

**APPENDIX A – AMENDED RECOMMENDATIONS RELATING TO THE COMMERCIAL AND MIXED USE PROVISIONS**

Amendments to my recommendations in the Hearing Stream 4 Section 42A Reports are shown below.

Changes are in purple (with underline and ~~strikethrough~~).

**Part 2 - Metropolitan Centre Zone**

1. **HS4-P2-MCZ-Rec64:** That MUZ-S1.1 (Maximum height) ~~is confirmed as notified~~ is amended as shown below:

MCZ-S1 (Maximum height)	
1. The following maximum height limits above ground level must be complied with:	
Location	Limit
<b>Height control area 1</b>	35m
Johnsonville ( <u>except as below</u> )	
<b>Height control area 2</b>	<u>42m</u>
<u>Johnsonville, 34 Johnsonville Road (block bordered by Johnsonville Road, Moorefield Road and Broderick Road) and 91 Johnsonville Road</u>	
<b>Height control <del>3</del> 2</b>	<u>35m-27m</u>
<u>Kilbirnie (except as below)</u>	
<b>Height control area <del>4</del> 3</b>	15m
Kilbirnie, north of Rongotai Road	
...	

## Part 5 - Mixed Use Zone

2. **HS4-P5-MUZ-Rec62:** That MUZ-S1.1 (Maximum height) is amended as shown below and at Appendix A:

MUZ-S1 (Maximum height for the purposes of MUZ-R16.1)	
1. The following maximum height limits above ground level must be complied with:	
Location	Limit
<b>Height control area 1</b>	12 metres
Newtown South	
Greta Point	
Tawa South	
<del>Takapu Island</del>	
Tauhinu Road	
Rongotai South Mixed Use Zone Height Control A	
Rongotai South Mixed Use Zone Height Control B	
Shelly Bay	
Tawa: Tawa Street	
<u>Miramar - Ropa Lane, Maupuia Road</u>	
<b>Height control area 2</b>	15 metres
<del>Tawa Junction</del>	
Kaiwharawhara	
Kilbirnie North	
Miramar - Park Road and Weka Street	
<u>Glenside</u>	
<b>Height control area 3</b>	16 metres
Rongotai South Mixed Use Zone Height Control B	
Rongotai South Mixed Use Zone Height Control C ...	
<b>Height control area 4</b>	18 metres
<u>Miramar - Ropa Lane, Maupuia Road</u>	
Ngauranga	
<u>Tawa Junction</u>	
<u>Takapu Island</u>	
2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).	

3. **HS4-P5-MUZ-Rec66:** That MUZ-S3 (Height in relation to boundary) is amended as set out below and at Appendix A.

MUZ-S3 (Height in relation to boundary)	
Assessment <del>criteria</del> <del>xriteria</del> where the standard is infringed:	
....	
Location	Recession plane
Boundary adjoining any <a href="#">site</a> within the MRZ with a <a href="#">height</a> limit of 11m identified on the District Plan Maps	60° measured from a <a href="#">height</a> of 4m vertically above <a href="#">ground level</a>
Boundary adjoining any <a href="#">site</a> within the MRZ with a <a href="#">height</a> limit of 14m identified on the District Plan Maps	60° measured from a <a href="#">height</a> of 5m vertically above <a href="#">ground level</a>
Boundary adjoining any <a href="#">site</a> within the HRZ	60° measured from a <a href="#">height</a> of 8m vertically above <a href="#">ground level</a>
Boundary adjoining any <a href="#">site</a> within an Open Space Zone	60° measured from a <a href="#">height</a> of 5m vertically above <a href="#">ground level</a>
<a href="#">Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</a>	<a href="#">60° measured from a height of 5m vertically above ground level</a>

**Part 6 - Commercial Zone**

4. **HS4-P6-COMZ-Rec4:** That COMZ-O1 (Purpose) is [confirmed as notified amended as shown below](#):

COMZ-O1 (Purpose)
The Commercial Zone contributes to meeting the City’s needs for business <a href="#">and residential</a> land and supports the hierarchy of centres.

5. **HS4-P6-COMZ-Rec5:** That submission points relating to COMZ-O1 are accepted [in part](#) as detailed in Appendix B.