.</p>
MUZ-R6	Supported residential care facilities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with MUZ-S6: Outlook space. 	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R6.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion any standards not met. <p>Notification:</p> <p>Public notification and limited notification are precluded for applications under this rule.</p>
MUZ-R7	Visitor accommodation
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity has a gross floor area of no more than 500m². 	<p>2. Activity status: Restricted discretionary</p>

Mixed Use Zone

	<p>Where:</p> <p>a. Compliance is not achieved with MUZ-R7.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The efficiency of the use of land. 2. Residential amenity for existing residential units in the zone. 3. Residential amenity in adjacent Residential Zones and Marae Zones. 4. The urban design matters in MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities). 5. The matters in MUZ-P9: Urban design exclusions. <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>
MUZ-R8	Health care activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R8.1.</p>
MUZ-R9	Marae
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R9.1.</p>
MUZ-R10	Community facility
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R10.1.</p>
MUZ-R11	Educational facilities (including Kohanga Reo)
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R11.1.</p>

Mixed Use Zone

MUZ-R12	Food and beverage activities
1. Activity status: Permitted	<p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
2. Activity status: Discretionary	<p>Where:</p> <p>a. Compliance is not achieved with MUZ-R12.1.</p>
MUZ-R13	Grocery stores and supermarkets
1. Activity status: Permitted	<p>Where:</p> <p>a. The activity has a gross floor area of no more than 300m².</p>
2. Activity status: Restricted discretionary	<p>Where:</p> <p>a. Compliance is not achieved with MUZ-R13.1, but</p> <p>b. The activity has a gross floor area of no more than 1500m².</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The efficiency of the use of land. 2. Residential amenity for existing residential units in the zone. 3. Residential amenity in adjacent Residential Zones and Marae Zones. 4. The urban design matters in MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities). 5. The matters in MUZ-P9: Urban design exclusions. <p>Notification: Public notification is precluded for applications under this rule.</p>
3. Activity status: Discretionary	<p>Where:</p> <p>a. Compliance is not achieved with MUZ-R13.1 or MUZ-R13.2.</p>
MUZ-R14	Light manufacturing and servicing
1. Activity status: Permitted	<p>Where:</p> <p>a. The activity is not within 40 metres of a Residential Zone, Rural Zone, or Marae Zone, and</p> <p>b. The activity has a gross floor area of no more than 200m².</p>
2. Activity status: Restricted discretionary	<p>Where:</p> <p>a. Compliance is not achieved with MUZ-R14.1.a, but</p> <p>b. Compliance is achieved with MUZ-R14.1.b.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects on the amenity values, health, safety, and wellbeing of those sites in the Residential Zone, Rural Zone, or Marae Zone that are within 40 metres. 2. The urban design matters in MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities). 3. The matters in MUZ-P9: Urban design exclusions.

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Mixed Use Zone

	<p>Notification: Public notification is precluded for applications under this rule.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R14.1 or MUZ-R14.2.</p>
MUZ-R15	Standalone office activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The office activity has a gross floor area of no more than 100m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R15.1, but</p> <p>b. The office activity has a gross floor area of no more than 200m², or</p> <p>c. The office space is rented by the desk or otherwise furnished on a casual basis, and no one tenant occupies more than 100m² of gross floor area.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R15.1 or MUZ-R15.2.</p>
MUZ-R16	Commercial activities not otherwise provided for
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The commercial activity has a gross floor area of no more than 100m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R16.1.</p>
MUZ-R17	Other activities not otherwise provided for
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m².</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R17.1.</p>
MUZ-R18	Carparking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MUZ-S4: Location and design of carparking, and</p> <p>b. None of the parking spaces are visitor spaces for a non-residential activity.</p>

	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R18.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. If standard MUZ-S4 is not met, the matters in that standard, and 2. If MUZ-R18.1.b is not met: <ol style="list-style-type: none"> a. The effects of the activity, and any expected vehicle traffic to and from the activity, on the amenity values of residential activities, the amenity values of the street, and the amenity values of commercial and community activities that rely on walk-up custom, b. The test for the compatibility of activities with the zone's purpose set out in Policy MUZ-P2.1, c. The test of the compatibility of activities and transport facilities set out in Policy TR-P3.2, and d. Positive effects within the matters set out in Policy TR-P7: Positive effects.
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MUZ-R19	Emergency service facilities
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	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 1. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the streetscape, and adjoining public space. 3. Residential amenity for existing residential units in the zone. 4. Residential amenity in adjacent Residential Zones and Marae Zones. 5. The urban design matters in Policies MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities). 6. The matters in MUZ-P9: Urban design exclusions.
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MUZ-R20	Yard-based retailing
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	1. Activity status: Discretionary
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MUZ-R21	Drive-through activities
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	1. Activity status: Discretionary
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MUZ-R22	Service stations
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	1. Activity status: Discretionary
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MUZ-R23	Motor vehicle servicing activities
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	1. Activity status: Discretionary
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MUZ-R24	Emergency service facilities
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	1. Activity status: Discretionary
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MUZ-R25	Industrial activities not otherwise provided for
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	1. Activity status: Discretionary
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MUZ-R26	Integrated retail activities
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	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The gross floor area of the activity is no greater than 500m².</p>
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Mixed Use Zone

	1. Activity status: Non-complying Where: a. Compliance is not achieved with MUZ-R26.1.
MUZ-R27	Heavy industrial activities
	1. Activity status: Non-complying
MUZ-R28	Primary production other than as an ancillary activity
	1. Activity status: Non-complying

General rules

MUZ-R29	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.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-R29.1. 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 condition MUZ-R29.1 but are not. 2. The urban design outcomes in MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities). 3. The matters in MUZ-P9: Urban design exclusions. 4. Any positive effects that can only be achieved through non-compliance with MUZ-R29.1.
MUZ-R30	Servicing
	1. Activity status: Permitted Where: a. The servicing occurs only between 7:00am and 10:00pm.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-R30.1. Matters of discretion are restricted to: 1. The nighttime amenity of activities sensitive to noise in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zones, and Rural Zones. Notification: Public notification is precluded for applications under this rule.

Standards

MUZ-S1	Height
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Mixed Use Zone

- Buildings and structures must not exceed a maximum height above ground level of:
1. The height shown in the Specific Height Control Overlay applying to the site, if any, or
 2. In any other case, 22m.

Matters of discretion are restricted to:

1. Urban design outcomes 2, 4, 5, 6, 7, 8, and 10 in MUZ-P7: Urban design outcomes (by meeting standard or assessment).
2. The matters in MUZ-P9: Urban design exclusions.
3. Any positive effects that can only be achieved through non-compliance with the standard.

MUZ-S2 **Height in relation to boundary**

Buildings and structures must:

1. Meet a height in relation to boundary limit of 4m + 60° applied from side and rear boundaries within the zone, except for:
 - a. Boundaries with a site that does not contain a residential activity,
 - b. Boundaries with a site that contains six or more residential units,
 - c. The first 21.5m along the side boundary, as measured from the road frontage,
 - d. Existing or proposed internal boundaries within a site,
 - e. Any part of a boundary with an existing or proposed common wall,
 - f. Any part of a boundary where a building or structure on the adjoining site does not meet this standard,
 - g. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary by more than 1m measured vertically, and
 - h. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g., finials, spires), provided these do not exceed the height in relation to boundary by more than 3m measured vertically, and.
2. Meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Marae Zone, or Open Space and Recreation Zone.

Matters of discretion are restricted to:

1. Urban design outcomes 2, 4, 5, 6, 7, 8, and 10 in MUZ-P7: Urban design outcomes (by meeting standard or assessment).
2. The matters in MUZ-P9: Urban design exclusions.
3. Any positive effects that can only be achieved through non-compliance with the standard.

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MUZ-S3 **Setbacks - Adjoining zones**

Buildings and structures must:

1. Be set back 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. This standard does not apply to site boundaries where there is an existing or proposed common wall.~~
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 are restricted to:

1. Access for repairs and maintenance to buildings and structures on the site.
2. The privacy of activities sensitive to privacy intrusion on the adjoining site.
3. The matters of discretion in the setback standard of the adjoining zone, where breaching that standard is a restricted discretionary activity.
4. Urban design outcomes 2, 3, 6, 9, and 10 in MUZ-P7: Urban design outcomes (by meeting standard or assessment).
5. The matters in MUZ-P9: Urban design exclusions.
6. Any positive effects that can only be achieved through non-compliance with the standard.

Commented [SD21]: Urban Plus (322.31)

MUZ-S4	Location and design of carparking
<ol style="list-style-type: none"> 1. 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 above ground level. 2. Parking areas must be screened from any other adjoining site within the zone unless that adjoining site: <ol style="list-style-type: none"> a. Does not contain a residential activity, or b. Contains six or more residential units. 3. Parking areas must be designed so they can only be accessed by vehicles from a formed vehicle crossing. 4. Parking areas must be sealed to prevent dust (this may be permeable). 5. Parking areas must be separated from any site boundary by a landscaped buffer of at least 0.5m (with a kerb or wheel stop) or 1.5m (otherwise). 6. There must be at least 1m² of landscaping for every 10m² of outdoor carparking or vehicle manoeuvring area. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Pedestrian amenity, comfort, and safety. 2. Visual amenity. 3. Urban design outcomes 1, 2, 3, 6, 9, and 10 in MUZ-P7: Urban design outcomes (by meeting standard or assessment). 4. The matters in MUZ-P9: Urban design exclusions. 5. Any positive effects that can only be achieved through non-compliance with the standard. 	
MUZ-S5	Outdoor living space
<p>Each residential unit must:</p> <ol style="list-style-type: none"> 1. Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, or 2. Have a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, or 3. Have access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, or 4. Have the principal entrance within a 300m horizontal straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone, or 5. Be part of a retirement village. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Urban design outcomes 1, 6, 7, and 9 in MUZ-P7: Urban design outcomes (by meeting standard or assessment). 2. The matters in MUZ-P9: Urban design exclusions. 3. Any positive effects that can only be achieved through non-compliance with the standard. 	
MUZ-S6	Outlook space
<p>Outlook space must be provided for each residential unit as specified in this standard:</p> <ol style="list-style-type: none"> 1. An outlook space must be provided from habitable room windows as shown in MUZ-Figure 1. 2. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> 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. 	

Commented [NG22]: Urban Plus (322.32a)

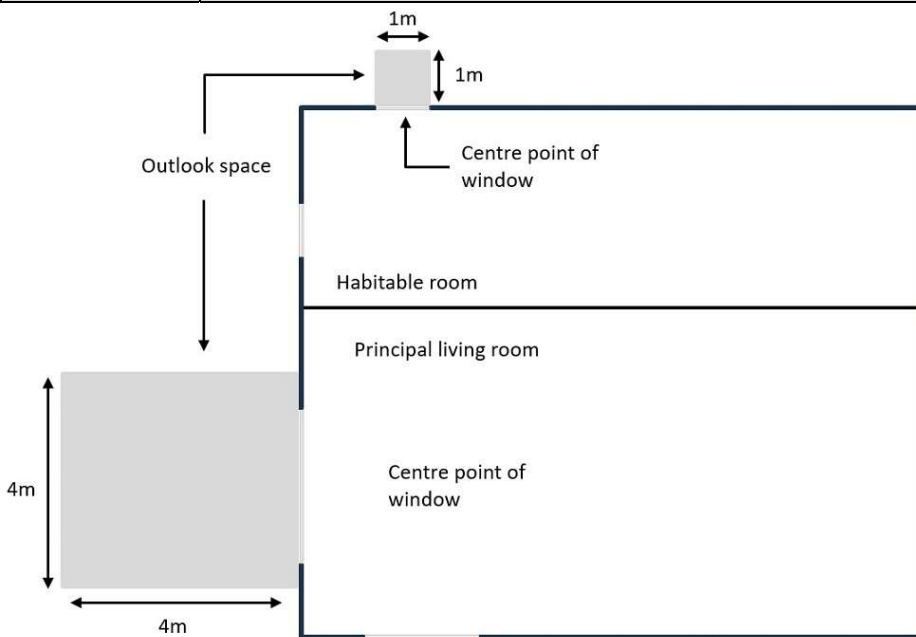
Mixed Use Zone

- 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 are restricted to:

- 1. Urban design outcomes 1, 2, 6, 7, and 10 in MUZ-P7: Urban design outcomes (by meeting standard or assessment).
- 2. The matters in MUZ-P9: Urban design 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.

MUZ-Figure 1 Outlook space



SD — Strategic Direction

This chapter provides the overarching direction for the District Plan, including for developing the other chapters in the District Plan, and for its subsequent implementation and interpretation.

...

Urban Form and Development

...

UDSD-O12	Centres as Community Focal Points
	Maintain and enhance the central city and neighbourhood centres <u>commercial centres</u> as community focal points with a wide diversity and concentration of activities.
UDSD-O13	Centres Hierarchy
	Establish and maintain a hierarchy of viable and vibrant <u>business commercial</u> centres that provide a focus for retail, commercial, entertainment, education and employment activities and serve the social, cultural, environmental and economic needs of the community.

Commented [SD1]: 496.12a - Petone Historical Society, and minor correction/minor effect

Commented [SD2]: 496.13 - Petone Historical Society

Definitions

Term	Definition
light manufacturing and servicing	<p>means an industrial activity where articles, goods or produce are made, prepared and/or repaired and/or repurposed for sale or rent and the light manufacturing and servicing activity is contained entirely within a building, does not require the use, storage or handling of hazardous substances requiring separate resource consent and does not require any regional air, water, or land discharge consent.</p> <p>Excludes any heavy industrial activity, service station, motor vehicle servicing or any activity which has servicing by heavy motor vehicles.</p>

Commented [SD1]: 323.12 - Enviro NZ

**Appendix 2: Recommended
decisions on submissions on
Commercial and Mixed Use Zones
and associated definitions**

Appendix 2 – S42A Officer Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Joanne Gallen and Kevin Doyle	99	1	Oppose	Seeks that the properties at 45, 46, and 47 Oxford Terrace are zoned as the same zone for the adjoining properties at 48-52 Oxford Terrace, currently proposed as High Density Residential Activity Area.	Reject
Mary Walker and Robin Walker	121	1	Oppose	Seeks that the properties at 45, 46, and 47 Oxford Terrace are zoned as the same zone for the adjoining properties at 48- 52 Oxford Terrace, currently proposed as High Density Residential Activity Area.	Reject
Bunnings Ltd	173	6	Oppose in part	Amend MCZ-P3 is as follows: Carparking at ground level visible at the street edge or public space on sites subject to the Active Street Frontage Overlay;	Reject
McDonald's Restaurants (NZ) Limited	F11	4	Support	Allow original submission point 173.6	Reject
Foodstuffs North Island	F17	23	Support	Allow original submission point 173.6	Reject
Bunnings Ltd	173	7	Oppose in part	Amend MCZ-R18 as follows: 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, b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and	Reject

				<p>c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A; or</p> <p>d. <u>Reconfiguration of an existing carpark area; or</u></p> <p>e. <u>The parking spaces are for accessible parking or electric vehicle charging.</u></p>	
McDonald's Restaurants (NZ) Limited	F11	5	Support	Allow original submission point 173.7	Reject
Foodstuffs North Island	F17	24	Support	Allow original submission point 173.7	Reject
Bunnings Ltd	173	9	Oppose in part	<p>Amend MCZ-S8 as follows:</p> <p>On any site subject to an Active Street Frontage Overlay A or B:</p> <p>1. Carparking must only be located:</p> <p>a. within or underneath a building, or</p> <p>b. on top of a building at least 3m above ground level, or</p> <p>c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u></p> <p>d. <u>otherwise not visible at the street edge or public space.</u></p> <p>2. Carparking may not be served by a <u>new</u> vehicle crossing across an Active Street Frontage Overlay A or B.</p> <p>On any site subject to an Active Street Frontage Overlay C:</p> <p>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</p>	Reject

				accounting for no more than 50% of the width of the site, or behind a building, or otherwise not visible at the street edge or public space. ...	
McDonald's Restaurants (NZ) Limited	F11	8	Support	Allow original submission point 173.9	Reject
Foodstuffs North Island	F17	27	Support	Allow original submission point 173.9	Reject
Bunnings Ltd	173	14	Support	Retain zoning as notified (inferred, see original submission)	Accept
Bunnings Ltd	173	8a	Oppose in part	<p>Amend MCZ-S4 as follows:</p> <p>On any site subject to an Active Street Frontage Overlay, <u>any new buildings shall provide the following:</u></p> <p>...</p> <p>3. The buildings must not have a featureless façade on the front boundary of more than 34 m in width at any part of the building between 0.5m and 2.5m in height above footpath level <u>and 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.</u></p> <p>6. The <u>Any new</u> building must have the principal public entrance on:</p> <p>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.</p> <p>7. 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.</p>	Reject

