

APPENDIX O: Rationale for Commercial and Mixed Use Zones

National Planning Standards – Zoning Options

The National Planning Standards provide for multiple commercial zone options with the following purposes:

Zone Name	Description
Neighbourhood centre zone	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
Local centre zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.
<i>Commercial zone</i>	<i>Areas used predominantly for a range of commercial and community activities.</i>
<i>Large format retail zone</i>	<i>Areas used predominantly for commercial activities which require large floor or yard areas.</i>
Mixed use zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
Town centre zone	Areas used predominantly for: <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.
<i>Metropolitan centre zone</i>	<i>Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.</i>
City centre zone	Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is the main centre for the district or region.

Having considered these zone options in light of the above issues the zones shown in bold have been selected for the Commercial areas of Upper Hutt. Further rationale as to why these zones have been chosen is set out below.

Proposed Zones

The identified zones and precinct have been selected as they adequately cover the range and scale of commercial activities and development currently present and anticipated throughout the city. They continue to provide for a range of activities in a way that offers flexibility to the market while recognising that some activities are better focused in certain areas (e.g. some areas are more sensitive to a change in scale and land use activities than others).

The table below provides further information regarding the description of these zones, the expected outcomes and the spatial extent of the zones:

Zone	Description
<p>Neighbourhood Centre Zone NCZ</p>	<p>The Neighbourhood Centre Zone provides for a range of small-scale commercial activities that service the day-to-day needs of the immediate residential neighbourhood. Neighbourhood centres accommodate a range of commercial, retail, and community services, and provide a limited range of services, employment, and living opportunities.</p> <p>Built Form and Amenity</p> <p>Small scale</p> <ul style="list-style-type: none"> • Medium density • 1 – 3 tenancies • Permitted gross floor area per tenancy: 150 m² • Height compatible with surrounding residential (up to 3 – 4 storeys) • Some active frontage requirements <p>Activities</p> <p>Shops and services for immediate residential neighbourhood</p> <ul style="list-style-type: none"> • Retail • Commercial Services • Food and beverage • Community facilities • Residential <p>Location of Zone</p> <ul style="list-style-type: none"> • Embedded in residential neighbourhoods <p>Site Specific Controls</p> <ul style="list-style-type: none"> • Site specific controls apply to the site at 48 Kirton Drive
<p>Local Centre Zone LCZ</p>	<p>The Local Centre Zone provides for medium-scale commercial centres that are conveniently located to service the needs of the surrounding commercial catchment. Local centres accommodate a range of retail, commercial, and community activities, while also offering services, employment, and residential opportunities. The actual size of a local centre depends largely on its location and the size of the surrounding catchment. Most local centres have potential for growth and intensification, which allows them to provide for the expected growth of surrounding residential areas, while not undermining the primary function and vitality of the City Centre Zone.</p> <p>Built Form and Amenity</p> <p>Medium scale</p> <ul style="list-style-type: none"> • Medium to high density • Permitted gross floor area per tenancy: 300 m² • Height compatible with surrounding residential (up to 6 – 10 storeys) • Some active frontage requirements

Zone	Description
	<ul style="list-style-type: none"> • Potential for growth <p>Activities</p> <p>Wide range of activities that service the residential catchment</p> <ul style="list-style-type: none"> • Retail • Commercial services • Food and beverage • Community/healthcare/educational • Visitor accommodation • Small offices • Residential <p>Location of Zone</p> <ul style="list-style-type: none"> • Mostly located along main roads and accessible by public transport
<p>Mixed Use Zone MUZ</p>	<p>The Mixed Use Zone provides for a wide range of activities ranging from 'residential over commercial' to light industrial. It enables retail, commercial, recreational, and entertainment activities, while also providing for drive-through and light industrial activities.</p> <p>Built Form and Amenity</p> <p>Medium to large scale</p> <ul style="list-style-type: none"> • Medium to high density • Different amenity values • Permitted gross floor area per tenancy (450 m2) • Height compatible with surrounding residential (up to 6 – 10 storeys) • No active frontage requirements • Stronger vehicle focus <p>Activities</p> <p>Broad range of activities serving surrounding suburbs</p> <ul style="list-style-type: none"> • Retail (including large format) • Commercial services • Food and beverage • Visitor accommodation • Community/healthcare/education/recreation • Drive-through/service stations • Residential • Light industrial <p>Location of Zone</p> <ul style="list-style-type: none"> • Typically applies to areas previously zoned industrial or commercial with the potential for functioning mixed use environments.

Zone	Description
	<ul style="list-style-type: none"> • Also applies to commercial sites with no centres character and stronger focus on vehicle focused activities. • Mostly located along main roads
<p>Town Centre Zone TCZ</p>	<p>The Town Centre Zone applies to the Silverstream Centre. It provides for a medium to large scale suburban shopping centre that serves not only the surrounding residential catchment, but also neighbouring suburbs. The Town Centre Zone accommodates a wide range of retail, commercial services, healthcare, and community facilities. It also provides for employment opportunities as well as residential activities. Overall, the Town Centre Zone is of a larger scale and has a wider focus than the Local Centre Zone while not undermining the primary function of the City Centre Zone.</p> <p>Built Form and Amenity</p> <p>Medium to large scale</p> <ul style="list-style-type: none"> • High density • Permitted gross floor area per tenancy: 450 m² • Height compatible with surrounding residential (up to 6 - 10 storeys) • Active frontage requirements along identified roads • Pedestrian focus • Design guide <p>Activities</p> <p>Wider range of activities serving surrounding suburbs</p> <ul style="list-style-type: none"> • Retail (including supermarkets) • Commercial services • Food and beverage • Visitor accommodation • Community/healthcare/education/recreation • Offices • Residential <p>Location of Zone</p> <ul style="list-style-type: none"> • Silverstream commercial centre • Well connected to regional public transport
<p>City Centre Zone CCZ</p>	<p>The City Centre Zone is the primary commercial centre of the city. It offers vibrant, attractive, and high-quality public spaces, and provides for a wide variety and diverse range of activities, employment, and living opportunities.</p> <p>Built Form and Amenity</p> <p>Large scale with high densities</p> <ul style="list-style-type: none"> • High density • No maximum height

Zone	Description
	<ul style="list-style-type: none"> • Active frontage requirements along identified roads • Attractive public spaces • Design guide. <p>Activities</p> <p>Main commercial, civic, community, and cultural centre, with a wide range of activities</p> <ul style="list-style-type: none"> • Retail (including large format) • Commercial services • Food and beverage • Entertainment • Visitor accommodation • Healthcare/community/education/recreation • Offices • Residential <p>Location of Zone</p> <ul style="list-style-type: none"> • Applies to the principal civic, employment and commercial centre for the city. • Focal point for the city and well connected to regional public transport.