

He Rohe Pokapū Tāone

City Centre Zone

CCZ	City Centre Zone
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P1 Sch1

Introduction

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand's Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government, [parliamentary](#), [civic](#) and commercial activity. Relative to other areas of the city it exhibits a heightened intensity and scale of development.

As well as a diversity of activity, the City Centre Zone contains a variety of environments ranging from high-rise office towers and residential apartments through to distinct heritage areas and buildings, and an array of public and open space, including the waterfront. These combine to give the City Centre Zone a distinctive identity and character.

This distinctiveness is further reinforced by the long established traditional, historical, cultural, and spiritual associations and more recent development interests that the mana whenua of Te Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira, have with many places and sites across the City Centre Zone. Some of the more significant of these include Pipitea Marae and Pā, Kumutoto Kāinga and stream, Te Aro Kainga, Waitangi and Whairepo Lagoons and statutory acknowledgement areas such as the Old Government Buildings and Turnbull House Historic Reserves.

Also centrally located within the City Centre Zone is Te Ngākau Civic Square – a distinct civic precinct that abuts Victoria Street, Wakefield Street, Harris Street and Jervois Quay and acts as a key connector to the city's waterfront. The precinct is entering a phase of transition, with some of its associated civic buildings and assets requiring either earthquake strengthening or redevelopment. In addition to seismic resilience challenges it also faces significant climate and water management related issues including flooding and inundation.

A long-term vision for the Te Ngākau Civic Square Precinct has been developed and approved by the Council, the focus of which is ensuring the precinct becomes a vibrant, safe and inclusive area that enables creative, cultural, civic and arts activities to flourish. [The Council and its mana whenua partners will plan the precinct development to realise this vision.](#) The City Centre Zone aligns with this vision by enabling a level of redevelopment to occur that accommodates the range of activities anticipated.

To maximise development capacity to accommodate projected growth, an increase in the scale and intensity of development is enabled across the zone, [including through the removal of maximum building heights.](#) This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement – Urban Development (NPS-UD) and to reflect the higher, denser nature of development within the City Centre Zone. To complement this the Zone also contains measures to ensure that buildings and spaces are designed to:

- be of accessible and of a good quality;
- positively contribute to public space and built form of the City Centre;

- offer a suitable level of amenity for users such as access to sunlight and open space;
- provide opportunities for active and passive recreational pursuits; and
- mitigate relevant adverse effects.

To ensure the continued vibrancy ~~and viability~~ of the City Centre Zone a wide range of activities are permitted and encouraged throughout most parts of the Zone. This is supported by measures to manage activities and development that have the potential to adversely affect public and private amenity or to create reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas or identified public space.

In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable ~~distance~~ catchment of planned rapid transit stops.

**CCZ-
PREC01**

Te Ngākau Civic Square Precinct

P1 Sch1

The purpose of the Te Ngākau Civic Square Precinct is to provide for civic activities ~~and~~, functions, ~~public use, and~~ areas of open space and redevelopment of the precinct while ensuring that any future development respects the special qualities of the area, including the concentration of ~~scheduled~~ heritage buildings.

The Precinct is Wellington's unique civic place. It is located in the heart of the City Centre and is a destination in itself. It is also an anchor point and gateway that connects the city centre's entertainment area, the waterfront and the Central Business District. Wellington's major civic and entertainment venues are located within the precinct, including the Wellington Town Hall, City Gallery Wellington (Te Whare Toi), Wellington City Library (Te Matapihi), Michael Fowler Centre, ~~Civic Administration Building, Municipal Office Building,~~ and Capital E.

The long-term vision for the precinct is that Te Ngākau is the beating heart of our capital city: a thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whānganui-a-Tara.

In particular, the aims of the Te Ngākau Civic Square Precinct are to:

1. Ensure that it is a vibrant and welcoming space which supports a range of uses to locate alongside its core civic function;
2. Provide a distinctive, safe, inclusive, comfortable and green environment for all users;
3. Create a civic space that reflects Wellington's unique culture, architecture, design, heritage and identity, including reflecting mana whenua values;
4. Ensure that future buildings and public environments are designed to a high quality; are resilient and sustainable; and complement and connect existing buildings and public spaces within the precinct as well as to the wider urban fabric of the City Centre;
5. Enable greater connectivity to surrounding streets and access between the city and waterfront, and to integrate with the wider transport network; and
6. Ensure that it is equipped to respond to significant seismic and climate change resilience challenges.

Te Ngākau Civic Square Precinct has long established historical and cultural associations for the mana whenua of Whanganui a Tara (Wellington), Taranaki Whānui and Ngati Toa Rangatira. Consequently, it is important that activities within the precinct recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/mauri of this area of significance to mana whenua is not diminished through any potential adverse effects created by activities and development within the precinct.

The Land Use Activities Rules for the City Centre Zone apply to the Te Ngākau Civic Square Precinct, with the Building and Structure Activity Rules and Standards for the City Centre Zone also applicable in addition to any precinct specific rules and standards identified in the plan.

Where there is any conflict between City Centre Zone and precinct specific provisions, the precinct provisions prevail.

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

City Centre Zone

ISPP

CCZ-01

Purpose

The City Centre Zone continues to be the primary commercial and employment centre servicing Wellington and the wider region, supported by residential and a diverse mix of other compatible activities that reflect its role and function in the hierarchy of centres.

ISPP

CCZ-02

Accommodating growth

The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity and additional infrastructure to meet its short, medium and long term residential and business growth needs, including:

1. A choice variety of building type, size, affordability and distribution, including forms of medium and high-density housing;
2. Convenient access to active and public transport activity options;
3. Efficient, well integrated and strategic use of available development sites; and
4. Convenient access to a range of open space, including green space, and supporting commercial activity and community facility options.

ISPP

CCZ-03

Urban form and scale

The scale and form of development in the City Centre Zone reflects its purpose as Wellington's primary commercial and employment centre, with the highest and most intensive form of development concentrated in the zone relative to other parts of the city.

ISPP

CCZ-04

Ahi Kā

Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations, and landowner and development interests are recognised in planning and developing the City Centre Zone.