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McDonald's Restaurants (NZ) Limited	F11	6	Support	Allow original submission point 173.8a	Reject
Foodstuffs North Island	F17	25	Support	Allow original submission point 173.8a	Reject
Bunnings Ltd	173	8b	Oppose in part	Amend MCZ-S5 as follows: 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: ...	Reject
McDonald's Restaurants (NZ) Limited	F11	7	Support	Allow original submission point 173.8b	Reject
Foodstuffs North Island	F17	26	Support	Allow original submission point 173.8b	Reject
McDonald's Restaurants (NZ) Limited	174	17	Support in part	Retain zoning as notified [conditional, see original submission for details]	Accept
McDonald's Restaurants (NZ) Limited	174	10a	Oppose in part	Amend policy as follows: "2. Potentially incompatible activities include: ... f. Carparking at ground level visible at the street edge or public space on sites subject to the Active Street Frontage Overlay; and ..."	Reject
Foodstuffs North Island	F17	5	Support in part	Allow original submission point 174.10a	Reject
McDonald's Restaurants (NZ) Limited	174	10b	Oppose in part	Amend policy as follows: "2. Potentially incompatible activities include:	Reject

				... f. Carparking at ground level visible at the street edge or public space on sites subject to the Active Street Frontage Overlay; and ..."	
Foodstuffs North Island	F17	10	Support in part	Allow original submission point 174.10b	Reject
Bunnings Ltd	F18	5	Support	Allow original submission point 174.10b	Reject
McDonald's Restaurants (NZ) Limited	174	11a	Support	Seeks that permitted activity status is retained as notified	Accept
McDonald's Restaurants (NZ) Limited	174	11b	Support	Seeks that permitted activity status is retained as notified	Accept
McDonald's Restaurants (NZ) Limited	174	11c	Support	Seeks that permitted activity status is retained as notified	Accept
McDonald's Restaurants (NZ) Limited	174	12a	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Reject
McDonald's Restaurants (NZ) Limited	174	12b	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Reject
McDonald's Restaurants (NZ) Limited	174	12c	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Reject
McDonald's Restaurants (NZ) Limited	174	13a	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... d. The carparking is related to the reconfiguration of an existing carpark	Reject

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				area; or e. The parking spaces are for accessible parking or electric vehicle charging."	
Foodstuffs North Island	F17	6	Support	Allow original submission point 174.13a	Reject
McDonald's Restaurants (NZ) Limited	174	13b	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... d. The carparking is related to the reconfiguration of an existing carpark area; or e. The parking spaces are for accessible parking or electric vehicle charging."	Reject
Foodstuffs North Island	F17	11	Support	Allow original submission point 174.13b	Reject
Bunnings Ltd	F18	6	Support	Allow original submission point 174.13b	Reject
McDonald's Restaurants (NZ) Limited	174	13c	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... 4. The carparking is related to the reconfiguration of an existing carpark area; or 5. The parking spaces are for accessible parking or electric vehicle charging."	Reject
Foodstuffs North Island	F17	15	Support	Allow original submission point 174.13c	Reject
McDonald's Restaurants (NZ) Limited	174	13d	Oppose in part	Amend rule as follows: "1. Activity status: Permitted	Reject

				<p>Where:</p> <p>...</p> <p><u>d. The carparking is related to the reconfiguration of an existing carpark area; or</u></p> <p><u>e. The parking spaces are for accessible parking or electric vehicle charging."</u></p>	
Foodstuffs North Island	F17	19	Support	Allow original submission point 174.13d	Reject
McDonald's Restaurants (NZ) Limited	174	14a	Oppose in part	<p>Amend standard as follows:</p> <p>"On any site subject to an Active Street Frontage Overlay, or in the Riverbank Precinct and with a riverbank frontage:</p> <p>1. <u>For any new building or redevelopment of the site,</u> 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:</p> <p>...</p> <p>2. Alternatively, the <u>new</u> buildings or parts of buildings may be set back from the front boundary or riverbank frontage by up to 2m where:</p> <p>...</p> <p>4. The <u>Any new</u> buildings must not have a featureless façade on the front boundary of more than 3 <u>4</u> m in width at any part of the building between 0.5m and 2.5m in height above footpath level <u>and 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.</u></p> <p>...</p> <p>7. The <u>Any new</u> building must have the principal public entrance on:</p> <p>...</p> <p>9. Roller shutter doors, security grilles, screens or similar structures</p>	Reject

				fitted to the facade of any building on the front boundary must be at least 50% visually transparent."	
Foodstuffs North Island	F17	7	Support	Allow original submission point 174.14a	Reject
McDonald's Restaurants (NZ) Limited	174	14b	Oppose in part	Amend standard as follows: "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: ..."	Reject
Foodstuffs North Island	F17	8	Support	Allow original submission point 174.14b	Reject
McDonald's Restaurants (NZ) Limited	174	15a	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay, <u>any new buildings shall provide the following:</u> ... 3. The buildings must not have a featureless façade on the front boundary of more than 3 4 m in width at any part of the building between 0.5m and 2.5m in height above footpath level <u>and 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.</u> ... 6. The <u>Any new building must have the principal public entrance on:</u> ... 7. 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.	Reject

Foodstuffs North Island	F17	12	Support	Allow original submission point 174.15a	Reject
Bunnings Ltd	F18	7	Support	Allow original submission point 174.15a	Reject
McDonald's Restaurants (NZ) Limited	174	15b	Oppose in part	<p>Amend standard as follows:</p> <p>"On any site subject to an Active Street Frontage Overlay, <u>any new buildings shall provide the following:</u></p> <p>...</p> <p>3. The buildings must not have a featureless façade on the front boundary of more than 34 m in width at any part of the building between 0.5m and 2.5m in height above footpath level <u>and 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.</u></p> <p>...</p> <p>6. The <u>Any new building</u> must have the principal public entrance on:</p> <p>...</p> <p>7. 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.</p>	Reject
Foodstuffs North Island	F17	16	Support	Allow original submission point 174.15b	Reject
McDonald's Restaurants (NZ) Limited	174	15c	Oppose in part	<p>Amend standard as follows:</p> <p>"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:</p> <p>..."</p>	Reject
Foodstuffs North Island	F17	13	Support	Allow original submission point 174.15c	Reject

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Bunnings Ltd	F18	8	Support	Allow original submission point 174.15c	Reject
McDonald's Restaurants (NZ) Limited	174	15d	Oppose in part	Amend standard as follows: "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: ..."	Reject
Foodstuffs North Island	F17	17	Support	Allow original submission point 174.15d	Reject
McDonald's Restaurants (NZ) Limited	174	16a	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u> <u>d. otherwise not visible at the street edge or public space.</u> 2. Carparking may not be served by a <u>new</u> 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, <u>or otherwise not visible at the street edge or public space.</u> ..."	Reject
Foodstuffs North Island	F17	9	Support	Allow original submission point 174.16a	Reject

McDonald's Restaurants (NZ) Limited	174	16b	Oppose in part	<p>Amend standard as follows:</p> <p>"On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u> d. otherwise not visible at the street edge or public space.</p> <p>2. Carparking may not be served by a <u>new</u> vehicle crossing across an Active Street Frontage Overlay A or B.</p> <p>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, <u>or otherwise not visible at the street edge or public space.</u> ..."</p>	Reject
Foodstuffs North Island	F17	14	Support	Allow original submission point 174.16b	Reject
Bunnings Ltd	F18	9	Support	Allow original submission point 174.16b	Reject
McDonald's Restaurants (NZ) Limited	174	16c	Oppose in part	<p>Amend standard as follows:</p> <p>"On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u> d. otherwise not visible at the street edge or public space.</p> <p>2. Carparking may not be served by a <u>new</u> vehicle crossing across an Active Street Frontage Overlay A or B.</p>	Reject

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				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, or otherwise not visible at the street edge or public space. ..."	
Foodstuffs North Island	F17	18	Support	Allow original submission point 174.16c	Reject
McDonald's Restaurants (NZ) Limited	174	18a	Support in part	Retain zoning as notified [conditional, see original submission for details]	Accept
McDonald's Restaurants (NZ) Limited	174	19a	Support in part	Retain zoning as notified [conditional, see original submission for details]	Accept
McDonald's Restaurants (NZ) Limited	174	1a	Oppose	Delete definition	Reject
McDonald's Restaurants (NZ) Limited	174	1b	Oppose	Delete definition	Reject
McDonald's Restaurants (NZ) Limited	174	1c	Oppose (requesting new provision)	Add definition for " <u>drive-through restaurant</u> " as follows: " <u>any land and/or building with a drive-through service on or in which food and beverages are prepared, served and sold to the public for consumption on or off the premises and may include an ancillary café and /or playground area.</u> "	Reject
McDonald's Restaurants (NZ) Limited	174	20a	Support in part	Retain zoning as notified [conditional, see original submission for details]	Accept

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McDonald's Restaurants (NZ) Limited	174	9a	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	Reject
McDonald's Restaurants (NZ) Limited	174	9b	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	Reject
McDonald's Restaurants (NZ) Limited	174	9c	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	Reject
Foodstuffs North Island	239	01	Support in part	It would be simpler to refer to the floor areas within the rules rather than the definitions and not have grocery store and supermarket defined separately.	Reject
Foodstuffs North Island	239	02	Support in part	It would be simpler to refer to the floor areas within the rules rather than the definitions and not have grocery store and supermarket defined separately.	Reject
Foodstuffs North Island	239	03	Support in part	Not stated, see original submission for details	Accept
Foodstuffs North Island	239	05	Oppose (requesting new provision)	Include a definition for large format retail.	Reject
Foodstuffs North Island	239	12	Oppose	Not stated, see original submission for details <i>[HCC note - assumed to be seeking deletion of references to "Carparking at ground level on sites subject to the Active Street Frontage Overlay," in policy]</i>	Reject
McDonald's Restaurants (NZ) Limited	F11	21	Support	Allow original submission point 239.12	Reject
Foodstuffs North Island	239	13	Oppose	Not stated, see original submission for details <i>[HCC note - assumed to be seeking deletion of references to</i>	Reject

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				<i>"Carparking at ground level on sites subject to the Active Street Frontage Overlay," in policy]</i>	
McDonald's Restaurants (NZ) Limited	F11	29	Support	Allow original submission point 239.13	Reject
Bunnings Ltd	F18	14	Support	Allow original submission point 239.13	Reject
Foodstuffs North Island	239	17	Oppose	No specific relief requested for identified provision, see original submission for details	Accept in part
McDonald's Restaurants (NZ) Limited	F11	22	Support	Allow original submission point 239.17	Accept in part
Foodstuffs North Island	239	18	Oppose	No specific relief requested for identified provision, see original submission for details	Accept in part
Foodstuffs North Island	239	19	Oppose	No specific relief requested for identified provision, see original submission for details	Accept in part
McDonald's Restaurants (NZ) Limited	F11	30	Support	Allow original submission point 239.19	Accept in part
Bunnings Ltd	F18	15	Support	Allow original submission point 239.19	Accept in part
Foodstuffs North Island	239	20	Oppose	No specific relief requested for identified provision, see original submission for details	Reject
McDonald's Restaurants (NZ) Limited	F11	31	Support	Allow original submission point 239.20	Reject
Bunnings Ltd	F18	16	Support	Allow original submission point 239.20	Reject
Foodstuffs North Island	239	21	Oppose	No specific relief requested for identified provision, see original submission for details	Accept in part
McDonald's Restaurants (NZ) Limited	F11	25	Support	Allow original submission point 239.21	Accept in part

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Foodstuffs North Island	239	22	Oppose	No specific relief requested for identified provision, see original submission for details	Reject
McDonald's Restaurants (NZ) Limited	F11	26	Support	Allow original submission point 239.22	Reject
McDonald's Restaurants (NZ) Limited	F11	27	Support	Allow original submission point 239.22	Reject
Foodstuffs North Island	239	27	Oppose	<p>seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities.</p> <p>Suggested additional wording to the rules: <u>x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</u> <u>x. The parking spaces are for accessible parking or electric vehicle charging.</u></p>	Reject
McDonald's Restaurants (NZ) Limited	F11	23	Support	Allow original submission point 239.27	Reject
McDonald's Restaurants (NZ) Limited	F11	24	Support	Allow original submission point 239.27	Reject
Foodstuffs North Island	239	28	Oppose	<p>seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities.</p> <p>Suggested additional wording to the rules:</p>	Reject

				<p>x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</p> <p>x. The parking spaces are for accessible parking or electric vehicle charging.</p>	
McDonald's Restaurants (NZ) Limited	F11	32	Support	Allow original submission point 239.28	Reject
Bunnings Ltd	F18	17	Support	Allow original submission point 239.28	Reject
Foodstuffs North Island	239	29	Oppose	<p>seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities.</p> <p>Suggested additional wording to the rules:</p> <p>x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</p> <p>x. The parking spaces are for accessible parking or electric vehicle charging.</p>	Reject
Foodstuffs North Island	239	30	Oppose	<p>seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities.</p> <p>Suggested additional wording to the rules:</p> <p>x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing</p>	Reject

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				site boundary, provided that the existing carpark area within the site is not expanded; or x. The parking spaces are for accessible parking or electric vehicle charging.	
Foodstuffs North Island	239	31	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: <u>or otherwise not visible at the street edge or public space</u>	Reject
Foodstuffs North Island	239	32	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: <u>or otherwise not visible at the street edge or public space</u>	Reject
McDonald's Restaurants (NZ) Limited	F11	33	Support	Allow original submission point 239.32	Reject
Bunnings Ltd	F18	18	Support	Allow original submission point 239.32	Reject
Foodstuffs North Island	239	33	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: <u>or otherwise not visible at the street edge or public space</u>	Reject
McDonald's Restaurants (NZ) Limited	F11	28	Support	Allow original submission point 239.33	Reject
Foodstuffs North Island	239	34	Support	Support zoning of 114 Jackson Street, Petone as MCZ	Accept
Foodstuffs North Island	239	35	Support in part	Support supermarket as permitted activity on 114 Jackson Street, Petone	Accept

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Foodstuffs North Island	239	36	Support	Support zoning of 20 Brunswick Street, Hutt Central as CCZ	Accept
Foodstuffs North Island	239	37	Support in part	Support supermarket as permitted activity on 20 Brunswick Street, Hutt Central	Accept
Foodstuffs North Island	239	38	Support	Support zoning of 43 Waterloo Road, Hutt Central as CCZ	Accept
Foodstuffs North Island	239	39	Support in part	Support supermarket as permitted activity on 43 Waterloo Road, Hutt Central	Accept
Foodstuffs North Island	239	40	Support	Support zoning of 14 Oates Street, Stokes Valley as LCZ	Accept
Foodstuffs North Island	239	41	Support in part	Support supermarket as permitted activity on 14 Oates Street, Stokes Valley	Accept
Heritage New Zealand Pouhere Taonga	248	67	Support	Retain as notified (Refer to original submission).	Accept
Heritage New Zealand Pouhere Taonga	248	68	Support	Retain introduction as notified	Accept
Heritage New Zealand Pouhere Taonga	248	69	Support	Retain as notified (Refer to original submission).	Accept
Heritage New Zealand Pouhere Taonga	248	70	Support	Retain objective as notified	Accept
Heritage New Zealand Pouhere Taonga	248	71	Support	Retain policy as notified	Accept
Heritage New Zealand Pouhere Taonga	248	72	Support in part	Retain policies as notified, provide opportunity for stakeholder input into development of design guides for Jackson Street	Accept
Pandion Limited	259	1	Support	Retain 444 Cuba Street, Alicetown in the Local Centre Zone	Accept
Pandion Limited	259	3	Oppose in part	Seeks that the provisions are amended to be clearer and more enabling.	Accept in part
Pandion Limited	259	4	Oppose in part	Seeks that paragraph 4 of the introduction is re-worded for clarity	Accept
Pandion Limited	259	6	Oppose in part	Seeks that the objectives [inferred as specific to the Local Centre Zone chapter] are reviewed and amended to reduce their number and complexity, and are shortened and simplified to describe desired outcomes and end-state.	Reject

