

Appendix 16: City Outcomes Contribution

This appendix and the requirements set out within it apply to the City Centre Zone, Metropolitan Centre Zone and, Local Centre Zone, Neighbourhood Centre Zone and High Density Residential Zone, and relates to and should be read in conjunction with District Plan provisions CCZ-P11, MCZ-P10, LCZ-P10, NCZ-P10, HRZ-P13, CCZ-R19, CCZ-R20, MCZ-R20, LCZ-R18, NCZ-R18, HRZ-R14 and CCZ-S1.

City Outcomes Contribution is a method that aims to ensure 'density is done well'. It is a method to ensure that tall buildings (relevant to zone typologies) and buildings under the City Centre Zone minimum building height provide beneficial public and private outcomes, as identified in Table 3 below, and contribute to well-functioning urban environments.

It is targeted at commercial, residential and mixed-use developments that are either under-height or above area specific height thresholds. These developments, typically more so than others, have the potential to impact on the quality and level of public and private amenity within the City's commercial centres, and securing additional benefits from these developments is therefore required.

The following development must meet the City Outcomes Contributions requirements:

- Development in the City Centre Zone under the Minimum Building Height control (CCZ-S6);
- Development in the City Centre Zone above the City Outcomes Contribution height thresholds (CCZ-S1); and
- Development in the Metropolitan Centre Zone and, Local Centre Zone, Neighbourhood Centre Zone and High Density Residential Zone above the maximum building height limits (MCZ-S1 and, LCZ-S1, NCZ-S1, HRZ-S1 and HRZ-S2) where these standards are exceeded by 25% or more.

The following tables set out the development types that trigger consideration of **City Outcomes Contribution**, including associated numeric thresholds to be satisfied and the outcomes sought. The thresholds defined in the below tables reflect the extent of the impact certain forms of under-height or large-scale development can have on the city. For example, the taller or larger the development, the greater its potential impact on public amenity and urban living in the city. Consequently, it is anticipated that under-height or larger developments will positively address future challenges confronting the city regarding access to public and green space, sustainability and climate change, accessibility, and assisted housing.

Table 3 identifies how points can be achieved per each outcome in the table. It is recommended that where a development exceeds the City Outcomes Contribution height threshold (CCZ-S1) or maximum building heights (MCZ-S1, LCZ-S1), that developers engage in pre-application discussions with the Council. This will enable the developer to work with the Council to determine whether they can obtain sufficient points to achieve the City Outcomes Contribution prior to lodgement of the resource consent application. As much clarity and certainty has been afforded as possible through this appendix, however, full certainty with regards to points allocation will not be provided until the resource consent application is lodged.

As indicated in the applicable policies (CCZ-P11, MCZ-P10, LCZ-P10), an application needs to provide outcomes from two or more City Outcome Contribution categories.

Table 1: City Centre Zone – City Outcomes Contribution Height Thresholds for any under or over height development

Threshold	Points required	Comments
<u>Maximum City Outcomes Contribution height limit threshold</u>		
Any development that exceeds the maximum height limit by threshold by 10% -24%	20	Developments that are within the 10% height threshold do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide
Any development that exceeds the maximum height limit threshold by 25% -49%	30	
Any development that exceeds the maximum height limit threshold by 50% or more	40	
<u>Minimum height limit</u>		
Any development below the minimum height limit by 25% - 49%	30	Developments below the 25% minimum height threshold do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide.
Any development below the minimum height limit by 50%	40	

Table 2: Metropolitan Centre Zone (MCZ) and, Neighborhood Centre Zone (NCZ), Local Centre Zone (LCZ) and High Density Residential Zone (HRZ) - Thresholds for any over height development:

Threshold	Points required				Comments
	MCZ	<u>NCZ</u>	LCZ	<u>HRZ</u>	
Any development that exceeds the maximum height limit by 25%-49%	20	<u>10</u>	10	<u>20</u>	<u>The City Outcomes Contribution does not apply to d</u> Developments that are within the 25% height threshold; <u>however, these will be assessed against the Centres and Mixed Use Design Guide. do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide.</u>
Any development that exceeds the maximum height limit by +50%	30	<u>15</u>	15	<u>25</u>	-

The table below sets out the relevant City Outcomes sought in response to the development thresholds outlined in Tables 1 and 2. To achieve the minimum numeric value associated with the relevant threshold in these tables, a score based on the combined aggregate points of two or more of the outcomes listed in Table 3 is required.

Table 3: City Outcomes

Outcome	Points	<u>How points can be achieved</u> <u>Comments</u>
Contribution to Public Space and Amenity (1-10 points)**		
For every 10% of the site accessible as public open space	1-10	The range in points depends on the quality, extent and level of amenity that each solution provides.
Any lane-way or through_block connection	1-10	<p>The range in points depends on the quality, extent and level of amenity that each solution provides.</p> <p><u>Matters taken into account when attributing points to a lane-way or through-block connection:</u></p> <ul style="list-style-type: none"> - <u>Extent of public access. Connections with full public access will achieve higher points than those with limited (eg daytime only) access, or private connections.</u> - <u>Activation at ground level – for example through store frontages in tenancies facing the laneway, or cafes opening out to the laneway.</u> - <u>Landscaping and street furniture within the lane-way or through-block connection.</u> - <u>Accessibility.</u> <p><u>Note: The design of any lane-ways or through-block connections must take into account the principles of Crime Prevention Through Environmental Design (CPTED).</u></p>
Provision of appropriate communal gardens, playgrounds, and roofgardens	1-5 {1-10} <u>for HRZ}</u>	<p>The range in points depends on the quality, extent and level of amenity that each solution provides.</p> <p><u>Matters taken into account when attributing points to communal gardens, playground and roof gardens:</u></p> <ul style="list-style-type: none"> - <u>Extent of public access. Connections with full public access will achieve higher points than those with limited (eg daytime only) access, or private access.</u>