ISPP	CCZ-05	<p>Amenity and design</p> <p>Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including:</p> <ol style="list-style-type: none"> 1. Reinforcing the City Centre Zone’s distinctive sense of place; 2. Providing a quality and level of public and private amenity in the City Centre Zone that evolves and positively responds to anticipated growth and the diverse and changing needs of residents, businesses and visitors; 3. Maintaining and enhancing the amenity and safety of public space; 4. Contributing to the general amenity of neighbouring residential areas <u>while achieving the planned urban form of the City Centre Zone</u>; 5. Producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change; 6. Protecting current areas of open space, including green space, and providing greater choice of space for residents, workers and visitors to enjoy, recreate and shelter from the weather; and 7. Acknowledging and sensitively responding to adjoining heritage buildings, heritage areas and areas and sites of significance to Māori.
ISPP	CCZ-06	<p>Development near rapid transit</p> <p>Activities and development near existing and planned rapid transit stops:</p> <ol style="list-style-type: none"> 1. Are located to enable convenient access by local residents, workers and visitors, particularly around transport hubs; 2. Are of sufficient residential scale and intensity to support a frequent and rapid transit network and associated mixed use development; and 3. Provide vibrant, attractive and easily accessible public space.
ISPP	CCZ-07	<p>Managing adverse effects</p> <p>Adverse effects of activities and development in the City Centre Zone are managed effectively both:</p> <ol style="list-style-type: none"> 1. Within the City Centre Zone; and 2. At interfaces with: <ol style="list-style-type: none"> a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to Māori; c. Identified public spaces; d. Identified pedestrian streets; e. Residential Zoned areas; f. Open Space and Recreation Zoned areas; and g. The Waterfront Zone.
Te Ngākau Civic Square Precinct		
ISPP	CCZ- PREC <u>01</u> -01	<p>Purpose</p> <p>Te Ngākau Civic Square Precinct is a vibrant, safe, resilient, connected and inclusive environment supported by a range of activities that complement its primary civic function.</p>

ISPP	<p>CCZ-<u>PREC01-O2</u></p>	<p>Built form</p> <p>The scale, form and positioning of development within the Te Ngākau Civic Square Precinct:</p> <ol style="list-style-type: none"> 1. Respects and reinforces the distinctive form and scale of existing associated historic heritage buildings, architecture and public space; 2. Integrates mana whenua values into the design; 3. Frames the square, <u>where relevant</u>; 4. Ensures a high degree of sunlight access is achieved within the precinct <u>public spaces in the precinct</u>; 5. Provides multiple connections which enable people to conveniently move between the city centre and the waterfront; and 6. Is sustainable and resilient; and 7. <u>Provides for green spaces, where possible.</u>
ISPP	<p>CCZ-<u>PREC01-O3</u></p>	<p>Integration with the City Centre, Waterfront and wider transport network</p> <p>Safe and accessible pedestrian linkages through the Te Ngākau Civic Square Precinct, and to and from other parts of the city centre and waterfront, are maintained and enhanced.</p>
<p>Policies</p>		
<p>City Centre Zone</p>		
P1 Sch1	<p>CCZ-P1</p>	<p>Enabled activities</p> <p>Enable a range and diversity of activities that support the purpose and ongoing viability of the City Centre Zone and enhances its vibrancy and amenity, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities, except located; <ol style="list-style-type: none"> a. <u>Above ground level; or</u> b. At ground level <u>a</u>Along any street not subject to active frontage and/or verandah coverage requirements; ; c. On any site subject to an identified natural hazard risk; 3. Community facilities; 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Marae activities; 8. Community corrections activities; 9. Public transport activities; 10. Visitor accommodation; 11. Repair and maintenance service activities; and 12. Recreation activities; ; 13. <u>Parliamentary activities;</u> 14. <u>Government activities; and</u> 15. <u>Civic activities.</u>
P1 Sch1	<p>CCZ-P2</p>	<p>Potentially incompatible activities</p>

		<p>Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy, and amenity, <u>resilience and accessibility</u>. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level; 4. Demolition of buildings that results in the creation of vacant land; and 5. Ground floor residential activities on streets identified as requiring either an active frontage or verandah coverage and sites subject to an identified hazard risk.
P1 Sch1	CCZ-P3	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the City Centre Zone.</p>
ISPP	CCZ-P4	<p>Housing choice</p> <p>Enable high density, good quality residential development that:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the city; and 2. Offers <u>Contributes to</u> a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, <u>impairments</u> and abilities.
ISPP	CCZ-P5	<p>Urban form and scale</p> <p>Recognise the benefits of intensification by:</p> <ol style="list-style-type: none"> 1. Enabling greater overall height and scale of development to occur in the City Centre Zone relative to other centres; and 2. Requiring the available development capacity of land within the zone to be efficiently optimised.
ISPP	CCZ-P6	<p>Adaptive use</p> <p>Encourage new development and redevelopment in the City Centre Zone that is sustainable, resilient and adaptable to change in use over time, including enabling:</p> <ol style="list-style-type: none"> 1. Sufficient flexibility for ground floor space to be used and converted for a range of activities; and 2. Residential activities at ground floor level along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.
P1 Sch1	CCZ-P7	<p>Ahi Kā</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations and landowner and development interests in the City Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing for the development of papakāinga, kaumātua housing and affordable Māori housing on their landholdings;

	<ol style="list-style-type: none"> 2. Managing new development adjoining scheduled sites of significance to Māori; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.
<p>ISPP</p>	<p>CCZ-P8 Sense of place</p> <p>Provide for good quality new development and supporting public space that reinforces the City Centre’s identity and unique sense of place at a city scale, including its:</p> <ol style="list-style-type: none"> 1. Surrounding topography and harbour setting; 2. Rich Māori and tauīwi/non-Māori history; 3. Compact, walkable city structure; 4. Diversified and vibrant mix of activities; 5. Visually prominent buildings and variety of architectural styles; and 6. Diversity of accessible, well designed civic and public space.
<p>ISPP</p>	<p>CCZ-P9 Quality design development 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 and distinctive form, quality and amenity of the City Centre Zone by:</p> <ol style="list-style-type: none"> 1. <u>Fulfilling the intent of the Centres and Mixed Use Design Guide;</u> 2. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: <ol style="list-style-type: none"> a. Acts as a catalyst for future change by reflecting <u>Reflects</u> the nature and scale of the development proposed <u>enabled</u> within the zone and in the vicinity and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of the land, <u>particularly including sites that are:</u> large, narrow, vacant or ground level parking areas; <ol style="list-style-type: none"> i. Large; <u>or</u> ii. Narrow; <u>or</u> iii. Vacant; <u>or</u> iv. Ground level parking areas; c. Provides for the increased levels of residential accommodation anticipated; and d. Provides for a range of supporting business, open space and community facilities; and e. <u>Is accessible for emergency service vehicles; and</u> 2. Ensuring that development, where relevant: <ol style="list-style-type: none"> a. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> i. A scheduled site of significance to Māori;