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Pandion Limited	259	8	Oppose in part	Seeks that the policies [inferred as specific to the Local Centre Zone chapter] are reviewed and simplified	Accept in part
Pandion Limited	259	9	Oppose in part	Seeks that the number and complexity of urban design policies is reduced. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	Accept in part
Pandion Limited	259	10	Oppose in part	Seeks that the number and complexity of urban design policies is reduced. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	Accept in part
Pandion Limited	259	11	Oppose in part	Reduce the number and complexity of Urban Design policies. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	Reject
Pandion Limited	259	13	Oppose in part	Amend rule to reduce the extent of Active Frontage Overlay standards (LCZ-S4 to LCZ-S7) with which compliance is required	Reject
Pandion Limited	259	16	Oppose in part	Amend to better align with (reduced) Active Street Frontage requirements – remove or reduce separation distance.	Reject
Pandion Limited	259	17	Oppose in part	Seeks that the matters of discretion in the standards refer to a simplified urban design policy, which includes outcomes for larger developments and potentially incompatible activities (requested relief unclear - refer to original submission)	Reject
Pandion Limited	259	18	Oppose in part	Seeks that reference to the Rural Zone and Marae Zone is removed And the matters of discretion are simplified and refined " so they are more appropriately targeted to the issue that the standard and rule is managing".	Reject
Pandion Limited	259	19	Oppose in part	Seeks that reference to the Rural Zone and Marae Zone is removed And the matters of discretion are simplified and refined " so they are more appropriately targeted to the issue that the standard and rule is managing".	Reject

Pandion Limited	259	20	Oppose (requesting new provision)	<p>Seeks that standards LCZ-S4 to LCZ-S6 are replaced by "one combined, succinct, easy to follow and implement standard, e.g.:</p> <p><u>LCZ-S4 - Active Street frontages</u></p> <p><u>1. On any site subject to an Active Street Frontage Overlay A or B all buildings must be built up to and oriented towards the identified building line and provide a verandah that:</u></p> <p><u>a. Extends along the entire length of the building frontage;</u> <u>b. Provides continuous shelter with any adjoining veranda; and</u> <u>c. Has a minimum setback of 500mm from any kerb face. No verandah shall be required;</u> <u>d. For any scheduled heritage building</u> <u>e. Where the verandah would encroach on the dripline of an existing tree, or</u> <u>f. On any portion of a frontage with an existing vehicle crossing.</u></p> <p><u>2. On any site subject to an Active Street Frontage Overlay A or B:</u></p> <p><u>a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be orientated to the front boundary.</u></p> <p><u>3. On any site subject to an Active Street Frontage Overlay C:</u></p> <p><u>a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing.</u></p> <p><u>Matters of discretion if the standard is breached:</u></p> <p><u>1. The relevant matters in policy LCZ-PX (Urban Design Outcomes)</u> <u>2. Any topographical or other site constraints that make compliance with the standard impractical</u> <u>3. Any on-site functional needs or operational needs that make compliance with the standard impractical.</u></p>	Reject
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				<u>4. Whether the building promotes a positive interface with the street, creates visual interest or otherwise enhances the streetscape. "</u>	
Pandion Limited	259	21	Oppose (requesting new provision)	Seeks that standards LCZ-S4 to LCZ-S6 are replaced by a single standard " <u>LC-S4 - Street frontages</u> " (Refer to submission point 259.20)	Reject
Pandion Limited	259	22	Oppose (requesting new provision)	Seeks that standards LCZ-S4 to LCZ-S6 are replaced by a single standard " <u>LC-S4 - Street frontages</u> " (Refer to submission point 259.20)	Reject
Pandion Limited	259	23	Oppose (requesting new provision)	Seeks that LCZ-S7 is replaced with a "with more succinct standard that is easy to follow and implement, e.g.: <u>LCZ-S5 Location of residential units</u> <u>On any site subject to an Active Street Frontage Overlay</u> <u>1. Any residential units and habitable rooms must be located above ground floor.</u> <u>Matters of discretion are restricted to:</u> <u>1. The amenity and quality of the streetscape; and</u> <u>2. The promotion of community safety and visual interest at the pedestrian level;</u> <u>3. The ability for future conversion of the residential unit to commercial use."</u>	Reject
Pandion Limited	259	24	Oppose	Seeks that the standard is amended and simplified	Reject
Pandion Limited	259	12a	Oppose in part	Amend to make demolition a permitted activity Or alternate relief - seeks that the demolition rule is simplified to "focus on regulating identified issues"	Accept in part
Pandion Limited	259	12b	Oppose in part	Seeks to amend LCZ-R2 to remove controls that cannot be achieved through the District Plan (e.g. requiring the construction of new building within certain timeframes).	Accept in part

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Pandion Limited	259	14a	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14b	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	Reject
Pandion Limited	259	14c	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14d	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	Reject
Pandion Limited	259	14e	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14f	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	Reject
Pandion Limited	259	14g	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14h	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14i	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	Reject
Pandion Limited	259	14j	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	14k	Oppose in part	Amend rule to delete references to LCZ-S7	Reject
Pandion Limited	259	15a	Oppose in part	Seeks that the rule is amended to be more permissive	Reject
Pandion Limited	259	15b	Oppose in part	Amend LCZ-R13 such that carparking with vehicle crossing across Active Street Frontage Overlay B is a restricted discretionary activity.	Reject
Pandion Limited	259	15c	Oppose in part	Amend LCZ-R13 such that carparking with vehicle crossing across Active Street Frontage Overlay A is a discretionary activity.	Reject
Pandion Limited	259	2a	Oppose in part	Seeks that the policies, rules and standards in relation to Active Street Frontages are simplified and made less restrictive.	Reject
Pandion Limited	259	7a	Oppose in part	Seeks that clause (d) of LCZ-O4 is reviewed and amended	Reject
Pandion Limited	259	7b	Oppose in part	Seeks that clause (f) of LCZ-O4 is reviewed and amended	Reject
Pandion Limited	259	7c	Oppose in part	Seeks that clause (k) of LCZ-O4 is reviewed and amended	Reject

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Woolworths New Zealand Limited	271	2	Oppose in part	Amend the policy direction to recognise the functional realities of activities that are best located in the City Centre Zone.	Reject
McDonald's Restaurants (NZ) Limited	F11	13	Support	Allow original submission point 271.2	Reject
Foodstuffs North Island	F17	30	Support	Allow original submission point 271.2	Reject
Woolworths New Zealand Limited	271	3	Support	Retain policy as notified	Accept
Woolworths New Zealand Limited	271	4	Oppose in part	Amend provision to create a separate permitted activity rule for 'alterations', or Amend provision so that 'alterations' are only required to achieve compliance with criteria CCZ-R4(b) and (c).	Accept in part
McDonald's Restaurants (NZ) Limited	F11	14	Support	Allow original submission point 271.4	Accept in part
Foodstuffs North Island	F17	31	Support	Allow original submission point 271.4	Accept in part
Woolworths New Zealand Limited	271	5	Support	Retain provision as notified	Accept
Woolworths New Zealand Limited	271	6	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 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 noncompliance in relation to the effects of that activity no longer occurring at the site. ..."	Accept in part

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Woolworths New Zealand Limited	271	7	Oppose in part	Seeks reconsideration of the City Centre Zone framework to achieve greater alignment and support of permitted activities. (Refer to original submission)	Reject
Woolworths New Zealand Limited	271	8	Oppose in part	Amend the policy direction to recognise the functional realities of activities that are located in the Metropolitan Centre Zone and serve the community	Reject
McDonald's Restaurants (NZ) Limited	F11	15	Support	Allow original submission point 271.8	Reject
Foodstuffs North Island	F17	32	Support	Allow original submission point 271.8	Reject
Bunnings Ltd	F18	10	Support	Allow original submission point 271.8	Reject
Woolworths New Zealand Limited	271	9	Oppose in part	Amend policy to exclude existing vehicle crossings on Active Street Frontage Overlay B, from being likely incompatible.	Reject
McDonald's Restaurants (NZ) Limited	F11	16	Support	Allow original submission point 271.9	Reject
Foodstuffs North Island	F17	33	Support	Allow original submission point 271.9	Reject
Bunnings Ltd	F18	11	Support	Allow original submission point 271.9	Reject
Woolworths New Zealand Limited	271	10	Oppose in part	Amend provision to create a separate permitted activity rule for 'alterations', or Amend provision so that 'alterations' are only required to achieve compliance with criteria MCZ-R4(b) and (c)	Accept in part
McDonald's Restaurants (NZ) Limited	F11	17	Support	Allow original submission point 271.10	Accept in part
Foodstuffs North Island	F17	34	Support	Allow original submission point 271.10	Accept in part
Bunnings Ltd	F18	12	Support	Allow original submission point 271.10	Accept in part

Woolworths New Zealand Limited	271	11	Support	Retain provsion as notified	Accept
Woolworths New Zealand Limited	271	12	Support	Retain provision as notified	Accept
Woolworths New Zealand Limited	271	13	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 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 noncompliance in relation to the effects of that activity no longer occurring at the site. ..."	Accept in part
Woolworths New Zealand Limited	271	14	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 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 noncompliance in relation to the effects of that activity no longer occurring at the site. ..."	Reject
Woolworths New Zealand Limited	271	15	Oppose in part	Amend standard to include an exception that this standard not apply to an existing access where it is the only public vehicle access to the site. Amend matters of discretion as follows: "Matters of discretion if the standard is breached: ... 5. Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic. ..."	Accept

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McDonald's Restaurants (NZ) Limited	F11	18	Support	Allow original submission point 271.15	Accept
Foodstuffs North Island	F17	35	Support	Allow original submission point 271.15	Accept
Bunnings Ltd	F18	13	Support	Allow original submission point 271.15	Accept
Woolworths New Zealand Limited	271	1b	Oppose in part	Seeks reconsideration of the CCZ framework to achieve greater alignment and support of permitted activities. (Refer to original submission).	Reject
McDonald's Restaurants (NZ) Limited	F11	12	Support	Allow original submission point 271.1b	Reject
Foodstuffs North Island	F17	29	Support	Allow original submission point 271.1b	Reject
Oyster Management Limited	272	43	Support	Retain City Centre Zone for 270 High Street, Hutt Central as notified	Accept
Oyster Management Limited	272	44	Support	Retain objectives as notified	Accept
Oyster Management Limited	272	45	Support	Retain policies as notified	Accept
Oyster Management Limited	272	46	Support	Retain as notified	Accept in part
Oyster Management Limited	272	47	Support	Retain as notified	Accept
Oyster Management Limited	272	48	Support	Retain as notified	Accept in part
Oyster Management Limited	272	49	Support	Retain as notified	Accept
Oyster Management Limited	272	50	Support in part	Seeks that clause 1(a) is deleted and that there is no retail cap for integrated retail development in the City Centre Zone	Reject

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Oyster Management Limited	272	51	Support in part	Amend rule to either delete clause 1(a) or amend clause 1(a) to increase the gross floor area for a single store to more than 4,000m ² .	Reject
Oyster Management Limited	272	52	Support	Retain as notified	Accept
Oyster Management Limited	272	53	Support	Retain as notified	Accept in part
Oyster Management Limited	272	54	Support	Retain as notified	Accept
Oyster Management Limited	272	55	Support	Retain the Metropolitan Centre Zone for 106-110 Jackson Street, Petone as notified	Accept
Oyster Management Limited	272	57	Oppose	Delete all references to the Jackson Street Character Transition Precinct in the Metropolitan Centre Zone chapter.	Reject
Oyster Management Limited	272	58	Support	Retain objectives as notified	Accept
Oyster Management Limited	272	59	Oppose	Seeks that MCZ-PREC1-01 and related provisions that give effect to the Jackson Street Character Transition Precinct are deleted	Reject
Oyster Management Limited	272	60	Oppose	Seeks that MCZ-PREC1-P1 and related provisions that give effect to the Jackson Street Character Transition Precinct are deleted	Reject
Oyster Management Limited	272	61	Support	Retain policies as notified	Accept
Oyster Management Limited	272	62	Support	Retain as notified	Accept in part
Oyster Management Limited	272	63	Support	Retain as notified.	Accept in part
Oyster Management Limited	272	64	Support	Retain as notified	Accept in part
Oyster Management Limited	272	65	Support in part	Retain as notified	Accept
Oyster Management Limited	272	66	Support in part	Seeks that clause 1(a) is deleted and that there is no integrated retail cap in the Metropolitan Centre zone.	Reject

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Petone Historical Society Inc	F06	6	Oppose	Disallow original submission point 272.66	Accept
Oyster Management Limited	272	67	Support in part	Amend rule to either delete clause 1(a) or otherwise amend clause 1(a) to increase the gross floor area limit for individual retail stores to more than 1,000m ² .	Reject
Petone Historical Society Inc	F06	7	Oppose	Disallow original submission point 272.67	Accept
Oyster Management Limited	272	68	Support in part	Seeks that clause 1(b) is deleted and that there is no commercial area activity cap in the Metropolitan Centre Zone	Reject
Petone Historical Society Inc	F06	8	Oppose	Disallow original submission point 272.68	Accept
Oyster Management Limited	272	69	Support	Retain as notified	Accept
Oyster Management Limited	272	70	Support	Retain as notified	Accept
Connexa, Chorus, FortySouth and Spark	311	4	Support	Retain as notified	Accept
Laura Skilton	314	59	Neutral	Seeks that rules CCZ-R16 and CCZ-R17 are consolidated	Reject
Laura Skilton	314	62	Oppose	Amend rule as follows: "1.Activity status: Permitted Non-complying 2.Activity status: Restricted discretionary Prohibited"	Reject
Laura Skilton	314	55c	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of 1m <u>2m</u> deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	Reject

<p>Laura Skilton</p>	<p>314</p>	<p>55d</p>	<p>Oppose</p>	<p>Amend clause (2) of the standard as follows:</p> <p>"2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of 1m <u>2m</u> deep and 1m wide."</p> <p>Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details</p>	<p>Reject</p>
<p>Laura Skilton</p>	<p>314</p>	<p>55e</p>	<p>Oppose</p>	<p>Amend clause (2) of the standard as follows:</p> <p>"2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of 1m <u>2m</u> deep and 1m wide."</p> <p>Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details</p>	<p>Reject</p>
<p>Laura Skilton</p>	<p>314</p>	<p>55f</p>	<p>Oppose</p>	<p>Amend clause (2) of the standard as follows:</p> <p>"2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of 1m <u>2m</u> deep and 1m wide."</p> <p>Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details</p>	<p>Reject</p>
<p>Laura Skilton</p>	<p>314</p>	<p>55g</p>	<p>Oppose</p>	<p>Amend clause (2) of the standard as follows:</p> <p>"2. The minimum dimensions for a required outlook space are: ...</p>	<p>Reject</p>

				<p>b. All other habitable rooms must have an outlook space with a minimum dimension of 1m <u>2m</u> deep and 1m wide."</p> <p>Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details</p>	
Laura Skilton	314	57a	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned City Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	Reject
Laura Skilton	314	57b	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Metropolitan Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	Reject
Laura Skilton	314	57c	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Local Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	Reject
Laura Skilton	314	57d	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Neighbourhood Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	Reject
Laura Skilton	314	57e	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Mixed Use Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	Reject
Laura Skilton	314	58a	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Reject
Laura Skilton	314	58b	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Reject
Laura Skilton	314	58c	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned	Reject

