

Wellington City Proposed District Plan

Hearing Stream 4 - Part 6 - Commercial Zone

Appendix A – Recommended Amendments to Provisions

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

He Rohe Arumoni

Commercial Zone

COMZ	Commercial Zone
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Introduction

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

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

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

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

Other relevant District Plan provisions

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

Objectives	
COMZ-O1	<p>Purpose</p> <p>The Commercial Zone contributes to meeting the City's needs for business land and supports the hierarchy of centres.</p>
COMZ-O2	<p>Activities</p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vibrancy and viability of the Neighbourhood Centre Zone, Local Centre Zone, and Metropolitan Centre Zone and the primacy of the City Centre Zone.</p>
COMZ-O3	<p>Amenity and design</p>

Development in the Commercial Zone is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context.

Policies	
COMZ-P1	<p>Enabled activities</p> <p>Enable a range of activities in the Commercial Zone that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Retail activities, except for large-scale integrated retail activities; 3. Carparking activities; and 4. Residential activities, except for large-scale integrated retail activities; and 5. <u>Community corrections activities.</u>
COMZ-P2	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of commercial activities within the Commercial Zone, and the function of the transport network.</p>
COMZ-P3	<p>Potentially incompatible activities</p> <p>Only allow all other activities where they will not have an adverse effect on the use of the zone for commercial activities. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Community facilities; 2. Large-scale integrated retail activity; 3. Emergency service facilities; 4. Visitor accommodation; 5. Public transport activities; and 6. Residential activities at ground floor level.
COMZ-P4	<p>Avoiding industrial activities</p> <p>Avoid locating industrial activities and heavy industrial activities in the Commercial Zone.</p>
COMZ-P5	<p>Quality design —neighbourhood and townscape outcomes</p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Commercial Zone by ensuring that it, where relevant:</p> <ol style="list-style-type: none"> <u>1.</u> <u>Meets the requirements of the Centres and Mixed Use Design Guide where relevant;</u> <u>2.</u> 4. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. Residential zoned areas; and/or b. Open space zoned areas; <u>3.</u> 2. Provides a safe and comfortable pedestrian environment; <u>4.</u> 3. Enhances the quality of the streetscape and public / private interface; <u>5.</u> 4. Integrates with existing and planned active and public transport movement networks; and <u>6.</u> 5. Allows sufficient flexibility for ground floor space to be converted for a range of activities.

COMZ-P6	<p>On-site residential amenity</p> <p>Achieve a good standard of amenity for residential activities in the Commercial Zone by:</p> <ol style="list-style-type: none"> 1. Providing residents with adequate outlook; and 2. Providing access to convenient outdoor space, including private or shared communal areas; and 3. <u>Meeting the requirements of the Residential Design Guide as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u>
COMZ-P7	<p>Zone interfaces</p> <p>Require use and development of the Commercial Zone to maintain reasonable amenity for the adjoining Medium Density Residential Zone, Open Space Zones and other sensitive uses.</p>

Rules: Land use activities

COMZ-R1 Commercial activities

1. Activity status: **Permitted**

Where:

1. The commercial activity is a retail activity and does not exceed 500m² total GFA;
2. The commercial activity is a supermarket and does not exceed 1500m² total GFA; or
3. Any other commercial activity, including integrated retail activity that does not exceed 2500m² total GFA.

2. Activity status: **Restricted Discretionary**

Where:

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

Matters of discretion are:

1. The matters in COMZ-P1, COMZ-P2 and COMZ-P3.

COMZ-R2 Residential activities

1. Activity status: **Permitted**

Where:

a. The activity is located above ground floor level.

2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of COMZ-R2.1 cannot be achieved.	
Matters of discretion are:	
1. The matters in COMZ-P1, COMZ-P3 and COMZ-P6;	
2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs;	
3. The compatibility with existing activities nearby and other activities provided for in the Commercial Zone;	
4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and	
5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.	
COMZ-R3	Carparking activities
Activity status: Permitted	
COMZ-RX	<u>Community corrections activities</u>
<u>Activity status: Permitted</u>	
COMZ-RX	<u>Retirement Villages</u>
<u>Activity status: Discretionary</u>	
COMZ-R4	All other land use activities
1. Activity status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.	
COMZ-R5	Industrial activities
1. Activity Status: Non-complying	
COMZ-R6	Heavy industrial activities
1. Activity Status: Non-complying	

Rules: Building and structure activities	
COMZ-R7	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
COMZ-R8	Demolition or removal of buildings and structures
1. Activity status: Permitted	
COMZ-R9	Construction of, or additions or alterations to, buildings and structures

<p>1. Activity status: Restricted Discretionary Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in COMZ-P5, COMZ-P6 and COMZ-P7; The extent of compliance with standards COMZ-S1, COMZ-S2, COMZ-S3, COMZ-S4, COMZ-S5, COMZ-S6, COMZ-S7 and COMZ-S8; 3. The Centres and Mixed Use Design Guide; and The Residential Design Guide for any part of a building used for residential activities. 	
COMZ-R10	Conversion of buildings or parts of buildings for residential activities or visitor accommodation
<p>1. Activity status: Restricted Discretionary Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in COMZ-P1, COMZ-P3 and COMZ-P6; The extent of compliance with standards COMZ-S5, COMZ-S6 and COMZ-S7; <u>and</u> 3. The Residential Design Guide; and <u>3.</u> In relation to the conversion of the ground floor to residential activities, the extent to which the conversion enables the ground floor level to be returned to use for non-residential activities. 	

Standards		
COMZ-S1	Maximum height	
<p>1. A maximum height limit of 8m above ground level must be complied with.</p> <p>These standards do not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and Lift overruns provided these do not exceed the height by more than 1m. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and The extent to which taller buildings would contribute to a substantial increase in residential accommodation. 	
COMZ-S2	Height in relation to boundary	
<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy, and shading effects on adjoining sites; Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; Effects on public spaces; and The extent to which an increase in height in relation to boundary would contribute to a 	
Location		Recession plane
<p>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</p>		<p>60° measured from a height of 4m vertically above ground level</p>

Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level	substantial increase in residential accommodation.
<p>These standards do not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Internal boundaries; Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 		
COMZ-S3	Minimum ground floor height	
1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m.	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which a reduced height: <ol style="list-style-type: none"> Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; Is necessary to provide for the functional or operational needs of a proposed activity; and Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary. 	
COMZ-S4	Verandah control	
<p>1. Any verandah constructed on any building frontage facing a public space, including roads, must:</p> <ol style="list-style-type: none"> Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p><u>The standard does not apply to service stations.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 	
COMZ-S5	Minimum residential unit size	

1. Residential units, including dual key units, must meet the following minimum sizes:		Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity for the occupants; and b. Other on-site factors compensate for a reduction in unit sizes.
Residential unit type	Minimum net floor area	
a. Studio unit	35m ²	
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	

COMZ-S6 Outdoor living space for residential units

<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public space in proximity to the site.
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Living space type	Minimum area	Minimum dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 4-15 5 units	4064 m ²	8m
ii. For each additional unit above 15 units	2m ²	
<u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u>		

COMZ-S7 Minimum outlook space for residential units

<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.
<p>COMZ-S8 Building setback controls</p>	
<p>1. Buildings must be located outside of the building setback (Western Escarpment) and building setback (Whitehead Road).</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Landscaping mitigates the placement of buildings within the setback; and b. There is a functional need or operational need for the buildings or structures to be located within the building setback (Western Escarpment) and building setback (Whitehead Road).