	<ul style="list-style-type: none"> ii. A heritage building, heritage structure or heritage area; iii. An identified character precinct; iv. A listed public space; v. Identified pedestrian streets; vi. Residential zones; vii. Open space zones; and viii. The Waterfront Zone; <ul style="list-style-type: none"> b. Responds to the pedestrian scale of narrower streets; c. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; d. Provides a safe and comfortable pedestrian environment; e. Enhances the quality of the streetscape and the private/public interface; f. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; and g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, including residential along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.
<p>ISPP</p>	<p>CCZ-P10 On-site residential amenity</p> <p>Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone, including:</p> <ul style="list-style-type: none"> 1. Providing residents with access to an adequate outlook; and 2. Ensuring <u>convenient</u> access to convenient outdoor space, including private and/or shared communal areas of outdoor space;- <u>3. Fulfilling the intent of the Centres and Mixed Use Design Guide; and</u> <u>4. Providing residents with adequate internal living space.</u>
<p>ISPP</p>	<p>CCZ-P11 City outcomes contribution</p> <p>Require over and under height, large-scale residential, non-residential and comprehensive developments <u>over CCZ-S1 height thresholds and under CCZ-S4 minimum building heights</u> in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in <u>Appendix 16 the Centres and Mixed Use Design Guide guideline G107</u>, including <u>satisfying through at least two of the following outcomes either:</u></p>

ISPP

	<ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Enabling universal accessibility within buildings ease of access for people of all ages and mobility/disability; and/or 3. 3. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate-change <u>earthquake</u> resilience; and/or 3. 4. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. 5. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5. Enabling ease of access for people of all ages and mobility.
<p>CCZ-P12</p>	<p>Managing adverse effects</p> <p>Recognise the evolving, higher density development context anticipated <u>enabled</u> in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> 1. The impacts of building dominance and the height and scale relationship; 2. Building mass effects, including the amount of light and outlook around buildings; and 3. The impacts on sunlight access to identified public space; and 4. The impacts of related construction activity on the transport network <u>and pedestrian linkages</u>.
<p><u>CCZ-P13</u></p>	<p><u>Retirement villages</u></p> <p><u>Provide for retirement villages where it can be demonstrated that the development:</u></p> <ol style="list-style-type: none"> 1. <u>Fulfils the intent of the Centres and Mixed Use Design Guide;</u> 2. <u>Includes outdoor space that is sufficient to cater for the needs of residents;</u> 3. <u>Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development;</u> 4. <u>Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and</u> 5. <u>Is of an intensity, scale and design that is consistent with the amenity values anticipated in the Zone.</u>

Te Ngākau Civic Square Precinct

P1 Sch1

<p>CCZ- PREC01-P1</p>	<p>Activities</p>
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	<p>Enable a range of activities and temporary events that support the civic purpose and ongoing vibrancy and amenity of Te Ngākau Civic Square Precinct, including:</p> <ol style="list-style-type: none"> 1. Civic functions; 2. Arts, culture and entertainment activities; 3. Recreation activities; 4. Community facilities; 5. Commercial activities; and 6. Residential activities above ground level to encourage activation of the precinct both day and night.
ISPP	<p>CCZ- PREC01-P2</p> <p>Use and development of the Te Ngākau Civic Square Precinct</p> <p>Provide for the staged redevelopment of the Te Ngākau Civic Square Precinct, and its connections with the transport network, wider City Centre Zone and Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Enhancing the public function, pedestrian network and public spaces within the precinct; 2. Maintaining its special character by managing the form, scale and intensity of development; 3. Ensuring land use activities and development are planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; and 4. Enabling new development and a range of activities that are integrated and compatible with existing buildings and land uses in the precinct.
ISPP	<p>CCZ- PREC01-P3</p> <p>Access, connections and open space</p> <p>Require that the use and development of the Te Ngākau Civic Square Precinct:</p> <ol style="list-style-type: none"> 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes existing and planned pedestrian access and connections between the precinct, the waterfront and the city centre; and 3. Provides well-designed, safe and accessible public and green open space, within the precinct.
ISPP	<p>CCZ- PREC01-P4</p> <p>Amenity and design</p> <p>Require development within the Te Ngākau Civic Square Precinct to contribute positively to its visual quality, amenity, interest and public safety by:</p> <p><u>1. Fulfilling the intent of the Centres and Mixed Use Design Guide;</u></p> <p>4. <u>2.</u> Requiring buildings and public spaces to incorporate high-quality visual and architectural design based on factors such as the bulk, form, scale, portion, location and detailing of the building/structure or building additions/alterations;</p> <p>2. <u>3.</u> Ensuring building design respects the form, scale and style of heritage buildings and wider architectural elements within the precinct, including interface treatment with the Town Hall;</p> <p>3. <u>4.</u> Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse</p>

	<p>of existing buildings and requiring new buildings to be resiliently designed;</p> <p>4- 5. Recognising mana whenua cultural values in the design of public spaces;</p> <p>5- 6. Ensuring new development will result in overall improvements to the function, access and safety of the precinct, including enabling universal access and opportunities for formal and informal surveillance;</p> <p>6- 7. Providing an active edge along a portion of each building that addresses both the internal precinct area and externally towards adjoining streets;</p> <p>7- 8. Providing a comfortable micro-climate for precinct users;</p> <p>8- 9. Positioning new development and managing building height and form to ensure a high degree of sunlight access is achieved within the square;</p> <p>9- 10. Retaining and enhancing strong visual and physical connections between the square, the waterfront, the city centre and streets surrounding the precinct; and</p> <p>10- 11. Incorporating public amenities, public artwork and means to assist wayfinding, including provision of interpretation and references to the area's cultural and historic heritage associations.</p>
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Rules: Land use activities in the City Centre Zone

P1 Sch1

CCZ-R1	Commercial activities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R2	Community facilities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R3	Educational facilities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R4	Recreation activities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R5	Arts, culture, and entertainment activities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R6	Emergency service facilities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R7	Marae activities
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1. Activity status: **Permitted**

P1 Sch1

CCZ-R8	Community corrections activities
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	1. Activity status: Permitted	
P1 Sch1	CCZ-R9	Public transport activities
	1. Activity status: Permitted	
P1 Sch1	CCZ-R10	Visitor accommodation activities
	1. Activity status: Permitted	
P1 Sch1	CCZ-R11	Repair and maintenance service activities
	1. Activity status: Permitted	
P1 Sch1	CCZ-R12	Parliamentary activities
	1. <u>Activity status: Permitted</u>	
P1 Sch1	CCZ-R13	Government activities
	1. <u>Activity status: Permitted</u>	
P1 Sch1	CCZ-R14	Civic activities
	1. <u>Activity status: Permitted</u>	
P1 Sch1	CCZ-R15	Retirement Villages
	1. <u>Activity status: Permitted</u>	
P1 Sch1	CCZ-R16	Residential activities
	1. Activity status: Permitted	
	Where:	
	a. The activity is located:	
	i. Above ground floor level; or	
	ii. At ground floor level along any street edge not identified as an active frontage; or	
	iii. At ground level along any street not identified as requiring verandah coverage; or	
	iv. At ground level on any site contained within a Natural Hazard Overlay.	
	2. Activity status: Discretionary	
	Where:	
	a. Compliance with the requirements of CCZ-R12.1.a cannot be achieved.	
	Notification status: An application for resource consent made in respect of rule CCZ-R12.2.a is precluded from being either publicly or limited notified.	