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				properties, are rezoned to a Residential Zone (inferred - refer to original submission)	
Laura Skilton	314	58d	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Reject
Laura Skilton	314	58e	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Reject
Laura Skilton	314	60a	Neutral	Seeks that the rules CCZ-R7 CCZ-R8 CCZ-R9 CCZ-R11, are moved to appear afterCCZ-R19, light manufacturing	Reject
Laura Skilton	314	60b	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	Reject
Laura Skilton	314	60c	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	Reject
Laura Skilton	314	60d	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	Reject
Laura Skilton	314	60e	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	Reject
Laura Skilton	314	61a	Neutral	Seeks that CCZ-R16 is moved to appear in sequence after CCZ-R26	Reject
Laura Skilton	314	61b	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Reject
Laura Skilton	314	61c	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Reject
Laura Skilton	314	61d	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Reject

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Laura Skilton	314	61e	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Reject
Laura Skilton	314	63a	Neutral	Amend rule as follows: "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 78:00am and 106:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Reject
Laura Skilton	314	63b	Neutral	Amend rule as follows: "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 78:00am and 106:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Reject
Laura Skilton	314	63c	Neutral	Amend rule as follows: "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 78:00am and 106:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Reject

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Laura Skilton	314	63d	Neutral	Amend rule as follows: "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 78:00am and 106:00pm <u>if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone</u> "	Reject
Laura Skilton	314	63e	Neutral	Requested relief unclear - amendments do not relate to MUZ-R28 as notified	Reject
Adrian Palmer Family Trust	315	15	Oppose	Delete policy	Reject
Adrian Palmer Family Trust	315	29	Amend	Seeks that the provisions of the Mixed Use Zone are simplified	Accept in part
Adrian Palmer Family Trust	315	2a	Support	Retain Metropolitan Centre Zone for 2 Jackson St, Petone	Accept
Adrian Palmer Family Trust	315	2b	Support	Retain City Centre Zone for 337 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2c	Support	Retain City Centre Zone for 339 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2d	Support	Retain City Centre Zone for 355 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2e	Support	Retain City Centre Zone for 369 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2f	Support	Retain City Centre Zone for 371 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2g	Support	Retain City Centre Zone for 373 High Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2h	Support	Retain City Centre Zone for 375 High Street, Hutt Central	Accept

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Adrian Palmer Family Trust	315	2i	Support	Retain City Centre Zone for 33 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2j	Support	Retain City Centre Zone for 35 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2k	Support	Retain City Centre Zone for 37 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2l	Support	Retain City Centre Zone for 39 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2m	Support	Retain City Centre Zone for 10 Pretoria Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2n	Support	Retain City Centre Zone for 19 Pretoria Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2o	Support	Retain City Centre Zone for 15 Raroa Road, Hutt Central	Accept
Adrian Palmer Family Trust	315	2p	Support	Retain City Centre Zone for 23 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2q	Support	Retain City Centre Zone for 25 Rutherford Street, Hutt Central	Accept
Adrian Palmer Family Trust	315	2r	Support	Retain City Centre Zone for 27 Rutherford Street, Hutt Central	Accept
Urban Plus Limited	322	1	Support in part	Retain general intent of part of the introduction [inferred, see original submission for part]	Accept in part
Urban Plus Limited	322	2	Support in part	Amend to include the following suggested wording in the introduction of the Mixed Use Zone: <u>The planned urban environment for the Mixed Use Zone is for a mix of residential and non-residential activity, including commercial, community, light industrial, recreational and residential activity and other compatible activity. The combination and/or predominance of particular activities may vary significantly from place to place and over time, in response to market and community demand.</u>	Reject

				<p><u>Commercial, community and light industrial activities shall be of a small or specialised nature, or that primarily serve their immediate surroundings so as not to undermine the role of commercial centres in the City Centre Zone, Metropolitan Centre Zone, or Local Centre Zone. The Mixed Use Zone is not expected to be managed to support the role of the Neighbourhood Centre Zone. Significant vehicle-oriented businesses are not encouraged.</u></p> <p><u>Residential activity may be of medium or high density and may encompass a range of dwelling typologies and forms.</u></p> <p><u>While the planned urban environment is for smaller scale non-residential activity, and residential activity of varying density, a permissive framework for built development is proposed to ensure efficient use of land, to accommodate a mix of activities within a site, and to facilitate multiple smaller tenancies within a single building.</u></p>	
Kāinga Ora - Homes and Communities	F26	43	Support	Allow original submission point 322.2	Reject
Urban Plus Limited	322	3	Oppose	Seeks inclusion of reference to 'light industrial activity' within zone introduction.	Reject
Kāinga Ora - Homes and Communities	F26	44	Support	Allow original submission point 322.3	Reject
Urban Plus Limited	322	4	Oppose	Delete references to the 'Local Centre Zone' in the introduction and replace with 'Mixed Use Zone'.	Accept
Urban Plus Limited	322	5	Oppose	Retain general intent of part of the provision [inferred, see original submission for part]	Accept in part
Urban Plus Limited	322	6	Oppose	Amend MUZ-O1 (Purpose of the zone) as follows: The Mixed Use Zone contributes to a well-functioning urban environment through the provision of areas that can flexibly adapt to a	Reject

				<p>range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development. <u>The Mixed Use Zone contributes to a well-functioning urban environment by accommodating a mix of residential and non-residential uses that support the social, economic, and cultural wellbeing of people and communities in the surrounding area.</u></p>	
Kāinga Ora - Homes and Communities	F26	45	Support	Allow original submission point 322.6	Reject
Urban Plus Limited	322	7	Support in part	<p>Amend MUZ-O2 (Activities in the zone) as follows:</p> <p><u>The Mixed Use Zone:</u></p> <ol style="list-style-type: none"> 1. Does not have a single predominant use that it provides for; 2. Is expected to provide flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres; 3. Provides for other activities that: <ol style="list-style-type: none"> a. Are compatible with the purpose, planned character, and the planned urban built environment of the zone; b. Are compatible with the types of amenity associated with a medium or high density mixed use environment anticipated by the zone, and c. Support the health and wellbeing of people and communities in the surrounding area, and 4. Is not intended to provide for: <ol style="list-style-type: none"> a. Large-scale vehicle oriented activities, or b. Activities that would be a significant city-wide or regional destination, and 5. Otherwise avoids other activities that are likely to be incompatible. <p><u>The Mixed Use Zone provides flexibility for any combination of commercial, community, light manufacturing and servicing.</u></p>	Reject

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				<u>recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres.</u>	
Kāinga Ora - Homes and Communities	F26	46	Support	Allow original submission point 322.7	Reject
Urban Plus Limited	322	8	Support in part	Retain general intent of part of the provision [inferred, see original submission for part]	Accept
Urban Plus Limited	322	10	Support in part	Amend to include the identified parts of objective MUZ-O2 (Activities in the zone) if required.	Reject
Urban Plus Limited	322	11	Support in part	Seeks to "Amend/Simplify" [difficult to disentangle specifics of relief from reasons given structure of submission, see original submission (p14-15) for details]	Accept in part
Urban Plus Limited	322	12	Support in part	Seeks to "Amend and simplify" [difficult to disentangle specifics of relief from reasons given structure of submission, see original submission (p15) for details]	Reject
Urban Plus Limited	322	13	Oppose	Delete policy MUZ-P4 (Existing activities).	Reject
Urban Plus Limited	322	14	Oppose	Remove reference to "cumulative adverse effects" [inferred]	Reject
Urban Plus Limited	322	15	Oppose	Delete policy, or alternatively remove reference to "changing and unpredictable needs" [inferred]	Reject
Urban Plus Limited	322	16	Support in part	Seeks to "Amend and simplify" including consolidating MUZ-P7, MUZ-P8, and MUZ-P9 into one. See original submission for details as they are difficult to separate from reasons.	Reject
Urban Plus Limited	322	17	Other/Not stated	Ensure the detail proposed to be removed from MUZ-O4 is sufficiently covered by amended policies.	Reject
Urban Plus Limited	322	19	Support in part	Distinguish between proposals for up to three (Permitted), or four or more residential units (Restricted Discretionary) to allow greater consideration of urban design outcomes where higher density is proposed. If the intent is to be more permissive than the Residential Zones, the threshold could sit at up to five (Permitted), or six or more residential units (Restricted Discretionary).	Reject

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Urban Plus Limited	322	20	Oppose	Align the approach taken between MUZ-R5 and -R6 with that taken to MUZ-R8 in terms of activity escalation.	Other
Urban Plus Limited	322	21	Oppose	The maximum gross floor area control should be removed, and escalation limited to Restricted Discretionary.	Reject
Urban Plus Limited	322	22	Oppose	Seeks that the gross floor area for these activities either be removed or increased to at least 300m ² .	Reject
Petone Historical Society Inc	F06	1	Oppose	Disallow original submission point 322.22	Accept
Urban Plus Limited	322	24	Oppose	Seeks that the permitted activity status that the activity cannot occur within 40m of a Residential Zone, Rural Zone, or Marae Zone should be removed.	Accept
Urban Plus Limited	322	27	Oppose	Seeks that the provisions be amended to enable a degree of parking in conjunction with non-residential activity, subject to compliance with MUZ-S4 (Location and design of carparking)	Reject
Urban Plus Limited	322	28	Oppose	Delete MUZ-R24 (Emergency service facilities)	Accept
Urban Plus Limited	322	30	Support in part	Seeks a variety of amendments, see original submission (p20-21)	Accept in part
Urban Plus Limited	322	31	Support in part	Amend MUZ-S3.2 as follows: ... 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. This standard does not apply to site boundaries where there is an existing or proposed common wall.	Accept
Urban Plus Limited	322	37	Oppose	Rezone 308-310 Waiwhetū Road as a Mixed Use Zone.	Reject
Kāinga Ora - Homes and Communities	F26	49	Support	Allow original submission point 322.37	
Urban Plus Limited	322	18a	Support in part	Seeks that alterations to existing buildings should be included in MUZ-R1 rather than MUZR3.	Reject
Urban Plus Limited	322	18b	Support in part	Seeks that alterations to existing buildings should be included in MUZ-R1 rather than MUZR3.	Accept in part
Urban Plus Limited	322	23a	Oppose	Seeks that the limit on gross floor area as a permitted activity be removed or increased to at least 1500m ² .	Reject

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Petone Historical Society Inc	F06	2	Oppose	Disallow original submission point 322.23a	
Urban Plus Limited	322	23b	Oppose	Seeks that the activity status should elevate to a Restricted Discretionary activity.	Reject
Urban Plus Limited	322	25a	Oppose	Seeks that the gross floor area for these activities should either be removed or increased to at least 300m2.	Reject
Urban Plus Limited	322	25b	Oppose	Seeks that escalation should be limited to Discretionary at most.	Reject
Urban Plus Limited	322	26a	Oppose	Seeks that the limit on permitted light manufacturing and servicing or any other commercial or other activity not otherwise provided for should be removed or increased to 300m2.	Reject
Urban Plus Limited	322	26b	Oppose	Seeks that the limit on permitted light manufacturing and servicing or any other commercial or other activity not otherwise provided for should be removed or increased to 300m2.	Reject
Urban Plus Limited	322	29a	Oppose	Seeks that the activity status be changed to Restricted Discretionary with relevant matters of discretion.	Reject
Petone Historical Society Inc	F06	4	Oppose	Disallow original submission point 322.29a	Accept
Urban Plus Limited	322	29b	Oppose	Seeks that the activity status be changed to Restricted Discretionary with relevant matters of discretion.	Reject
Petone Historical Society Inc	F06	5	Oppose	Disallow original submission point 322.29b	Accept
Urban Plus Limited	322	32a	Support in part	Amend MUZ-S4 as follows: ... 3. Parking areas must be designed so they can only be accessed <u>by vehicles</u> from a formed vehicle crossing.	Accept
Urban Plus Limited	322	32b	Support in part	Clarify, for clause MUZ-S4.6, where the landscaping should be provided - within or abutting, and visible from, the carparking or vehicle manoeuvre area.	Reject
Urban Plus Limited	322	33a	Other/Not stated	Seeks to add a minimum glazing requirement [inferred], and a landscaping requirement [inferred]	Reject

Urban Plus Limited	322	9a	Support in part	<p>Amend MUZ-O4 (Planned character and planned urban built environment of the zone) as follows:</p> <p>Built development or open spaces are consistent with a mixed-use residential, commercial, and community area within a well-functioning urban environment that:</p> <ol style="list-style-type: none"> 1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone; 2. Has an urban built environment that is characterised by flexibility of building densities and forms; 3. Takes advantage of and contributes positively to the opportunities of the pedestrian spaces and adjoining parks and reserves; 4. Is healthy, safe, attractive, and accessible; 5. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood; 6. Has good access to and from surrounding neighbourhoods, and to and from commercial centres, through active and public transport modes, providing for well-connected and low emission communities; 7. Is integrated with existing and planned infrastructure, and 8. Provides for activities with co-location benefits in the area. <p><u>The character and urban built form of the Mixed Use Zone is of a scale and quality that is compatible with the amenity level of medium to high density mixed use development. Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints.</u></p>	Reject
Kāinga Ora - Homes and Communities	F26	47	Support	Allow original submission point 322.9a	Reject
Urban Plus Limited	322	9b	Support in part	Seeks that the details of MUZ-O4 be moved to the relevant policies.	Reject

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Kāinga Ora - Homes and Communities	F26	48	Support	Allow original submission point 322.9b	
Enviro NZ	323	007	Support in part	Amend as follows: "3. Easier trip chaining length and coordination,"	Reject
Enviro NZ	323	012	Support in part	Amend as follows: "means an industrial activity where articles, goods or produce are made, prepared and/or repaired/ repurposed for sale or rent and..."	Accept
Go Architecture Ltd	331	28	Support in part	Seeks that the exclusions described in sub-clause 1.c are better worded to ensure that it does not encompass a wider range of activities than intended.	Accept in part
Go Architecture Ltd	331	29	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m ² with a minimum dimension of 3m, which can contain a circle with a diameter of at least 3m.... "	Reject
Go Architecture Ltd	331	30	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m ² with a minimum dimension of 3m, which can contain a circle with a diameter of at least 3m.... "	Reject
Go Architecture Ltd	331	31	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m ² with a minimum dimension of 3m, which can contain a circle with a diameter of at least 3m.... "	Reject
Go Architecture Ltd	331	32	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at	Reject

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				least 20m ² with a minimum dimension of 3m, which can contain a circle with a diameter of at least 3m...."	
Moerā Community House Inc	348	1	Oppose	Rezone 105-107 Randwick Crescent to Sport and Active Recreation Zone	Reject
Fire and Emergency New Zealand	374	106	Support in part	Amend objective as follows: "The City Centre Zone ... c. Provides for other activities that: x. <u>Either support the health and wellbeing of people and communities in the surrounding area and/or have an operational and/or functional need to locate in the zone.</u> "	Reject
Fire and Emergency New Zealand	374	107	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... x. <u>Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone.</u> "	Reject
Fire and Emergency New Zealand	374	108	Support in part	Amend standard to add a new matter of discretion as follows: "x. <u>The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	109	Support in part	Amend objective as follows "The Metropolitan Centre Zone: ... c. Provides for other activities that: x. <u>Either support the health and wellbeing of people and communities in the surrounding area and/or have an operational and/or functional need to locate in the zone.</u> "	Reject

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Fire and Emergency New Zealand	374	110	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... <u>x. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone.</u> "	Reject
Fire and Emergency New Zealand	374	111	Support in part	Amend to standard to add a new matter of discretion as follows: " <u>x. The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	112	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	113	Support in part	Amend as follows: "1. Provide for other, potentially incompatible activities if they: ... <u>x. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone.</u> "	Reject
Fire and Emergency New Zealand	374	114	Support in part	Amend standard to add a new matter of discretion as follows: " <u>x. The ability for emergency services to safely and efficient access the site.</u> "	Reject
Fire and Emergency New Zealand	374	115	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	116	Support in part	Amend as follows: "1. Provide for other, potentially incompatible activities if they: ... <u>y. Either support the community within the zone and surrounding area</u>	Reject