		<ul style="list-style-type: none"> - <u>Activation between buildings and the garden, playground or roof garden.</u> - <u>Landscaping and street furniture within the lane-way or through-block connection.</u> - <u>Whether the work contributes to a Council programme of works (eg the Green Network Plan).</u> - <u>Accessibility.</u> <p><u>Note:</u></p> <ul style="list-style-type: none"> - <u>The design of any publicly accessible spaces must take into account the principles of CPTED.</u> - <u>Public playgrounds must meet any applicable national standard for playground safety.</u>
<p>Provision of permanent public amenities, i.e.g. <u>public toilets, street furniture, electric vehicle (ev) charging, park benches, landscaping, bike parking, public art (eg sculptures or murals) and street improvement works, the provision of spaces for community use (eg artist studios)</u></p>	<p>1-5</p>	<p><u>The range in points depends on the quality, extent and level of amenity that each solution provides.</u></p> <p><u>Matters taken into account when attributing points to public amenities:</u></p> <ul style="list-style-type: none"> - <u>Whether the work contributes to a Council programme of works (eg the Green Network Plan, cycleways or street improvement works).</u> - <u>The adaptability of the space.</u> - <u>Accessibility.</u> <p><u>Note:</u></p> <ul style="list-style-type: none"> - <u>The range in points depends on the quality, extent and level of amenity that each solution provides.</u> - <u>Where more than one public amenity feature is provided separate points will be attributed to each amenity feature.</u> - <u>The installation of any features on public land will need confirmation that approval will be provided by the landowner (ie the Council) before points are awarded for this feature.</u>

Universal Accessibility (5-10 points)		
Lifemark 5-Star or equivalent or higher	10	
Lifemark 4-Star or equivalent	7.5	
Lifemark 3-Star or equivalent	5	
Sustainability and Resilience (1-10 points)		
Green Star 6 or Home Star 9 or equivalent or higher	10	<u>Points for GreenStar or HomeStar certification can be achieved when this not awarded until after construction.</u>
Green Star 5 or Home Star 8 or equivalent	7.5	<u>Points for GreenStar or HomeStar certification can be achieved when this not awarded until after construction.</u>
Green Star 4 or Home Star 7 or equivalent	5	<u>Points for GreenStar or HomeStar certification can be achieved when this not awarded until after construction.</u>
<u>Adaptive reuse of buildings Restoration of a degraded heritage building, heritage structure, or site/area of significance to Māori, that is listed in Schedule 1, 2 or 7, and is on the same site or adjoining site to the development.</u>	1-10	<p><u>Matters taken into account when attributing points to the restoration of schedule heritage:</u></p> <p><u>The range in points depends on-</u></p> <ul style="list-style-type: none"> - <u>The quality, and extent and level of reuse and regeneration of the restoration.</u> - <u>How the restoration, and how it provides for ongoing use and maintenance of the heritage or site/area of significance.</u> - <u>Any features that enhance the heritage/SASM, such as signage (interpretative signs).</u>
<u>Reduction in embodied carbon in buildings compared to an equivalent standard construction.</u>	1-10	<p><u>Matters taken into account when attributing points to the reduction of embodied carbon:</u></p> <ul style="list-style-type: none"> - <u>The range in points depends on the quality, extent proportion and quantum of reduced embodied carbon level of amenity that each solution provides.</u>
<p><u>Seismic resilience measures Additional to 100% New Building Standard, including such as base isolations, seismic dampers, etc.</u></p> <p><u>Use of low-damage building design techniques so that the building exceeds the 100% New Building Standard for seismic resilience, and is more easily repaired and re-used after an earthquake.</u></p>	1-5/10	<p><u>Matters taken into account when allocating points for building seismic resilience:</u></p> <ul style="list-style-type: none"> - <u>The range in points depends on the quality, extent and level of amenity that each solution provides increase in life safety the measures provide.</u> - <u>Use of recognised low-damage building design technology</u> - <u>Design to a higher Importance</u>

		<p><u>Level than required (e.g. from IL2 to IL3 or IL4).</u></p> <ul style="list-style-type: none"> - <u>The low-damage building design techniques being unobtrusive when viewed from public spaces.</u>
Assisted Housing		
For every 1% of the net floor area in the development that is new assisted housing.	1	<p><u>Note:</u></p> <ul style="list-style-type: none"> - <u>To guarantee any assisted housing remains for at least 25 years, the developer will be required to register encumbrances registered as a first charge on the relevant Records of Title titles of the assisted housing will be applied to guarantee they remain assisted housing for at least 25 years.</u>
Urban Design Panel (1-10 points)		
Urban Design Panel Approval	1-10	The range in points depends on the development's response to all the design guides as decided by the Panel.