<p>2. Activity status: <u>Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of CCZ-R16.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>1. The matters in CCZ-P2, CCZ-P4 and CCZ-P9;</u> <u>2. The extent and effect of non-compliance with CCZ-S7 and CCZ-S8;</u> <u>3. Whether residential activities exceed 50% of the street frontage at ground floor;</u> <u>4. The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;</u> <u>5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;</u> <u>6. The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space;</u> <u>7. The continuity of verandah coverage along the identified street, informal access route or public space; and</u> <u>8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.</u> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-R16.2.a is precluded from being either publicly or limited notified.</u></p>

P1 Sch1

CCZ-R1743	Industrial activities, excluding repair and maintenance service activities
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<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. The activity is not a Heavy Industrial Activity.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The compatibility with, and nature and form of, neighbouring activities; 2. The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space; and 3. Effects on the amenity of the area, particularly in relation to noise, traffic generation, dust, odour and light spill. <p>Notification status: An application for resource consent made in respect of rule CCZ-R1743.1.a is precluded from being publicly notified.</p>
<p>2. Activity status: Non-complying</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with the requirements of CCZ-R1743.1.a cannot be achieved</p>

	Notification status: An application for resource consent made in respect of rule CCZ-R 1743 .2 must be publicly notified.	
P1 Sch1	CCZ-R1844	Carparking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity involves:</p> <ul style="list-style-type: none"> i. Provision of carpark above ground floor level; or ii. Provision of carpark below ground floor level; or iii. Provision of parking spaces for people with disabilities; or iv. Provision of ground floor level carpark that form part of a building specifically constructed and used for carparking purposes <u>and that complies with CCZ-S8; or</u> v. <u>Provision of ground floor level carpark that form part of a building, are located to the rear of the site, comply with CCZ-S8 and are not visible from the street; or</u> vi. <u>Provision of carpark on a road.</u> 	
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CCZ-R1844.1.a cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule CCZ-R1844.2.a must be publicly notified.</p>	
P1 Sch1	CCZ-R1945	Yard-based retailing activities
	<p>1. Activity status: Discretionary</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R1945 <u>that is either a new activity or expands the net area of an existing activity</u> must be publicly notified.</p>	
P1 Sch1	CCZ-R2046	All other land use activities
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.</p>	
Rules: Land use activities in the Te Ngākau Civic Square Precinct		
P1 Sch1	CCZ- PREC01-R1	Civic activities
	<p>1. Activity status: Permitted</p>	

P1 Sch1	CCZ- PREC01-R2	Arts, culture, and entertainment activities
	1. Activity status: Permitted	
P1 Sch1	CCZ- PREC01-R3	Community activities
	1. Activity status: Permitted	
P1 Sch1	CCZ- PREC01-R4	Commercial facilities
	1. Activity status: Permitted	
P1 Sch1	CCZ- PREC01-R5	Recreation activities
	1. Activity status: Permitted	
P1 Sch1	CCZ- PREC01-R6	Residential activities
	1. Activity status: Permitted Where: a. The activity is located above ground floor level.	
<u>P1 Sch1</u>	<u>CCZ- PREC01-R7</u>	<u>Educational facilities</u>
	1. <u>Activity status: Permitted</u>	
<u>P1 Sch1</u>	<u>CCZ- PREC01-R8</u>	<u>Government activities</u>
	1. <u>Activity status: Permitted</u>	
P1 Sch1	CCZ- PREC01- R97	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.	
Rules: Building and structure activities in the City Centre Zone		

ISPP

CCZ-R2147	Maintenance and repair of buildings and structures
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1. Activity status: **Permitted**

ISPP

CCZ-R2248	Demolition or removal of buildings and structures
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1. Activity status: **Permitted**

Where:

- a. The demolition or removal of a building:
 - i. Is required to avoid an imminent threat to life and/or property; or
 - ii. Enables the creation of public space or private outdoor living space associated with the use of a building; or
 - iii. Is required for the purposes of constructing a new building or adding to or altering an existing building that is a permitted activity under CCZ-R23 or CCZ-R24, or that has an approved resource consent or resource consent is being sought concurrently ~~under CCZ-R19.2, CCZ-R20.2 or CCZ-R20.3;~~ or
- b. The demolition or removal involves a structure, excluding any building.

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

Where:

- a. Compliance with any of the requirements of CCZ-R2248.1 cannot be achieved.

Notification status: An application for resource consent made in respect of rule CCZ-R2248.2.a is precluded from being either publicly or limited notified.

ISPP

CCZ-R2349	Alterations and additions to buildings and structures
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1. Activity status: **Permitted**

Where:

- a. ~~The Any~~ alterations or additions to a building or structure ~~that~~:
 - i. Do not alter ~~its the~~ external appearance ~~of the building or structure~~; or
 - ii. ~~Involve the placement of solar panels on rooftops; or~~
 - iii. ~~Involve maintenance, repair or painting; or~~
 - iv. ~~Involve re-cladding with like for like materials and colours; or~~
 - v. ~~Relate to a building frontage that is:~~
 - below verandah level, including entranceways and glazing; and
 - ~~compliantes~~ with CCZ-S8 ~~is achieved~~; or
 - vi. ~~Are not visible from a public space; and~~
- b. ~~The alterations or additions:~~
 - iii-~~i_d~~Do not result in the creation of new residential units; ~~and~~
 - iv. ~~Are not visible from public spaces; and~~
 - ~~v_ii.~~ Comply with standards CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7; and CCZ-S8, CCZ-S15 and CCZ-S16.