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				and/or have an operational and/or functional need to locate in the zone."	
Fire and Emergency New Zealand	374	117	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	Reject
Fire and Emergency New Zealand	374	118	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	119	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... "x. Either support the community within the zone and surrounding area or have an operational and/or functional need to locate in the zone."	Reject
Fire and Emergency New Zealand	374	120	Oppose	Amend the rule so the activity has a permitted activity status with no conditions	Reject
Fire and Emergency New Zealand	374	121	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	Reject
Fire and Emergency New Zealand	374	68g	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "CCZ-Rx Emergency service facilities 1. Activity status: Permitted"	Reject
Fire and Emergency New Zealand	374	68h	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "MCZ-Rx Emergency service facilities 1. Activity status: Permitted"	Reject

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Fire and Emergency New Zealand	374	68i	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): " <u>LCZ-Rx Emergency service facilities</u> 1. Activity status: Permitted"	Reject
Fire and Emergency New Zealand	374	68j	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): " <u>NCZ-Rx Emergency service facilities</u> 1. Activity status: Permitted"	Reject
Fire and Emergency New Zealand	374	68k	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	Reject
Fire and Emergency New Zealand	374	69g	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>CCZ-Sx: Firefighting water supply...</u> " Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	69h	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>MCZ-Sx: Firefighting water supply...</u> " Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	69i	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>LCZ-Sx: Firefighting water supply...</u> " Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	69j	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>NCZ-Sx: Firefighting water supply...</u> "	Reject

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				Refer to original submission for full details of requested relief	
Fire and Emergency New Zealand	374	69k	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "MUZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	70g	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70h	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70i	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70j	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject

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Fire and Emergency New Zealand	374	70k	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Kāinga Ora - Homes and Communities	386	49	Oppose in part	Amend objective as follows: "The Mixed Use Zone contributes to a wellfunctioning urban environment through the provision of areas that can flexibly adapt to a range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development. by accommodating a mix of residential and non-residential uses that support the social, economic, and cultural wellbeing of people and communities in the surrounding area. "	Reject
Kāinga Ora - Homes and Communities	386	50	Multiple	Seeks that the clauses (1), (3), (4) and (5) be deleted from objective (inferred), and that clause (2) of the objective is replaced with the following wording: "The Mixed Use Zone provides flexibility for any combination of <u>commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres.</u> " (Refer to original submission).	Reject
Kāinga Ora - Homes and Communities	386	51	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	52	Support in part	Amend policy to incorporate detail within clauses (1), (3), (4) and (5) of MUZ-O1	Reject
Kāinga Ora - Homes and Communities	386	53	Oppose in part	Amend as follows:	Accept in part

				"Provide for other, potentially incompatible activities if they: ... f. Avoid where possible creating significant reverse sensitivity effects,..."	
Kāinga Ora - Homes and Communities	386	54	Multiple	Seeks that the policy is amended so that the usage of terms "incompatible", "significant" and "large" is clarified, or otherwise definitions for these terms provided, and amend policy to delete "likely"	Reject
Kāinga Ora - Homes and Communities	386	55	Multiple	Seeks that the policy is amended to more concise with relevant matters of discretion included under each relevant rule or standard	Reject
Kāinga Ora - Homes and Communities	386	56	Multiple	Seeks that MUZ-P8 is deleted, and that the wording of the policy is amended for use as assessment criteria under relevant rules and/or standards as follows: "Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. 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. The extent to which the proposal creates Create a safe and legible urban environment by: a. Providing easily visible, <u>and</u> 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	Accept in part

				<p>e. Integrating other CPTED measures at a scale appropriate for the site.</p> <p>2. 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.</p> <p>3. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.</p> <p>4. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:</p> <ul style="list-style-type: none"> 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. <p>5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.</p> <p>6. Larger new non-residential 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.</p> <p>7. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites."</p>	
Kāinga Ora - Homes and Communities	386	57	Oppose	Seeks that the policy is deleted and the content of the policy included in the background section	Reject
Kāinga Ora - Homes and Communities	386	58	Support	Retain rule as notified	Accept

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Kāinga Ora - Homes and Communities	386	1a	Oppose in part	Rezone property to Mixed Use Zone	Reject
Ministry of Education	399	5	Support	Retain definition as notified	Accept
Ministry of Education	399	20	Support	Retain objective as notified	Accept in part
Ministry of Education	399	85	Support	Retain objective as notified	Accept
Ministry of Education	399	86	Support	Retain objective as notified	Accept
Ministry of Education	399	87	Support	Retain policy as notified	Accept
Ministry of Education	399	88	Support	Retain policy as notified	Accept
Ministry of Education	399	89	Support	Retain rule as notified	Accept
Ministry of Education	399	90	Support	Retain standard as notified	Accept
Ministry of Education	399	91	Support	Retain objective as notified	Accept
Ministry of Education	399	92	Support	Retain objective as notified	Accept
Ministry of Education	399	93	Support	Retain policy as notified	Accept
Ministry of Education	399	94	Support	Retain policy as notified	Accept
Ministry of Education	399	95	Support	Retain rule as notified	Accept
Ministry of Education	399	96	Support	Retain standard as notified	Accept
Ministry of Education	399	97	Support	Retain objective as notified	Accept
Ministry of Education	399	98	Support	Retain objective as notified	Accept
Ministry of Education	399	99	Support	Retain policy as notified	Accept
Ministry of Education	399	100	Support	Retain policy as notified	Accept
Ministry of Education	399	101	Support	Retain rule as notified	Accept
Ministry of Education	399	102	Support	Retain standard as notified	Accept
Ministry of Education	399	103	Support	Retain objective as notified	Accept
Ministry of Education	399	104	Support	Retain objective as notified	Accept
Ministry of Education	399	105	Support	Retain policy as notified	Accept
Ministry of Education	399	106	Support	Retain policy as notified	Accept
Ministry of Education	399	107	Support	Retain rule as notified	Accept
Ministry of Education	399	108	Support	Retain standard as notified	Accept
Ministry of Education	399	109	Support	Retain objective as notified	Accept
Ministry of Education	399	110	Support	Retain objective as notified	Accept

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Ministry of Education	399	111	Support	Retain policy as notified	Accept
Ministry of Education	399	112	Support	Retain policy as notified	Accept
Ministry of Education	399	113	Support in part	Amend rule as follows: "2. Activity status: Discretionary <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>1. The effects on the amenity of the surrounding area.</u> <u>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</u> <u>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space.</u> <u>4. The matters in policies:</u> <u>a. MUZ-P1: Enabled activities</u> <u>b. MUZ-P2: Potentially incompatible activities</u> <u>c. MUZ-P7: Urban design outcomes (by meeting standard or assessment)</u> <u>d. MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities)</u>	
Jackson Street Program	419	1	Oppose in part	Unclear, refers to a rule that would provide for buildings up to 1000m ² as a permitted activity, may be reference to MCZ-R14, opposition to permitted activity status inferred	Reject
Jackson Street Program	419	2	Oppose in part	Unclear, refers to a rule that would provide for buildings up to 1000m ² as a permitted activity, may be reference to MCZ-R15, opposition to permitted activity status inferred	Reject
Jackson Street Program	419	3	Support in part	Favours "complementary development of big box retail in the western end" of the Metropolitan Centre Zone	Reject
David Surrey	427	1a	Oppose in part	Rezone to a residential zone	Reject
David Surrey	427	1b	Oppose in part	Rezone to a residential zone	Reject
David Surrey	427	1c	Oppose in part	Rezone to a residential zone	Reject

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David Surrey	427	1d	Oppose in part	Rezone to a residential zone	Reject
David Surrey	427	1e	Oppose in part	Rezone to a residential zone	Reject
David Surrey	427	1f	Oppose in part	Rezone the driveways to these properties as High Density Residential Zone (inferred - refer to original submission)	Reject
Policy Planning team of the Hutt City Council	440	68	Oppose in part	Amend the Introduction as follows: "...Everywhere in the precinct is also contained in either the Lower Hutt Civic Centre Heritage Area (see the Historic Historical Heritage chapter) or..."	Accept
The Francis Family Trust	443	1	Oppose	Seeks to "Leave [1 Military Road] & those in the surrounding area as medium density (existing classification)" <i>[HCC staff note - quoted from submitter but note operative zoning is High Density Residential not Medium]</i>	Reject
Urban Edge Planning Ltd	449	15	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	16	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	17	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	18	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	19	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	20	Amend	Amend LCZ-P8.5 as follows: ... 5. 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, <u>dignity, and amenity and accessibility.</u> ...	Accept in part
Urban Edge Planning Ltd	449	20	Amend	Amend MUZ-P7.2 as follows: ...	Accept in part

				<p>2.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 and accessibility.</p> <p>...</p>	
Urban Edge Planning Ltd	449	21	Amend	<p>Seeks to "refine and clarify" urban design policy matters so that:</p> <ul style="list-style-type: none"> • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent 	Accept in part
Urban Edge Planning Ltd	449	21	Amend	<p>Amend NCZ-P8.5 as follows:</p> <p>...</p> <p>5.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 and accessibility.</p> <p>...</p>	Accept in part
Urban Edge Planning Ltd	449	22	Amend	<p>Seeks to "refine and clarify" urban design policy matters so that:</p> <ul style="list-style-type: none"> • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential 	Accept in part

				zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	
Urban Edge Planning Ltd	449	23	Amend	Seeks to "refine and clarify" urban design policy matters so that: <ul style="list-style-type: none"> • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent 	Accept in part
Urban Edge Planning Ltd	449	24	Amend	Seeks to "refine and clarify" urban design policy matters so that: <ul style="list-style-type: none"> • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent 	Accept in part
Urban Edge Planning Ltd	449	25	Amend	Seeks to "refine and clarify" urban design policy matters so that: <ul style="list-style-type: none"> • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential 	Accept in part

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				zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	
Urban Edge Planning Ltd	449	26	Amend	Seeks that policy is clarified to ensure the correct level of assessment is applied relative to the scale of the proposal.	Reject
Urban Edge Planning Ltd	449	27	Amend	Seeks that policy is clarified to ensure the correct level of assessment is applied relative to the scale of the proposal.	Reject
Urban Edge Planning Ltd	449	28	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Reject
Urban Edge Planning Ltd	449	29	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Reject
Urban Edge Planning Ltd	449	30	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Accept in part
Urban Edge Planning Ltd	449	31	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Accept in part
Urban Edge Planning Ltd	449	32	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Accept in part
Wellington Regional Council	452	29	Support	Retain as notified.	Accept in part
Z Energy Limited	468	12	Support	Retain definition as notified	Accept
Z Energy Limited	468	18	Oppose	Delete definition	Reject
Z Energy Limited	468	21	Support in part	Amend definition as follows: "means a commercial activity of the refuelling, refilling, cleaning, pressurising of tyres, or fitting of end user-replaceable parts (e.g. wiper blades) to motor vehicles, or the retail sale of fuels and oils (other than in sealed containers) and/or the charging of electric vehicles. An electric vehicle charging station is not, in itself, a service station."	Reject
Z Energy Limited	468	87	Support	Retain policy as notified	Accept
Z Energy Limited	468	88	Support	Retain policy as notified	Accept
Z Energy Limited	468	89	Support in part	Amend policy as follows:	Reject

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				"... Where <u>functional and operational needs</u> , 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. ..."	
Z Energy Limited	468	90	Support in part	Amend policy as follows: "... Where <u>functional and operational needs</u> , 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. ..."	Reject
Z Energy Limited	468	91	Support in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (<u>where a site is used for an activity sensitive to privacy intrusion</u>), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (<u>where a site is used for an activity sensitive to noise</u>), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	Reject
Z Energy Limited	468	92	Support	Retain rule as notified	Accept
Z Energy Limited	468	93	Oppose in part	Seeks amendments so that so that existing service stations are not required to comply with LCZ-S4, LCZ-S5 and LCZ-S6.	Reject
Z Energy Limited	468	94	Oppose in part	Seeks that the rule is amended so that it does not apply to service stations	Reject
Z Energy Limited	468	95	Support	Retain rule as notified	Accept

Z Energy Limited	468	96	Oppose in part	<p>Amend rule as follows:</p> <p>"Where:</p> <p>a. The outdoor storage and work areas are screened from <u>level view</u> of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to industry</u>) by <u>landscaping</u>, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>..."</p> <p>...</p> <p>"Matters of discretion are restricted to:</p> <p>...</p> <p><u>5. The functional and operational needs of the activity.</u></p> <p><u>6. Site constraints that affect the activity's ability to comply with LCZ-R22.1."</u></p>	Accept in part
Z Energy Limited	468	97	Oppose in part	<p>Amend clause (1) so that it does not apply to service stations OR</p> <p>Amend policy as follows:</p> <p>"1. Activity status: Permitted</p> <p>Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (<u>where the site is used for an activity sensitive to noise</u>), or Marae Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm."</p> <p>"Matters of discretion are restricted to:</p> <p>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</p>	Accept in part

				<p>2. The functional and operational needs of the activity.</p> <p>3. Site constraints that affect the activity’s ability to comply with LCZ- R23.1."</p>	
Z Energy Limited	468	98	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	99	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	100	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	101	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	103	Support in part	<p>Amend policy as follows:</p> <p>"... Where <u>functional and operational needs</u>, 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. ..."</p>	Reject
Z Energy Limited	468	104	Support in part	<p>Amend policy as follows:</p> <p>"... Where <u>functional and operational needs</u>, 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. ..."</p>	Reject
Z Energy Limited	468	105	Support in part	<p>Amend policy as follows:</p> <p>"Manage activities to mitigate adverse effects on other zones by:</p> <ol style="list-style-type: none"> 1. Managing the form and scale of development near Te Puni Urupā to protect the cultural values of the urupā, and privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā. 2. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to privacy intrusion), Rural 	Reject

				Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 3. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	
Z Energy Limited	468	106	Support	Retain rule as notified	Accept
Z Energy Limited	468	107	Support	Retain rule as notified	Accept
Z Energy Limited	468	108	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	109	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	110	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	111	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	112	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	113	Support	Retain rule as notified	Accept
Z Energy Limited	468	114	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to privacy intrusion), or the Te Puni Urupā by <u>landscaping</u> , 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 <u>landscaping</u> or a building on the site." ... "Matters of discretion are restricted to: ... 5. The functional and operational needs of the activity.	Accept in part

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				6. Site constraints that affect the activity’s ability to comply with MCZ- R27.1."	
Z Energy Limited	468	115	Support	Retain rule as notified	Accept
Z Energy Limited	468	116	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	117	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	118	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	119	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	121	Support in part	Amend policy as follows: "... Where <u>functional and operational needs</u> , 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. ..."	Reject
Z Energy Limited	468	122	Support in part	Amend policy as follows: "... Where <u>functional and operational needs</u> , 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. ..."	Reject
Z Energy Limited	468	123	Support in part	Amend policy as follows: "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 (<u>where a site is used for an activity sensitive to privacy intrusion</u>), 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 (<u>where a site is used for an activity</u>	Reject

				sensitive to noise), and notional boundaries of activities sensitive to noise in Rural Zones."	
Z Energy Limited	468	124	Support	Retain rule as notified	Accept
Z Energy Limited	468	125	Support	Retain rule as notified	Accept
Z Energy Limited	468	126	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	127	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	128	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	129	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	130	Oppose in part	Amend rule so that it does not apply to existing service stations	Reject
Z Energy Limited	468	131	Support	Retain rule as notified	Accept
Z Energy Limited	468	132	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to privacy intrusion</u>) by <u>landscaping</u> , a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. The outdoor storage and work areas are screened from any street within the Active Street Frontage Overlay by <u>landscaping or a building on the site.</u> " ... Matters of discretion are restricted to: ... <u>5. The functional and operational needs of the activity.</u> <u>6. Site constraints that affect the activity's ability to comply with CCZ-R27.1."</u>	Accept in part
Z Energy Limited	468	133	Oppose in part	Amend rule as follows:	Accept in part

				<p>"1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site is used for an activity sensitive to noise), or Marae Zone, or b. The servicing occurs only between 7:00am and 10:00pm." ... "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. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with CCZ-R28.1."</p>	
Z Energy Limited	468	134	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	135	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	136	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	137	Oppose in part	Amend standard to exclude existing service stations	Reject
Z Energy Limited	468	102a	Support	Retain as notified	Accept
Z Energy Limited	468	102b	Support	Retain as notified	Accept in part
Z Energy Limited	468	102c	Support	Retain as notified	Accept
Z Energy Limited	468	10e	Support	Retain definition as notified	Accept
Z Energy Limited	468	10o	Support	Retain definition as notified	Accept
Z Energy Limited	468	120a	Support	Retain as notified	Accept
Z Energy Limited	468	120b	Support	Retain as notified	Accept in part
Z Energy Limited	468	6a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	7a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	86a	Support	Retain as notified	Accept in part
Z Energy Limited	468	86b	Support	Retain as notified	Accept in part
Z Energy Limited	468	8a	Support	Retain zoning as notified	Accept

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BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	5	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	16	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	17	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	18	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	62	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	68	Oppose	Delete the definition of "heavy motor vehicle".	Reject

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BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	71	Oppose	Delete the definition of minor building / minor structure.	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	78	Support in part	Amend the definition of “service station” as follows: "means a commercial activity of the refuelling, refilling, cleaning, pressurising of tyres, or fitting of end user-replaceable parts (e.g. wiper blades) to motor vehicles, or the retail sale of fuels and oils (other than in sealed containers) <u>and/or the charging of electric vehicles</u> . An electric vehicle charging station is not, in itself, a service station."	Reject
John Donnelly	487	1	Oppose in part	Seeks that provisions in the operative District Plan that "that disallows development of smaller than 400m2 commercial premisses in the non Heritage – Big Box Western Areas of Petone", are incorporated into the Proposed District Plan for the big box area of Petone	Reject
Petone Historical Society Inc	496	13	Oppose (requesting new provision)	Seeks to "Ensure that this objective applies to Petone, with the centre being Jackson Street, Petone ... A way of addressing the submission could be to refer to commercial centres (as defined) rather than business centres."	Accept in part
Petone Historical Society Inc	496	47	Oppose (requesting new provision)	Add a reference to the Jackson Street Heritage Area, specifically "Add further explanation to acknowledge that the Zone contains the biggest, most socially and economically integrated, and highly-valued Historic Heritage Area in the City."	Reject
Petone Historical Society Inc	496	48	Support in part	Amend "... The Jackson Street Character Transition Precinct applies at the western either end of Jackson Street outside the..."	Other
Petone Historical Society Inc	496	49	Oppose in part	Seeks to "Add a further item along the lines: " <u>that recognises and protects the significant heritage values of the Jackson Street Heritage Area</u> ""	Reject
Petone Historical Society Inc	496	50	Oppose	Seeks to "Add at the end of this policy, words such as: " <u>except that small-scale retail and hospitality activities are to remain concentrated</u>	Reject

				in the Jackson Street Heritage Area and discouraged elsewhere in the Zone". (Food and beverage activities may be appropriate instead of hospitality)."	
Petone Historical Society Inc	496	51	Support in part	Seeks to "Add mention of retail and hospitality activities (including food and beverage activities) before housing in" MCZ-P7.2 [inferred]	Reject
Petone Historical Society Inc	496	52	Multiple	Seeks to "Add an additional policy under a heading like "Ensuring the Continuing Vitality/Vibrancy of the Jackson Street Heritage Area". The policy should indicate that small-scale retail, service and hospitality (food and beverage) activities are restricted throughout the Zone apart from in the Jackson Street Heritage Area.", or alternatively [inferred], an equivalent policy to Policy 5B 1.1.2A (b) and (c) in the operative district plan but "the focus would be on avoiding detracting from the vibrancy and vitality of Jackson Street Heritage Area, rather than Hutt City Centre Zone"	Reject
Petone Historical Society Inc	496	53	Multiple	Seeks to "Add an exclusion for structures in the Jackson Street Heritage Area." or alternatively "Demolition of structures in this area should be provided for as a discretionary activity, not a permitted activity."	Other
Petone Historical Society Inc	496	57	Oppose in part	Seeks to "Remove mention of the east end of the Jackson Street Character Area" [inferred to be throughout chapter]	Other
Petone Historical Society Inc	496	58	Support in part	Retain as notified	Accept
Petone Historical Society Inc	496	12a	Oppose	Seeks to "Ensure that this objective is reworded to apply also to Petone's historic town centre, eg by reference to Jackson Street, Petone in the objective" [conditional, see submission point 498.12b and original submission for details]	Accept in part
Petone Historical Society Inc	496	54a	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Reject

Petone Historical Society Inc	496	54b	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Accept in part
Petone Historical Society Inc	496	54c	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Accept in part
Petone Historical Society Inc	496	54d	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Accept in part
Petone Historical Society Inc	496	55a	Oppose in part	<p>Seeks to "Replace the permitted activity rules with rules that provide a minimum size for such activities throughout the zone, except in the Jackson Street Heritage Area, where there is no minimum size.</p> <p>Reinstate a rule which is similar to the existing rule which applies to retail activities and sets a minimum size of 500m² gross floor area throughout the zone except in the Jackson Street Heritage Area for these activities.</p> <p>Add appropriate matters of discretion where larger areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area."</p>	Reject
Petone Historical Society Inc	496	55b	Oppose in part	Seeks to "Replace the permitted activity rules with rules that provide a minimum size for such activities throughout the zone, except in the Jackson Street Heritage Area, where there is no minimum size.	Reject

				<p>Reinstate a rule which is similar to the existing rule which applies to retail activities and sets a minimum size of 500m2 gross floor area throughout the zone except in the Jackson Street Heritage Area for these activities.</p> <p>Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area."</p>	
Petone Historical Society Inc	496	56a	Oppose	Seeks to "Ensure that the size of all retail activities throughout the zone, except in the Jackson Street Heritage Area is greater than 500m2 gross floor area, including a new rule for retail activities that are not integrated commercial activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area"	Reject
Petone Historical Society Inc	496	56b	Oppose	Seeks to "Ensure that the size of all retail activities throughout the zone, except in the Jackson Street Heritage Area is greater than 500m2 gross floor area, including a new rule for retail activities that are not integrated commercial activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area"	Reject
Petone Historical Society Inc	496	59a	Oppose	Rezone to a residential zone, inferred High Density Residential	Reject
Merran Bakker	F01	1	Support	Allow original submission point 496.59a	Reject
Petone Historical Society Inc	496	59b	Oppose	Rezone to a residential zone, inferred High Density Residential	Reject
Merran Bakker	F01	2	Support	Allow original submission point 496.59b	Reject
Petone Historical Society Inc	496	59c	Oppose	Rezone to a residential zone, inferred High Density Residential	Reject
Merran Bakker	F01	3	Support	Allow original submission point 496.59c	Reject
Petone Historical Society Inc	496	9a	Support in part	Seeks to "Reinstate definition of Commercial Activity from the Operative District Plan" <i>[HCC note: that definition reads "any activity of a</i>	Reject

				<p><i>commercial nature which principally comprises:</i></p> <p><i>provision of office, financial, professional or other business services; including theatres, cinemas, video parlours, other places of entertainment, visitor accomodation, funeral parlours, showrooms, radio stations, television stations, car parking buildings, veterinary clinics, and any other use of a similar commercial nature</i></p> <p><i>but which excludes:</i></p> <p><i>retail activity, industrial activity, rural activity, recreational activity and residential activity; and</i></p> <p><i>service stations, commercial garages, car sales yards and licensed premises."]</i></p>	
Petone Historical Society Inc	496	9b	Oppose (requesting new provision)	Seeks to "reinstate ... all definitions associated with" the definition of commercial activity in the operative district plan (see submission point 498.9a), specifically mentioning "retail activity" and inferred this also relates to the operative plan definitions of visitor accomodation, showroom, veterinary clinic, industrial activity, residential activity, service station, commercial garage, licenced premises, recreation/recreational activity	Reject
Petone Community Board	502	09	Oppose	Remove Mixed Use Zone on side streets off Jackson Street [inferred]	Reject

Appendix 3: Urban Design Evidence of Miriam Moore

BEFORE THE HUTT CITY COUNCIL
Proposed District Plan Hearings Panel

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of the Proposed Lower Hutt District Plan

STATEMENT OF EVIDENCE OF Miriam Adeane Moore

Associate Principal Urban Designer

22 April 2026

1.0 QUALIFICATIONS AND EXPERTISE

- 1.1 My full name is Miriam Adeane Moore, and I am employed as an Associate Principal Urban Designer at Boffa Miskell Ltd, a national firm of consulting planners, ecologists and landscape architects. I hold the qualifications of a Bachelor of Arts and Laws, and a Master of Urban Planning (Professional) and Urban Design from the University of Auckland. I am an Urban Designers Institute of Aotearoa (UDIA) Registered Urban Designer.
- 1.2 I have 8 years of experience working in urban design, including within the regulatory environment. This has included authoring residential and commercial urban design guides for Gisborne District Council, the Joint Wairarapa District Plan and editing the residential and commercial design guides for Wellington City Council during the plan change process. I have appeared at the plan change hearing for the Joint Wairarapa District Plan. Recently I have contributed to the urban design provisions for residential intensification for Invercargill City Council's plan change.
- 1.3 I have experience undertaking design review for residential, commercial and mixed-use developments for multiple local authorities including Kāpiti Coast District Council, Porirua City Council, Upper Hutt City Council, Queenstown Lakes District Council, and Auckland Council. These design reviews give me a solid understanding of the built outcomes of plan provisions and design guides.
- 1.4 In this matter, I was engaged by Stephen Davis in a peer review capacity to respond to these matters to provide additional urban design technical input following submissions. Boffa Miskell's urban design input has been introduced at this stage, and there was no input into the drafting of the urban design related provisions of the PDP.

2.0 CODE OF CONDUCT

- 2.1 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give my oral evidence.
- 2.2 Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to us that might alter or detract from the opinions that I express.
- 2.3 Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions

3.0 SCOPE OF EVIDENCE

- 3.1 This evidence provides urban design input into the Hutt City Council (HCC) Proposed District Plan (PDP) s42A Planner's Report on the Commercial Zones, which responds to submissions received on the PDP in relation to urban design matters. The zones include:
- Local Centre Zone (LCZ)
 - Neighbourhood Centre Zone (NCZ)
 - Metropolitan Centre Zone (MCZ)
 - City Centre Zone (CCZ)
 - Mixed Use Zone (MUZ)
 - General Industrial Zone (GIZ)
 - Seaview Marina Zone (SMZ)
 - Light Industrial Zone, and (LIZ)
 - Heavy Industrial Zone (HIZ)

4.0 SUBMISSIONS

4.1 The urban design related matters raised in submissions have been supplied to me by Council. I have responded to these submissions below. It is noted that from the 189 submission points reviewed, some submissions are interrelated and/or interdependent across the PDP as a whole. Where possible, urban design responses have been addressed by matter, however, many matters are interrelated across zones, so there is some crossover between the themes.

Active Street Frontages

- 4.2 Many submissions are on the topic of Active Street Frontages, spanning across objectives, policies and standards. Pandion Ltd (259), Foodstuffs North Island (239), Z Energy (468), McDonald's Restaurants (174), Bunnings Ltd (173) have all submitted in opposition to the Active Frontage provisions across LCZ, CCZ and MCZ.
- 4.3 It is not my role to establish the appropriateness of where the Active Frontage overlays have been provided, but to assess their appropriateness in the context of what the policies, objectives and standards are requiring, and the likelihood of success in achieving their sought outcomes. Council's Planner may seek to amend their application following my comments.
- 4.4 The intention of an Active Frontage Overlay outlined in the CCZ introduction is "*to protect frontages on identified streets as attractive, pedestrian-focussed environments through land use and design controls*". This supports the urban design principle of contributing to urban vitality through ground floor activation.
- 4.5 Pandion Ltd (259) seeks that policies are simplified and made less restrictive within the LCZ, specifying that there is a lack of justification to apply the policies across almost all the LCZ. They find that differences between Active Frontages A and B are unclear, the prohibitive status for new vehicle crossings is too restrictive and

they note that Active Frontage A is only applied to two pedestrian malls.

- 4.6 I understand that the primary visual difference between Active Frontage A and B is to determine Active Frontage A as the primary street to provide the main entrance, which is important when a Site is a corner in establishing a street hierarchy (eg. CCZ-S4.7.a and b which determines the building must have the principal public entrance on Active Street Frontage Overlay A if any, otherwise Active Street Frontage Overlay B.). In relation to the LCZ for example, corner sites on Hilary Court will be required to locate their primary entrance on Hilary Court to establish this street as the primary street in the hierarchy. There are other site corner examples in the context of the CCZ, and this approach is considered appropriate in the context of Hutt City's central grid structure, and re-orientation of the city to the river through the Riverlink project. Predominantly across all commercial zones, Active Frontage A is the primary linear spine, and the difference of entrance placement will assist in reinforcing the street hierarchy. Where the Frontage changes from A to B in a linear pattern rather than a grid (e.g., Jackson Street) this is to do with vehicle crossings, wind protection and sunlight provisions (in the CCZ only). Collectively, I consider there to be an adequately succinct difference between the A and B Frontage Overlays, with the A Frontage Overlay contributing slightly more to compact urban form and street hierarchy through entrances and lack of driveways.
- 4.7 Pandion Ltd (259) further seeks to replace the LCZ Active Frontage Overlay standards with a more concise approach. While their proposed standard is simplified, it removes the street hierarchy such as that mentioned for Hilary Court in Paragraph 4.6. There is, however, merit in assessing the effectiveness of the continuous glazing standard for Active Frontages A and B. Pandion has proposed to replace the standard with "*At least 55% of the ground floor building frontage must be display windows or transparent glazing*", which I discuss below in Paragraph 4.15. I consider their proposed amendment to replace the Active Frontage C with "*At*

least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing” to create risk that residential will be prioritised on the ground floor, which would go against the purpose of the overlay in creating a transitional approach to redeveloping commercial centres to be a more active, vibrant public realm.

- 4.8 Z Energy (468) seeks to amend Active Frontage requirements to exclude service stations in LCZ and CCZ for the reason that it adds significant restrictions and consent requirements on established and existing activities. There is a current trend for service stations to change to unmanned or 24/7 self-service fuelling sites. I consider that such sites can offer poor outcomes for street activation and safety. I consider that commercial centres are an appropriate location for petrol stations, and support the retention of the Active Frontage Overlay provisions as they enable a planning pathway that will require consent applications to consider other mechanisms to support attractive and safe street environments that are sought by the outcomes of the zones. Further, the Active Frontage Overlays are not applied across the entire commercial zones, which directs development of such land use outside of commercial areas that Council aims to enhance urban amenity through active and pedestrian-focussed streets.
- 4.9 Foodstuffs (239), McDonalds (174) and Bunnings (173) have similar submissions in relation to the Active Frontages. Foodstuffs’ submission considers that centres and commercial areas have a mixture of street typologies, typically with one main shopping street, and that there are secondary frontages or streets which are “*less important*” and have lower levels of pedestrian activity. I understand that the approach of the Active Frontages provisions has considered this typical hierarchy in its application. Active Frontage Overlays A and B are largely applied in a linear pattern on the primary streets, with Active Frontage C used for secondary streets. One exception is the CCZ, which as addressed in Paragraph 4.6, recognises the “grid” pattern of Lower Hutt’s City Centre, and the need for future development to re-orientate to the

river, adding vibrancy to the street, uplifting quality of the built form in this area not only in an east-west linear pattern, and connecting and integrating the Riverlink waterfront into Queensgate Mall.