ISPP	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of CCZ-R2349.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P14 and CCZ-P12 and CCZ-P13; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13, and CCZ-S13, CCZ-S15 and CCZ-S16; and 3. Construction impacts on the transport network; and 4. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and 5. The Residential Design Guide. <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule CCZ-R23.2.a that complies with all of the identified standards in CCZ-R23.2.a.2 is precluded from being either publicly or limited notified.</u></p> <p>An application for resource consent made in respect of rule CCZ-R2349.2.a which results in non-compliance with CCZ-S5, CCZ-S9, and CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule CCZ-R2349.2.a which results in non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S6, CCZ-S7, and CCZ-S8, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S15 and CCZ-S16 is precluded from being publicly notified.</p>
	<p><u>3. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>In addition to the requirements in CCZ-R23.2, any addition to a building or structure where the relevant City Outcome Contribution Height Threshold set out in CCZ-S1 is exceeded.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in CCZ-P11; and</u> 2. <u>The application and implementation of the City Outcome Contribution set out in Appendix 16.</u> <p><u>Notification status: An application for resource consent made in respect of rule CCZ- R23.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in CCZ-P11 City Outcomes Contribution.</u></p>
CCZ-R 2420	Construction of buildings and structures
	<p>1. Activity status: Permitted</p>

Where:

- a. It involves the construction of any new building or structure that:
 - i. Will have a gross floor area of 100m² or less; and
 - ii. Will result in a building coverage of no more than 20 percent; and
- b. Compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, ~~and CCZ-S13~~, CCZ-S14, CCZ-S15 and CCZ-S16 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of CCZ-R~~2420~~.1, excluding CCZ-S1 and CCZ-S4, cannot be achieved.

Matters of discretion are:

1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, ~~CCZ-P14 and CCZ-P12~~ and CCZ-P13;
2. The extent and effect of non-compliance with ~~CCZ-S1~~, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, ~~and CCZ-S13~~, CCZ-S14, CCZ-S15 and CCZ-S16;
- ~~3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;~~
- ~~4. The Residential Design Guide;~~
4. The extent and effect of any identifiable site constraints;
5. The impacts of related construction activities on the transport network; and
6. The availability and connection to existing or planned three waters infrastructure.

Notification status:

An application for resource consent made in respect of rule CCZ-R24.2.a which complies with all of the identified standards in CCZ-R24.2.2 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule R~~2420~~.2.a which results in non-compliance with CCZ-S5, CCZ-S9, and CCZ-S10, ~~CCZ-S11, CCZ-S12 and CCZ-S13~~ is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule R~~2420~~.2.a which results from non-compliance with ~~CCZ-S1~~, CCZ-S2, CCZ-S3, CCZ-S6, CCZ-S7, and CCZ-S8, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S15 and CCZ-S16 is precluded from being publicly notified.

3. Activity status: **Restricted Discretionary**

Where:

- a. In addition to the requirements in CCZ-R24.2, the relevant City Outcome Contribution Height Threshold set out in CCZ-S1 is exceeded.

Matters of discretion are:

- ~~3-1. The matters in CCZ-P11; and~~
- ~~4-2. The application and implementation of the City Outcome Contribution set out in Appendix 16.~~

Notification status:

An application for resource consent made in respect of rule CCZ- R24.3 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in CCZ-P11 City Outcomes Contribution.

~~4.3.~~ Activity status: **Discretionary**

Where:

- a. Compliance with the requirements of CCZ-S4 cannot be achieved.

Notification status:

An application for resource consent made in respect of rule CCZ- R~~2420.43~~ ~~which results in non-compliance with CCZ-S4~~ is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in CCZ-P11 City Outcomes Contribution.

P1 Sch1

CCZ-R~~2524~~ Conversion of buildings, or parts of buildings, for residential activities

1. Activity status: **Restricted Discretionary**

Matters of discretion are:

- 1. The matters in CCZ-P1, CCZ-P4, and CCZ-P10 and CCZ-P13;
- 2. The extent of compliance with standards CCZ-S9, CCZ-S10 and CCZ-S13 and satisfaction of associated assessment criteria; and
- ~~3. The relevant guidance contained within the Residential Design Guide; and~~
- ~~4.3.~~ The availability and connection to existing or planned three waters infrastructure.

Notification status: An application for resource consent made in respect of rule CCZ-R~~2524~~.1 is precluded from being either publicly or limited notified.

P1 Sch1

CCZ-R~~2622~~ Outdoor storage areas

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.
- b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of CCZ-R~~2622~~.1 cannot be achieved

Matters of discretion are:

- 1. The matters in CCZ-P7 and CCZ-P10;
- 2. The extent to which any lesser screening is necessary to provide for functional or

- operational requirements of the activities on the site, or for people’s health and safety; and
- 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas.

Notification status: An application for resource consent made in respect of rule CCZ-R~~2622~~ is precluded from being publicly and limited notified.

Rules: Building and structures activities in the Te Ngākau Civic Square Precinct (CCZ-PREC01)

ISPP

**CCZ-
PREC01-
R~~107~~**

Construction of buildings and structures, additions and alterations to buildings and structures

1. Activity status: **Restricted Discretionary**

Matters of discretion are:

- 1. The matters in CCZ-PREC01-P2, CCZ-PREC01-P3 and CCZ-PREC01-P4;
- 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13;
- ~~3. The Centres and Mixed Use Design Guide;~~
- ~~4. The Residential Design Guide;~~
- ~~5. 3.~~ The outcomes of any consultation undertaken with mana whenua;
- ~~6. 4.~~ The extent and effect of any identifiable site constraints;
- ~~7. 5.~~ The extent to which the proposed building or addition/alteration respects the form, scale and style of historic heritage buildings located within the precinct;
- ~~8. 6.~~ The extent to which the new building or addition/alteration to a building has an adverse impact on the micro-climate of surrounding public space, including any impacts on sunlight access and wind protection; and
- ~~9. 7.~~ The design, scale and configuration of the proposed building/structure or building additions/ alterations, including:
 - a. The scale of development anticipated within the precinct and in the vicinity of the site;
 - b. Their visual and architectural quality based on such factors as form, scale, design, portion and detailing of the building/structure or building additions/alterations; and
 - c. The safe movement of people to, from and within the site, precinct and surrounding transport and street network.

Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R~~107~~.1 for any additions and alterations to a building or structure, is precluded from being either ~~must be~~ publicly or limited notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. In addition to the requirements in CCZ-PREC01-R10, tThe relevant City Outcome Contribution Height Threshold set out in CCZ-PREC01-S1 is exceeded.

Matters of discretion are:

- 1. The matters in CCZ-P11; and
- 2. The application and implementation of the City Outcome Contribution set out in Appendix 16.

Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R10.2 is precluded from being either publicly or limited notified, except where the application does not satisfy the outcome threshold test in CCZ-P11 City Outcomes Contribution.

Standards

City Centre Zone

ISPP

CCZ-S1	<u>Maximum height City Outcomes Contribution Height Threshold</u>
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<p>1. The following maximum height limits <u>The following City Outcomes Contribution Height Thresholds must be complied with</u> (measured above ground level unless otherwise specified) <u>apply to any new building or addition to an existing building:</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance and privacy effects on adjoining sites; and The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city. 																						
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 70%;">Location</th> <th style="width: 30%;">Limit Height threshold</th> </tr> </thead> <tbody> <tr> <td>a. Height Control Area 1 – Thorndon Quay</td> <td>35.4m</td> </tr> <tr> <td>b. Height Control Area 2 – Waterloo Quay section</td> <td>50m</td> </tr> <tr> <td>c. Height Control Area 3 – Bulk of Thorndon</td> <td>27m</td> </tr> <tr> <td>d. Height Control Area 4 – Mid and Upper Molesworth Street</td> <td>43.8m</td> </tr> <tr> <td>e. Height Control Area 5 - CBD East</td> <td>48.5m-93m</td> </tr> <tr> <td>f. Height Control Area 6 - CBD West</td> <td>75m-95m (MSL) Mean Sea Level as defined by the New Zealand Vertical Datum 2016 (NZVD2016)</td> </tr> <tr> <td>g. Height Control Area 7– Southern edge of CBD</td> <td>43.8m</td> </tr> <tr> <td>h. Height Control Area 8 –Te Aro</td> <td>42.5m</td> </tr> <tr> <td>i. Height Control Area 9 - South-East, South-West Zone Edge</td> <td>28.5m</td> </tr> <tr> <td>j. Height Control Area 10 - Adelaide Road</td> <td>42.5m</td> </tr> </tbody> </table>	Location	Limit Height threshold	a. Height Control Area 1 – Thorndon Quay	35.4m	b. Height Control Area 2 – Waterloo Quay section	50m	c. Height Control Area 3 – Bulk of Thorndon	27m	d. Height Control Area 4 – Mid and Upper Molesworth Street	43.8m	e. Height Control Area 5 - CBD East	48.5m-93m	f. Height Control Area 6 - CBD West	75m-95m (MSL) Mean Sea Level as defined by the New Zealand Vertical Datum 2016 (NZVD2016)	g. Height Control Area 7– Southern edge of CBD	43.8m	h. Height Control Area 8 –Te Aro	42.5m	i. Height Control Area 9 - South-East, South-West Zone Edge	28.5m	j. Height Control Area 10 - Adelaide Road	42.5m	
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<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p>																							

<p>- This standard does not apply to:</p> <ul style="list-style-type: none"> a. Solar panel and heating components attached to a building provided these do not exceed the <u>height City Outcomes Contribution Height Threshold</u> by more than 500mm; b. 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 <u>height City Outcomes Contribution Height Threshold</u> by more than 1m; and c. Lift overruns provided these do not exceed the <u>height City Outcomes Contribution Height Threshold</u> by more than 4m; <u>b-d. Fences and standalone walls; and</u> <u>e. Circumstances where up to 50% of a building's roof in elevation exceeds the City Outcomes Contribution Height Threshold where the entire roof slopes 15° or more.</u> 	
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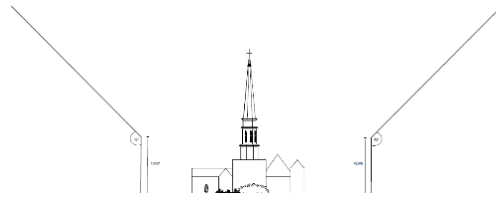
ISPP

<p>CCZ-S2</p>	<p>Old St Paul's Church – Adjoining site specific building height</p>
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1. Buildings and structures on sites bounded by Mulgrave Street, Pipitea Street, Moore Street and Thorndon Quay (refer to Diagram 17 – CCZ: Old St Paul’s Church – Adjoining Site Specific Building Height below):
 - a. Maximum height:
 - i. Southern, western and eastern site boundaries: 10m above and parallel to each of the Old St Paul’s site boundaries, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal outwards in a direction perpendicular to the boundary.
 - ii. Northern site boundary: 10m above and parallel to the Old St Paul’s site boundary, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal extending outwards in a north (i.e. perpendicular to the boundary) and north east direction (i.e. 45 degrees off perpendicular).
 - iii. Building line restriction area: No building or part thereof is permitted to be erected above the existing ground level between the building line restriction and Mulgrave Street as shown in Diagram 17 below.

Assessment criteria where the standard is infringed:

1. Dominance and shading effects on Old St Paul’s Church and associated setting.



- KEY**
- Old St Paul’s Church Site
 - Building Line
 - Recession Plane Section Cut
 - Building Line Restriction

Note: This standard prevails over the general height requirements specified in CCZ-S1.

ISPP

	CCZ-S3	Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height
	<p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p style="margin-left: 20px;">a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct.</p> <p>This standard does not apply to:</p> <p style="margin-left: 20px;">a. Fences or standalone walls no greater than 1.8m in height;</p> <p style="margin-left: 20px;">b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</p> <p style="margin-left: 20px;">c. 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</p> <p style="margin-left: 20px;">d. Lift overruns provided these do not exceed the height by more than 4m.</p> <p>Note: this standard prevails over the general height requirements specified in CCZ-S1.</p>	<p>Assessment criteria where the standard is infringed:</p> <p style="margin-left: 20px;">1. Dominance and shading effects on adjoining sites.</p>

ISPP

	CCZ-S4	Minimum building height
	<p>1. A minimum height of 22m is required for new buildings or structures.</p> <p>This standard does not apply to:</p> <p style="margin-left: 20px;">1. Any site adjoining a site located within a character precinct or Residentially Zoned Heritage Area and thus subject to CCZ-S3; and</p> <p style="margin-left: 20px;">2. Any site within the Te Ngākau Civic Square Precinct.</p>	<p>Assessment criteria where the standard is infringed:</p> <p style="margin-left: 20px;">1. The extent to which a reduced height is necessary to provide for the functional needs or operational needs of a proposed activity; and</p> <p style="margin-left: 20px;">2. Whether topographical or other site</p> <p style="margin-left: 20px;">3. constraints make compliance with the standard impracticable or unnecessary.</p>

ISPP

	CCZ-S5	Minimum ground floor height
	<p>1. The minimum ground floor height to <u>the</u> underside of <u>a</u> structural slab or equivalent shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <p style="margin-left: 20px;">1. The extent to which a reduced height:</p> <p style="margin-left: 40px;">a. Will compromise or preclude future use or adaptation of the</p>