- 4.10 McDonalds (174) and Bunnings (173) seek to amend Standard 4 for LCZ, MCZ and CCZ so that the Active Frontage Overlay standards apply only to new buildings. I understand the aim of the application of an Active Frontage Overlay to a street is about encouraging targeted change over time within commercial zones, so that there is a more cohesive approach to building frontages that contributes to an attractive pedestrian and vibrant retail environment. Therefore, I support that the Active Frontage Overlay applies to additions to existing buildings as written in the proposed PDP. It is reasonable to expect that some existing buildings may not be able to meet these standards due to limitations such as internal functions and their location in relation to the street. However, I consider that planning pathways will allow for recognition of these constraints as part of a consent and would not be overly onerous, rather they would allow Council assessors to ensure design responses consider the local context.
- 4.11 Design guidance as Council is proposing to develop following the PDP process would be able to provide advice on innovative and practical design responses that mitigate inability to meet the standards. Examples include ensuring car movements do not dominate the frontage, layouts prioritise pedestrian access across the site, consider canopy and forecourt designs (recessing them where there is a street-fronting building or using them as part of the building form where there is not), canopies and pump location maintains passive surveillance sightlines and landscape treatment or other architectural elements are used as screening. Retaining the provisions as written places a requirement on developments to meet this where practicable, which will better support a transition to improved centres environments.
- 4.12 McDonald's (174) and Bunnings (173) also seek to amend the minimum width of a featureless façade on the frontage boundary in S4.3 of LCZ, MCZ and CCZ from 3m to 4m. This submission raises

two questions for me, the first being what constitutes a featureless façade and secondly what the appropriate width of such a façade should be.

- 4.13 On the first matter, a featureless façade is described in the Plan as *“a building façade that lacks windows, doors, columns, recesses, stairs, niches, public access or other architectural detailing”*, that is, an entirely blank wall. The submission to amend this to 4m is assumed to allow for more flexibility in providing internal space for something that would likely require a blank exterior wall, such as a fridge wall of a supermarket or a private meeting room.
- 4.14 In the matter of appropriate width, it is reasonable to expect to be able to provide 4m for such activity, as in my experience, this length is typical of a functional minimum room width. However, returning to the definition of the featureless façade – this includes a façade that *“lacks architectural details”*. I therefore consider that the breadth of this definition allows for flexibility in the interior layout, for there to be solid walls without access or glazing, thereby allowing for inactive internal interfaces of 4m or more. Retaining the Standard at 3m would require a development to provide external architectural detailing in this instance, contributing to a more attractive street as sought by the Active Frontage Overlay provisions. In combination with the other provision of 60% continuous glazing, this provides flexibility for functional internal wall space to be placed along this façade. I therefore support the provisions to remain at 3m.
- 4.15 On the additional matter of 60% continuous glazing, this appears to be the more inflexible requirement which may prevent a proposal from compliance due to internal layout requirements. For example, a building frontage could be broken up with a façade of 15% blank, 30% glazed, 10% blank, 30% glazed, 15% blank, which I would consider succeeds in providing “active frontage”. The combination of the maximum 3m featureless façade and minimum 60% continuous glazing may have unintended outcomes that make 60% continuous glazing harder to achieve. If the intent of the submissions is to enable a more flexible internal layout response, there may be merit in investigating amending the provision to

require minimum 60% glazing across the *entire* frontage, with minimum 40% *continuous* glazing, (see Figure 1 below). By retaining 60% glazing minimum, but reducing the length of the required continuous length, a balance would be achieved that encourages a finer grained building form, increasing the changing rhythm of the building frontage and contributing to a more active streetscape.



Figure 1: Left (compliant) has 70% glazing with only 40% continuous, to enable a finer-grained proposal with two store fronts and apartment access. Right (non-compliant) has 60% continuous glazing and there is no 3m featureless facade infringement due to door.

- 4.16 McDonald's (174) and Bunnings (173) also seek to amend S4 to relocate S4.7 to the end of S4.3, which I support as a matter of simplicity in reducing the number of standards. However, to avoid potential misunderstanding that the *façade* reference in S4.7 is a *featureless façade* the standard is best on its own, in which case it would be appropriate to move directly after S4.3.

Verandahs

- 4.17 Foodstuffs, McDonalds and Bunnings all seek to remove verandah requirements from Active Frontage provisions for existing buildings,

considering that the requirement should only apply to substantial redevelopment of a site.

- 4.18 I understand the intended outcome of the Active Frontage Overlay to be about enhancing the form of the commercial centre zones over time to have a more cohesive and consistent built form approach, reflecting the existing and valued character as it develops. Retaining this requirement for small changes and additions / alterations to a building will increase the speed at which that transition occurs.
- 4.19 Where verandahs may be difficult to achieve, such as on a service station or other building with limited frontage, Council is able to assess a proposal on its merits, considering the surrounding context and the limitations of the site to contribute to the wider goals and allow for discretion where appropriate. I therefore support to retain verandah requirements within the Active Frontage Overlay provisions as written.

Amenity in the General Industrial Area

- 4.20 BP Oil New Zealand and Mobil Oil New Zealand Ltd (471) and Z Energy Ltd (468) seek to amend GIZ-P10 to introduce the words “*Where functional and operational needs*” into the introductory statement which sets the expectation for meeting the outcomes.
- 4.21 These submitters also propose to remove Policy 10.6, which seeks that “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”. The submissions are on the basis that it is out of context with the “generally lower amenity expectations for a light industrial zone”.
- 4.22 I consider that the inclusion of the words “*functional and operation needs*” significantly lowers the threshold of site layout consideration which would achieve the purpose of the policy. All activities have

functional and operational needs and incorporating these into a proposed site layout is a fundamental input to the design process. These, however, must be balanced against a consideration of public realm outcomes and how site layout might affect these outcomes. Where certain activities are less flexible in their functional and operational needs, the appropriateness of accommodating these in terms of their potential effects on the public realm, is best assessed through the resource consent process. I therefore recommend this submission is not accepted, as it would discourage applicants from seeking design solutions that consider the public realm in the context of a proposed activity's operational needs.

- 4.23 I agree with the submitters that there is an existing “*lower amenity environment*” in the LI- and GI- zones. The intent of the PDP is to transition to an environment that contributes more positively to these zones. This intent is reasonable, given the spacing of the various industrial zones and their relationships to residential and other zones (Figure 2). At a holistic level, the industrial zones contribute to Hutt City’s unique urban form along primary roads, key pedestrian routes and have street or rear interfaces with residential zones. The ability to consider site layout and amenity of these zoned sites will assist in transitioning Hutt City’s urban fabric into a more well-functioning urban environment. I consider that the wording of GIZ-P10.6 is high-level and enables flexible and site appropriate responses that are easily achievable within these contexts, noting specifically it applies to activities *other than* industrial activities.

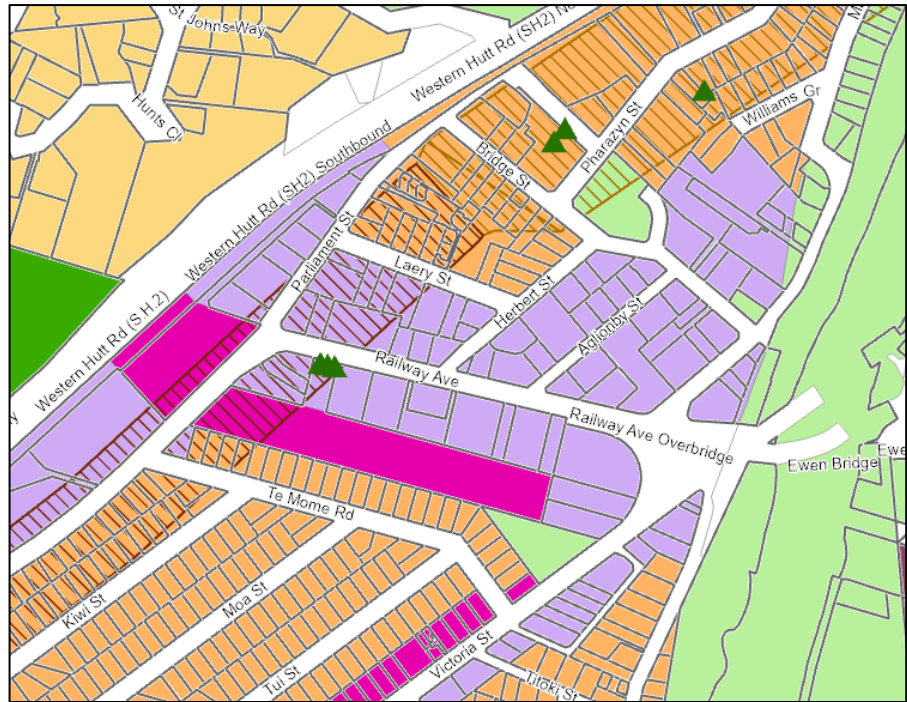


Figure 2: Light industrial zone (purple) has multiple interfaces with residential and open space zones, providing key pedestrian routes and connections.

- 4.24 Policy 10.6 is not understood to require architecturally complicated designs, merely require some consideration as to the context of the site and its surrounds. It is broad as it suggests either consistency or contrast, allowing for multiple design approaches and consideration of context. Guidance could be provided through Design Guides that aids those engaging in the resource consent process as to what constitutes “*aesthetic value*”, which will work towards achieving the outcomes sought from the zones. Such guidance might consider dealing with transitional environments into other zones, or highly visible features on key movement corridors. For this reason, I recommend the Policy is retained at written.

Character Transition Precinct

- 4.25 Submitters Oyster Management Ltd (248) and Adrian Palmer Family Trust (315) seek to delete policies and objectives related to the Character Transition Precinct (CTP) in the MCZ. Submitters Heritage New Zealand Pouhere Taonga (248), Petone Historical Society (496) and Z Energy Limited (468) have submitted in support of the CTP.

- 4.26 Submitters opposing the CTP cite that the provisions are onerous for landowners and developers at the western end of Jackson Street, where big box retail is prominent and existing heritage values are limited. I agree that at the western end of Jackson Street, big box retail is the primary use and has limited visible contribution to the heritage features and character associated with the finer grained, small-lot retail section of Jackson Street (the defined Heritage Area). The PDP text notes that the CTP does not display these values but has “*redevelopment potential*”. I understand the intent of the CTP is therefore to provide an attractive gateway into the established heritage area of Jackson Street, with the opportunity (not requirement) to return some of these heritage characteristics to the street and contribute to a more continuous urban form.
- 4.27 While it is agreed that the inclusion of the CTP adds additional assessment matters to proposals, I support the intent of the PDP, that the CTP provides opportunity to improve the existing urban form to provide better gateways into the Jackson Street Heritage Area with a built form that is more appropriate in the immediate context. The PDP seeks to contribute to a well-functioning urban environment and within the zone, promote a higher concentration of buildings with active frontages that “*improve the walking experience between Jackson Street and the Pito One Railway Station*”. The current built outcomes of this strip with large car parking areas and lengthy, inactive façades provides a poor walking experience into Jackson Street from the Railway Station, undermining the integration of the Station into Petone’s urban centre, and the proximity of the Station and convenience of train services into Wellington City and north. The improvement of the street environment in the CTP is considered to have potential to provide a significantly improved urban form and arrival experience into Pito-One. The CTP is complemented by surrounding MUZ and GIZ areas not subject to the precinct, which enables much of the existing activity and built form to continue to develop to the status quo – focussing on enhancing this primary spine.

- 4.28 In retaining the CTP, I recommend specific guidance is provided on the CTP within a Design Guide that sits outside the Plan. There are many ways in which new development can contribute to enhancing neighbouring heritage features without compromising on providing functional, modern building elements. For example, the ground level of a multi-level building can use horizontal articulated features to align with the roof form or other architectural features associated with typical buildings in the Jackson Street Heritage Area. Further, vertical articulated features can be spaced to mimic the rhythm of a finer-grained street pattern, while opting for a larger site development that is currently typical of the western end of Jackson Street. The intent of this precinct is not necessarily to reintroduce heritage, but to enhance the urban form. Further, MCZ-PREC1-P1 is explicit in its expectation that the CTP will not impact height, scale or density, which promotes a modern response that is sympathetic to heritage values and will positively contribute to improving the connection between Jackson Street Heritage Area and Pito-One Station.

Daylight and Sunlight

- 4.29 Urban Edge Planning Ltd (449) has submitted on the matter of daylight in policies across multiple zones (SMZ, GIZ, HIZ, and LIZ) with the reasoning that daylight is difficult to measure.
- 4.30 I agree with the submitter that daylight is a matter best left to the Building Code, and not easily assessable by an urban design or planning professional. I consider as a matter of principle that policies related to urban design should not require additional expertise other than the urban design expert to assess the level to which they are being achieved.
- 4.31 I understand that the intent of the use of the word daylight in the circumstances when referring to urban design outcomes for activities other than industrial activities (eg. LIZ-P10.7) is to future-proof a site, should for example, a window be provided on a boundary and that gets built out in the future. In this instance, consideration of daylight would require that an internal lightwell is

provided to the proposal to futureproof light access. In this context, retention of the use of the word daylight has intent, and the Plan should be more explicit in outlining how this is to be provided for.

- 4.32 Where policies across SMZ, GIZ, HIZ, and LIZ refer to *“the form and scale of development protects access to sunlight and daylight in well-used streets and public spaces”*, I agree that daylight is a complex thing to measure and form an objective opinion on the appropriateness of the level of daylight enabled on the mentioned spaces. I agree that sunlight is a well-understood term amongst urban designers, with a practice note prepared by the UDIA that assists urban design professionals in measuring sunlight in a quantitative assessment on public streets and spaces. The submission to remove reference to daylight is therefore supported, where reference to sunlight is retained.

Pedestrian Dignity

- 4.33 Urban Edge Planning Ltd (449), Pandion Ltd (259) and Enviro NZ (323) seek amendment of reference to “pedestrian dignity” across urban design policies in all commercial zone chapters where it is referenced, for example in HIZ-P9.2 *“ 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”* (emphasis added). These submissions relate to the ambiguity of defining dignity.
- 4.34 The word dignity is not defined by the PDP definitions. It is defined by the Merriam-Webster dictionary as *“the quality or state of being worth of honour or respect”*. In relation to the treatment of a pedestrian in a site layout, particularly where carparking is included, I understand that pedestrian dignity is a people-centred concept that assesses where walking to, through and into a site is safe, comfortable, legible and respectful of the pedestrian as the primary user, rather than treating them as an afterthought to vehicles. I agree however that “pedestrian dignity” is not a technical nor fixed term within the planning system, although it is one increasingly

used by planners and designers to describe the quality of the pedestrian experience.

4.35 In a commercial zone, I anticipate that pedestrian dignity might be at risk with there is:

- conflict with vehicle crossings, loading areas, car parks,
- the pedestrian route is indirect, visually hidden or poorly defined, or
- access feels unsafe or hostile.

4.36 While I consider that dignity might be a word used in a design assessment, I agree its use in regulatory policy text could be ambiguous. I therefore consider any change to the policy needs to be clear in the intent for providing a pedestrian environment that considers and mitigates these risks, in a way that is objectively assessable by a planner or urban design professional. Wording which I consider to provide a clearer and more assessable format is:

- *Vehicle parking and loading areas, accessways, and garages are designed to provide safe, convenient, legible and accessible access between the public footpath, site and building entrances.*

4.37 The intent of the wording needs to be clear, assessable, grounded in layout and design outcomes, and avoid potentially emotive language. The inclusion of the words “legible” and “convenient”, in addition to those suggested by the submitters, encourage a layout that is clear, and direct (where possible).

4.38 This policy can be supported by urban design guidance which demonstrates the humanising environment that should be created as sought by the current wording. A Design Guide as an additional tool as proposed to be introduced by Council would help to advise on the meaning and expected outcome of these words. For example, it could advise on further measures such as distance, detours, visibility, desire lines, gradients, lighting and other amenity matters, such as separating pedestrian access not only physically,

but using visual cues like planting to delineate spaces while also providing for amenity.