	<p>ground floor for non-residential activities;</p> <p>b. Is necessary to provide for functional needs or operational needs of a proposed activity; and</p> <p>2. Whether topographical or other Site constraints make compliance with the standard impracticable or unnecessary.</p>
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ISPP

CCZ-S6	Minimum sunlight access – public space
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<p>1. All buildings or structures within the City Centre Zone must be designed and located to maintain sunlight access to any area mapped with the "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9;</p> <p>2. For areas in Appendix 9 with a specified time period:</p> <ul style="list-style-type: none"> a. 11:30am-1:30pm; b. 12:00pm-2pm; or c. 1:30pm-3:00pm; and <p>Sunlight access must be maintained in the entire area during this period.</p> <p>3. For areas in Appendix 9 with a specified time period:</p> <ul style="list-style-type: none"> a. 10:00am-3:00pm; or b. 10:00am-4:00pm; and <p>Sunlight access must be maintained in a minimum of 70% of the area during this period.</p> <p><u>4.</u> This standard does not apply to:</p> <ul style="list-style-type: none"> a. Any temporary structure erected and dismantled in less than 30 days; and b. Any public amenity facility erected within an identified public space. 	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent of increased shadowing and any associated adverse amenity effects on the open space.</p>
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ISPP

CCZ-S7	Verandahs
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<p>1. Verandahs must be provided on building elevations on identified street frontages;</p> <p>2. Any verandah must:</p> <ul style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; 	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which any non-compliance:</p> <ul style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the
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<p>d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below;</p> <p>e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</p> <p>f. Not exceed a maximum width of 3m from the front of the building.</p> <p>This standard does not apply to:</p> <p>a. Any scheduled building identified in SCHED1 - Heritage Buildings. However, if for any reason these buildings received resource consent approval to be demolished, then a verandah would be required for any replacement buildings on these sites; and</p> <p>b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree; and.</p> <p>c. <u>Service stations.</u></p>	<p>development; and</p> <p>2. The continuity of verandah coverage along the identified street, informal access route or public space.</p>
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ISPP

CCZ-S8	Active frontage control
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<p>1. Any new building or addition to an existing building adjoining facing an identified street with an active frontage control must:</p> <p>a. Be built up to the street edge <u>at ground floor level along at least 90% on all street boundaries and along the of the</u> full width of the site <u>that borders the street(s) bordering any street boundary</u>;</p> <p>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</p> <p>c. Locate the principal public entrance on the front boundary.</p> <p><u>This standard does not apply to Except that:</u></p> <p>a. <u>Any vehicle and pedestrian access to a site situated on a street subject to an active frontage control;</u></p> <p style="margin-left: 20px;">a. b. This does not apply to aAny heritage building identified in SCHED1-heritage buildings <u>or service stations</u>; and</p> <p>3. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that:</p> <p>a. Is more than 4 metres wide;</p> <p>b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and</p> <p>c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which:</p> <p>a. Any non-compliance is required for on-site functional needs or operational needs;</p> <p>b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape</u>; and</p> <p>c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.</p>
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ISPP

CCZ-S9	Minimum residential – unit size	
1. Residential units, including any dual key unit, 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; and b. Other on-site factors compensate for a reduction in unit size.
Residential unit type	Minimum net floor area	
a. Studio unit	35m ²	
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	

ISPP

CCZ-S10	Residential – outdoor living space		
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; 2. Where private outdoor living space is provided it must be: 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; 3. Where communal outdoor living space is provided it does not need to be a single continuous space but it must be: 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 manoeuvring areas.		Assessment criteria where the standard is infringed: 1. The extent to which: a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site.	
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 5 4-15 units	1064m² per unit		8m
ii. For each additional unit above 15 units	2m ²		-

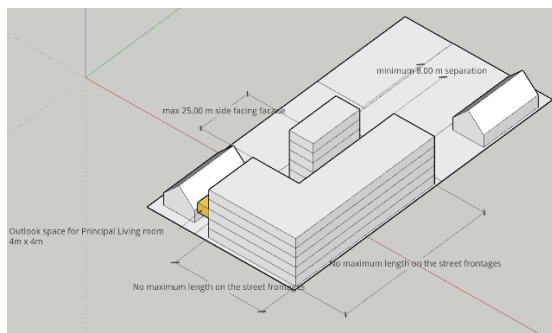
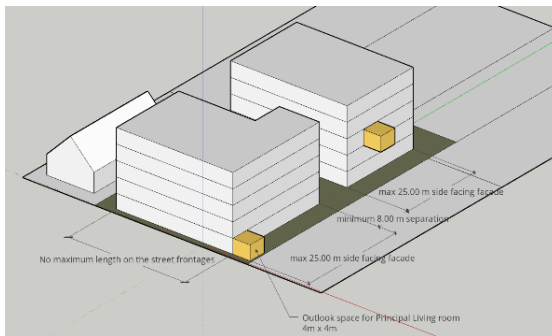
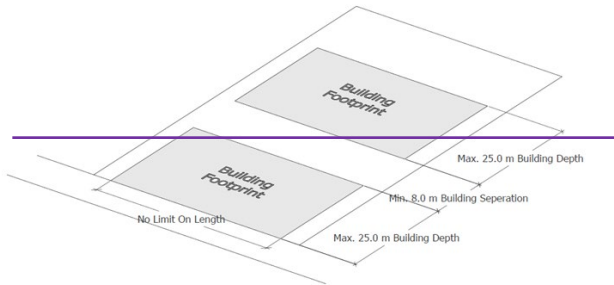
Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.

ISPP

CCZ-S11

Minimum building separation distance for residential activities

1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, as shown in Diagram 18 and Diagram X below.



Assessment criteria where the standard is infringed:

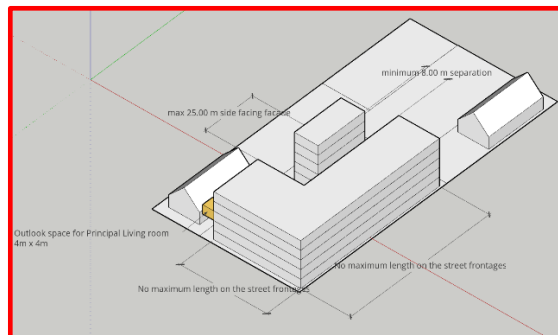
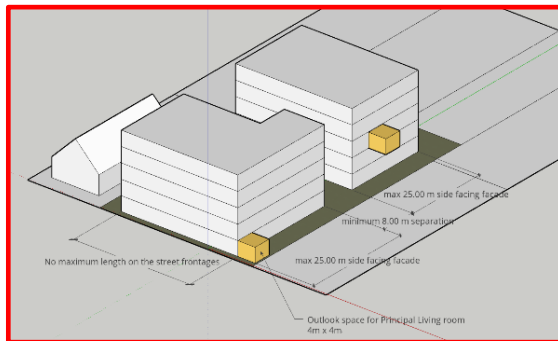
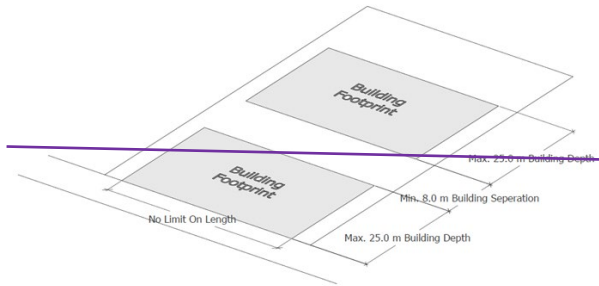
1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance and privacy effects on adjoining sites.

ISPP

CCZ-S12

Maximum building depth for residential activities

- Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site aside from a rear site, must not result in the continuous depth length of any external side wall façade, facing a neighbouring site, being greater than 25m, as shown in Diagram 19 and Diagram X below.



Assessment criteria where the standard is infringed:

- The extent to which the design mitigates the effect of a long featureless building façade; and
- Dominance and privacy effects on adjoining sites.

ISPP

CCZ-S13

Outlook space

- An outlook space must be provided for each residential unit as specified in this standard;
- All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.
- All habitable rooms must have an outlook space of a minimum dimension of 1m in depth

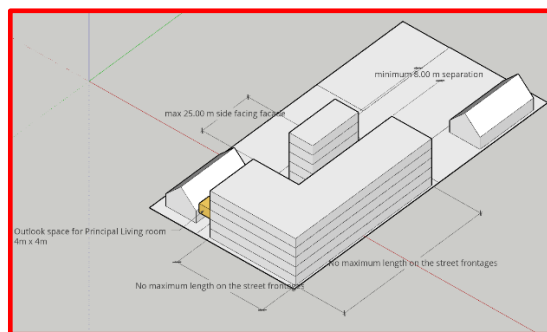
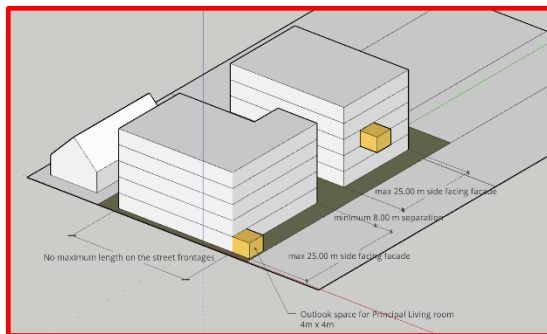
Assessment criteria where the standard is infringed:

- The extent to which:
 - Acceptable levels of natural light are provided to habitable rooms;
 - The design of the proposed unit provides a healthy living environment; and
 - The extent of dominance and privacy related effects on

and 1m in width as shown in Diagram X and Diagram X below;

- 3-4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
- 4-5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
- 5-6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
- 6-7. Outlook spaces may be under or over a balcony;
- 7-8. Outlook spaces required from different rooms within the same building may overlap; and
- 8-9. 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.

adjoining sites.



ISPP

CCZ-S14 Fences and standalone walls

1. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).

Assessment criteria where the standard is infringed:

- 1. Streetscape and visual amenity effects; and
- 2. Dominance and privacy effects on adjoining sites.

ISPP

	<u>CCZ-S15</u>	<u>Boundary setback from a rail corridor</u>
	<p>1. <u>Buildings or structures must not be located within 1.5m of the boundary of a designated rail corridor.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p>1. <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>

ISPP

	<u>CCZ-S16</u>	<u>Sites adjoining residential zones</u>
	<p>1. <u>For any site adjoining a Residentially Zoned site:</u></p> <p style="margin-left: 20px;">a. <u>no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 19m above ground level from all side and rear boundaries that adjoin the Residentially Zoned site.</u></p> <p><u>This standard does not apply to:</u></p> <p style="margin-left: 20px;">a. <u>Fences or standalone walls no greater than 1.8m in height;</u></p> <p style="margin-left: 20px;">b. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</u></p> <p style="margin-left: 20px;">c. <u>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</u></p> <p style="margin-left: 20px;">d. <u>Lift overruns provided these do not exceed the height by more than 4m.</u></p> <p><u>Note: this standard prevails over the general height requirements specified in CCZ-S1.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p>1. <u>Dominance and shading effects on adjoining sites.</u></p>

Te Ngākau Civic Square Precinct					
ISPP	<table border="1"> <tr> <td style="text-align: center;">CCZ- PREC01-S1</td> <td style="text-align: center;">Maximum height <u>City Outcomes Contribution Threshold</u></td> </tr> </table>	CCZ- PREC01-S1	Maximum height <u>City Outcomes Contribution Threshold</u>		
CCZ- PREC01-S1	Maximum height <u>City Outcomes Contribution Threshold</u>				
<p>1. The following maximum height limit <u>City Outcomes Contribution Height Thresholds above ground level must be complied with (measured above ground level unless otherwise specified) apply to any new building or addition to an existing building:</u></p> <table border="1"> <thead> <tr> <th style="text-align: left;">Location</th> <th style="text-align: left;">Limit Height Threshold</th> </tr> </thead> <tbody> <tr> <td>a. Entire Precinct</td> <td>40m</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Solar panel and heating components attached to a building provided these do not exceed the height <u>City Outcome Contribution Threshold</u> by more than 500mm; b. 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 <u>City Outcomes Contribution Threshold</u> by more than 1m; and c. Lift overruns provided these do not exceed the height <u>City Outcomes Contribution Height Threshold</u> by more than 4m-; d. Fences and standalone walls; and e. Circumstances where up to 50% of a building's roof in elevation exceeds the <u>City Outcomes Contribution Height Threshold</u> where the entire roof slopes 15° or more. 		Location	Limit Height Threshold	a. Entire Precinct	40m
Location	Limit Height Threshold				
a. Entire Precinct	40m				
<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance and shading effects within the Precinct and on adjoining sites; and 2. Streetscape and visual amenity Effects; and 3. <u>The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city.</u> 					

Methods

<u>CCZ-M1</u>	<u>Urban Design Panel</u>
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Subject to obtaining relevant approvals and supporting funding Council will seek to establish and facilitate an independent, non-statutory Urban Design Panel to inform urban design assessments of relevant policies and matters of discretion that apply to significant resource consent applications as required.