Drive Throughs

- 4.39 McDonald's Restaurants (174) has submitted to amend provisions within the CCZ and MCZ to permit the status of drive-through restaurants in these zones subject to trip generation and active street frontage controls. Their submission identifies that commercial zones are the appropriate location for drive-through restaurants which provide value to the community.
- 4.40 Even when not in an Active Frontage Overlay area, the layout of drive-through restaurants can have sub-optimal outcomes within commercial zones, due to design outcomes behind them that can inherently go against well-established good urban design principles. Typical design outcomes from a drive-through restaurant include buildings pushed away from the street edge, public frontage dominated by car lanes/queuing space (often double stacked) and their formats are typically land-hungry while providing a low-building GFA site occupation (for example, in comparison to other land-hungry developments like apartments and commercial buildings which can contribute more positively to the outcomes sought by the PDP in contributing to increased density and compact urban form that supports safe and attractive pedestrian movements). However, in the context, commercial zones are the appropriate location for drive through restaurants, and their place and integration into these areas is important.
- 4.41 While I agree there is demand for drive-through restaurants within commercial zones as stated by the submitter, the design and location of them can conflict with planning strategies that seek to introduce finer-grained development patterns, a more compact and vertical built form, and prioritise safe and attractive pedestrian movements. A discretionary status as proposed by the PDP provides Council with some flexibility to demand a greater consideration of the planning and design of drive-through restaurants within commercial zones that seek outcomes such

those listed above, even when not within Active Frontage Overlay areas.

- 4.42 The complexity of the potential built environment effects of a drive-through restaurant can not necessarily be resolved simply by introducing active frontage controls as suggested by the submitters. The width and location of the driveways and the building design have operational controls that impact their design and location, and the appropriate design response can change within the surrounding context. While active frontage controls can influence building presentation to the street, they do not address the potential cumulative effects of drive-through operations on pedestrian amenity, vehicle circulation, site efficiency, or the quality of the public realm. As a result, development may technically comply while still producing poor urban form outcomes.
- 4.43 Where effects are not uniform, site-specific assessment provides greater assurance of appropriate consideration of design, scale and context. A discretionary activity framework enables Council to consider matters holistically to determine whether the proposal achieves acceptable outcomes for the surrounding urban form. To provide greater assurance to applicants, Council could directly address contextual matters that could affect the public realm within a design guide – such as pedestrian access and proximity to key pedestrian routes, relationship of vehicles to the street, building placement and orientation, vehicle circulation and street hierarchy (particularly where the site has two access points) and streetscape continuity..

Service Stations

- 4.44 Z Energy (468) has submitted to removed standards relating to active frontages and verandahs from being applied to service stations across all commercial zones to which these overlays apply. They have also sought to remove the requirement that carparking is not accessed with a vehicle crossing over an Active Street Frontage overlay.

- 4.45 This submission is similar to the points discussed in Paragraph 4.8. I apply the same assessment and conclusion here that there is value in retaining Council's discretion over assessment, noting that design elements could be identified in an external design guide, such as planting, other screening mechanism, driveway crossing location and other layout decisions that may have contextual influence.

Footpath Parking

- 4.46 Submitters Ron Beernink and Glenda McCallum (303) seek to amend GIZ-P10 to include that pedestrians can safely use footpaths and that measures are in place to ensure that vehicles do not obstruct footpaths.
- 4.47 It is evident that in existing GIZ areas, such as Sydney Street in Petone, carparking is often situated along the entire length of site frontage to streets. This encourages vehicles to double park over the public footpath, and where they haven't, the footpath is hostile to pedestrians due to being a reversing zone, sometimes for the entire length of the street (Figure 3). This particular area of the general industrial zone (and many others) is centrally located between residential areas and more people-focused commercial zones, (such as metropolitan) and do currently not provide safe pedestrian connections, which I consider likely to be desirable walking routes due to their distance and connectivity if the environment supported this. Where possible, it is agreed that the PDP should seek to discourage car parking over footpaths, to assist in promoting better pedestrian environments.



Figure 3: A Google Maps screenshot of approx. 80 Sydney Street in Petone showing private vehicles parking over the public footpath as an extension of private land use



Figure 4: The location of Figure 3 within the GIZ

4.48 It is generally not the role of a District Plan to dictate public street designs and street parking implications, which are better managed through By Laws and street design upgrades (through mechanisms such as bollards). However, it is acknowledged that site layout of a private development can significantly affect the street environment, and site layouts with parking across the entire length of the frontage can encourage such parking behaviour in the public realm.

- 4.49 Updated rules and policies for parking in the PDP's Transport Chapter require single entry and exit points and rely on internal site circulation, which will apply across all zones including the GIZ. I therefore think that the PDP at a wider level appropriately considers the existing outcomes and seeks to change them over time as sites are developed. I do not consider the GIZ can contribute further to this matter through its provisions. Short term change would require better enforcement or street upgrades, which is outside the scope of a District Plan.

Healthy Urban Environment

- 4.50 Pandion Ltd (259) has submitted in opposition to LCZ-O4 due to what they consider a lack of clarity around what constitutes a "healthy urban environment". As this sits at an objective level in the hierarchy, how it is achieved is supported by proposed policies and standards. A healthy urban environment could refer to how an urban environment supports physical and mental health, social connection and environmental quality among other things. The structural conditions that support and enable this are created by the PDP, such as promoting active and safe pedestrian movement, compact urban form, human-scale development, landscape treatment and safe public spaces. The urban design outcomes sought by the Plan are enabled through many of the policies and standards, for example, LCZ-P3.1.c "*Promote the efficient use of land*", LCZ-P8.2 "*Create a safe urban environment by enabling passive surveillance*" and LCZ-P8.11.a "*Ensure residential units have access to outdoor living spaces that: Are located and oriented to ensure good access to sunlight,*" Therefore I find that this objective is appropriate, and supported by the policies and standards which provide more details.

Modulation and Variation

- 4.51 Urban Edge Planning Ltd (449) and Pandion Ltd (259) have submitted on the matter of modulation and variation in commercial zones, suggesting that seeking the use of this design methodology

could be within Council's discretion even when height and other bulk and location standards are met.

- 4.52 Bulk and location standards help to control a level of amenity outcomes, mostly the impact of a proposal on an adjacent site (such as setback and recession planes) to allow sunlight or manage privacy or the impact on the public realm at a larger scale, for example. I consider that bulk and location standards do not guarantee good built form within a permitted baseline. Bulk and location standards typically manage effects of the built form but have limited influence in enhancing it.
- 4.53 There is therefore a question of whether by excluding assessment modulation and variation from the policies where bulk and location standards are not met goes against the PDP's goals. The centres zones seek to manage activities that might not be consistent with amenity values. For example, the LCZ recognises in its introduction that "*quality design is of greatest importance in commercial centres like the LCZ*". This statement is in relation to proposals requiring resource consent, which assumes that proposals that do not meet resource consent triggers (i.e., those that comply with bulk and location standards) will be contributing to quality design. I do not consider this to be true.
- 4.54 The benefit of requiring assessment of design treatment such as modulation and variation is that it seeks to enhance the urban environment, ensuring buildings that are visibly prominent and/or in frequented or populous areas do meet a "quality design" standard that improves the amenity of the public realm.
- 4.55 It can be difficult within a planning framework to find an appropriate regulatory balance that encourages good building modulation and articulation which can be clearly and consistently applied and assessed, without placing overly onerous requirements on applicants, particularly where they are meeting permitted baseline requirements.

- 4.56 There are many accepted methods to achieve what is considered amongst design professionals to be good modulation and variation treatment. These include breaking down the bulk of a building with recesses and projections, changes in plane depth, façade length and width, and balconies or other bay elements. These elements can be applied both horizontally and/or vertically depending on the context of the scale that is sought to be broken down.
- 4.57 Secondary variation methods such as materiality, texture and colour variation play a supporting role in breaking up the bulk of a building. While the concept of introducing variation is a well-accepted urban design principle, its specific application can be more ambiguous and can often be simplified to seeking particular colours or materiality, which is a difficult concept to consistently and appropriately apply within a regulatory framework.
- 4.58 For example, on a large site, a proposal that fits within the bulk and location standards could have a significant effect on the urban form and streetscape. There is risk that the flexible response to meeting the “*featureless façade*” and the requirement of “*60% continuous glazing*” could lead to large, inactive portions of a wall, limiting the need for a proposal on a site to contribute to achieving a finer-grained urban form. In instances such as this, the use of modulation can help to break up a building, contributing to a consistent fine-grained “rhythm” of a street. This urban design feature is less about visual aesthetics, but how a building can contribute to the quality design referenced by the PDP, and goals of the PDP such as those listed in centres’ objectives “*contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves*” “*is healthy, safe, attractive and accessible*”, “*is integrated with existing and planned infrastructure*” and “*includes opportunities...that positive contribute to the function and amenity of the ... centre*” . In the context of a large site, there would be benefit in having discretion over the assessment of building modulation and variation to help achieve these wider goals of the PDP in providing quality design.

- 4.59 As noted in Urban Edge Planning's (449) submission, CCZ-P9.14 nonetheless seeks an attractive streetscape where residential on the ground floor is provided. This is likely due to residential ground floor developments not requiring as high of a continuous glazed façade as non-residential. Introducing attractive streetscape requirements in this exception does appear inconsistent, as other matters such as modulation and managing a building's bulk can have a greater impact than glazing in contributing to an attractive streetscape.
- 4.60 I also agree that reference to providing for "*the amenity of surrounding... zones is protected*" is something that can be significantly influenced by a building's form (notably it's modulation), therefore the exclusion assumes building complying with a bulk and location standard will not impact such outcomes. This creates some potential confusion with the application of the urban design outcomes.
- 4.61 A design guide which sits outside of the PDP would assist in providing general guidance on how to achieve good built outcomes, particularly as it relates to modulation and variation. Many developers may see benefit in this for purpose of improved designs that may have benefit in market value or other outcomes. However, unless directed by policy, there would be no requirement to refer to this advice.
- 4.62 In summary, I agree that there is benefit in requiring assessment of modulation and variation within commercial zones as I do not consider buildings complying with height, setback and recession plane standards to guarantee good quality design outcomes. However, I accept the difficulty in providing a consistently applied assessment method that gives assurance to developers who are opting to comply with bulk and location standards and acknowledge that introduction of such requirements adds complexity and cost. I recommend Council considers my advice above and explores opportunities that provide clear planning pathways while promoting good quality design outcomes sought by the zones.

Passive Surveillance, Street Activation

4.63 Urban Edge Planning (449) seek to amend all urban design related policies across LCZ, MUZ, CCZ, MCZ and NCZ so that:

- passive surveillance is ensured, rather than enabled, except under special circumstances; and
- the difference between passive surveillance and street activation matters is made clear.

4.64 On the matter of “ensuring” rather than “enabling” passive surveillance. I agree that passive surveillance is an important design principle where the locating of habitable rooms or balconies over the street or other public spaces, means that these spaces are perceived to be safer, supporting social and urban vitality. However passive surveillance cannot be “ensured” as by nature, it is a spontaneous (and passive) activity. I consider appropriate wording would be to *“create a safe urban environment by ensuring that building design enables passive surveillance”*.

4.65 While passive surveillance is about visibility and oversight, street activation is more about use and activity. This has a larger pool of urban design methodologies that can be used to create or encourage street activation. For example, retail and hospitality at the ground floor, frequent entrances, and spill-out activity. An active street is likely to have passive surveillance by nature, although mixed-use buildings can assist to provide passive surveillance where a street, particularly in commercial zones may not be active at all hours of the day. I interpret standards within the PDP that contribute toward achieving street activation are those such as requiring continuous glazing, introduce increased building frontage to the street where these sites may be underutilised, and limit driveway crossings. In my opinion, there is a distinct difference, and the standards covers the difference, but the PDP could make this clearer if this distinction is considered important in the application of the PDP.

Visible Carparking

- 4.66 Submitters McDonalds (174), Foodstuffs North Island (239) and Bunnings (173) seek to provide an exemption from the limits on carparking location and area across all commercial zones' standards, adding a clause that "*carparking must be located... d. otherwise not visible at the street edge or public space*".
- 4.67 The intent of carparking location standards is not only to reduce visibility of car parking, but optimising the use of the site so that buildings are contributing to the streetscape and the commercial centre as a whole. Over time, I anticipate this will encourage sites which are currently underutilised to be redeveloped to better contribute to a finer grained urban form promoting density, active street edges and safe pedestrian movement amongst other things.
- 4.68 The submitters' proposed wording is less strict than the PDP about the *location* of the carparking, rather using screening mechanisms to limit the visibility of carparking where it is located adjacent to the street. Screening carparking is a well-accepted design methodology to improve streetscape as a mitigation tool. Limiting visibility of carparking is primarily understood to *minimise potential adverse effects* on street activation, rather than *help to contribute* towards street activation, the concept of which is outlined above in Paragraph 4.65. Other benefits include contributing towards a people-friendly urban environment which promotes pedestrian activity. Nonetheless, screening mechanisms, such as planting or an architectural screen can have limited success in maximising the built outcomes for the site, activating the street, as is the sought outcome of such policy.
- 4.69 Introducing screening as an option within the standard does not encourage proposals to seek optimised development and building location that provides street enhancing outcomes at the initial design phase and could have adverse outcomes where screened parking is the option used when not necessary, rather than seeking appropriate development with best layout options which would contribute to street activation. Carparking location typically goes hand in hand with building location, and these two elements should be considered holistically.

- 4.70 Therefore I do not recommend enabling this design option, using it only as a mitigation method where site or functional constraints limit layout options.

Vegetation

- 4.71 Submitter Urban Edge Planning Ltd (449) seek to change wording in HIZ-P9 from “*retains healthy and mature vegetation*” to “*retains healthy and mature vegetation, where appropriate*”. I agree with their reasoning that new, native vegetation can often be an improvement on existing invasive species. I consider that there is some risk that the submitter’s amended text would lead to a simplified interpretation of “appropriate”, for example, which deems any healthy, valued, vegetation to be in the way of a potential building. In this scenario it would not encourage a building response that incorporates it into the design where possible. Mature vegetation, where incorporated well, can have a significant impact on integrating a new development into a transitional environment from existing to planned character. The success of the retention of mature vegetation also relies on the incorporation of it into the site’s layout, that is, how it contributes to site amenity and the public realm. Therefore, text that may assist in interpretation and achieving good design outcomes could be “*retains and integrates healthy and mature vegetation, where appropriate*”.

5.0 CONCLUSION

- 5.1 In considering the relevant submissions on the topics / issues related to urban design matters highlighted by Council’s Planner, I have applied my urban design experience and opinion to reach my conclusion.
- 5.2 In my opinion, the relevant submissions to the PDP that I have reviewed have been helpful to consider the application of the PDP in practice, and I suggest some refinements to the proposed provisions where they relate to urban design. Where I have not

made specific refinement recommendations, Council's Planner may refer to my advice detailed within this evidence.

- a. Retain the Active Frontage Overlay provisions as written, except
 - i. Consider reducing the *continuous* glazing requirement while retaining the overall glazing requirement percentage
 - ii. Relocate S4.7 to S4.4 (directly after S4.3, but retained as its own standard)
- b. Retain the verandah requirements as written
- c. Retain policies GIZ-P10.6 as written
- d. Retain MCZ-PREC1-P1 as written
- e. Reconsider referring to daylight, clarifying that it is about future-proofing access to daylight internal to sites, otherwise only refer to sunlight where measurable impacts on sites and public realm are required.
- f. Remove reference to pedestrian dignity, but retain its intent. For example, *Vehicle parking and loading areas, accessways, and garages are designed to provide safe, convenient, legible and accessible access between the public footpath, site and building entrances.*
- g. Retain provisions relating to drive-throughs as written.
- h. Retain provisions relating to active frontages and verandahs for service stations as written.
- i. Retain LCZ-O4 as written.
- j. Consider reframing policy to allow for assessment of modulation and variation for buildings compliant with bulk and location standards that ensures the good quality outcomes sought by the PDP while retaining a clear and enabling planning framework.
- k. Amend urban design policies across commercial zones relating to passive surveillance to *"create a safe urban environment by ensuring that building design enables passive surveillance"*.
- l. Retain carparking location standards as written
- m. Amend wording in HIZ-P9 to *"retains and integrates healthy and mature vegetation, where appropriate"*

