

APPENDIX P: Explanation of Provisions

Neighbourhood Centre Zone – Objectives and Policies

Objectives

- Neighbourhood Centres are small scale commercial centres that service the day to day needs of the immediate residential neighbourhood.
- The built environment is of medium scale that reflects the anticipated density of surrounding residential areas and contributes positively to the residential context.
- Adverse effects on adjoining Residential Zones and Open Space and Recreation Zones are minimal.

Policies

- Enable activities that are compatible with the function and scale of Neighbourhood Centres.
- Provide for residential activity above ground floor or to the rear of the commercial frontage.
- Only allow for other activities where adverse effects can be managed while avoiding incompatible activities.
- Provide for built development that reflects the purpose, scale and anticipated density of the Neighbourhood Centre Zone and contributes to an attractive urban environment.
- Encourage positive interfaces and attractive street edges.
- Minimise the effects of use and development on sites in adjoining Residential Zones and Open Space and Recreation Zones through building design, screening and bulk and location provisions.

Local Centre Zone – Objectives and Policies

Objectives

- Local Centres are medium scale commercial centres that service the surrounding residential catchment.
- The built environment is of medium to high density and contributes positively to the surrounding residential environment.
- Adverse effects on adjoining Residential Zones and Open Space and Recreation Zones are minimal.

Policies

- Enable activities that are compatible with the anticipated purpose and scale of Local Centres.
- Provide for residential activity which must be located above ground floor if facing an identified primary frontage.

- Only allow for other activities where adverse effects can be managed while avoiding incompatible activities.
- Provide for medium to high density built development that reflects the anticipated role and scale of the Local Centre Zone and contributes to an attractive urban environment.
- Encourage positive interfaces and require active frontages along identified street edges.
- Minimise the effects of use and development on sites in adjoining Residential Zones and Open Space and Recreation Zones through building design, screening and bulk and location provisions.

Mixed Use Zone – Objectives and Policies

Objectives

- The Mixed Use Zone accommodates a mix of activities including commercial, recreational, community, residential and light industrial.
- The built environment is of medium to high scale and reflects the mix of activities.
- Adverse effects on adjoining Residential Zones and Open Space and Recreation Zones are minimal.

Policies

- Enable activities that are compatible with the mixed use character of the zone.
- Provide for residential activity while preventing reverse sensitivity effects.
- Provide for other activities including light industrial activities where adverse effects can be managed.
- Avoid incompatible activities.
- Provide for built development that reflects the anticipated role and scale of the Mixed Use Zone and contributes to an attractive and safe environment.
- Encourage positive interfaces and the use of landscaping to manage effects.
- Minimise the effects of use and development on sites in adjoining Residential Zones and Open Space and Recreation Zones through building design, screening and bulk and location provisions.

Town Centre Zone – Objectives and Policies

Objectives

- The Town Centre Zone is a medium to large scale commercial centres that services the neighbouring suburbs and accommodates a wide range of commercial and community activities.
- Built development is of high quality and reflects the anticipated high density environment.
- Adverse effects on adjoining Residential Zones and Open Space and Recreation Zones are managed.

Policies

- Enable activities that are compatible with the anticipated function and scale of the Town Centre Zone.
- Provide for residential activity which must be located above ground floor if facing an identified primary frontage.
- Only allow for other activities where adverse effects can be managed while avoiding incompatible activities.
- Provide for high density built development that reflects the role and scale of the Town Centre Zone and contributes to an attractive urban environment.
- Encourage positive interfaces and require active frontages along identified street edges.
- Minimise the effects of use and development on sites in adjoining Residential Zones and Open Space and Recreation Zones through building design, screening and bulk and location provisions.

City Centre Zone – Objectives and Policies

Objectives

- The City Centre is the city's principal commercial, civic and community centre and accommodates a wide range of activities.
- The built form of the City Centre is compact, of high quality and reflects the high density urban environment.
- Good urban design and active street frontages provide for attractive and safe public spaces.
- Adverse effects on adjoining Residential Zones and Open Space and Recreation Zones are managed

Policies

- Enable a wide range of appropriate activities that help achieve the intended vibrancy and attractiveness of the City Centre.
- Encourage small scale activities with a strong pedestrian focus along identified active frontages.
- Provide for high density residential activities above ground floor.
- Only allow for other activities where adverse effects can be managed, while avoiding incompatible activities.
- Encourage high-density and high quality built development that contributes to an attractive built environment.
- Create an attractive interface between buildings and the public space by requiring active frontages along identified street edges.

- Minimise the effects of use and development on sites in adjoining Residential Zones and Open Space and Recreation Zones through building design, screening and bulk and location provisions.
- Require consistency with the City Centre Zone Design Guide.

Rules and Standards

Comparison of Land Use Activity Rules

The table below provides a summary and comparison of the proposed activity status of land use activities in the Commercial and Mixed Use Zones:

	NCZ**	LCZ	MUZ	TCZ	CCZ
Retail	PER*	PER*	PER*	PER*	PER
Commercial Service	PER*	PER*	PER*	PER*	PER
Food & Beverage	PER*	PER*	PER*	PER*	PER
Community	PER*	PER*	PER*	PER*	PER
Healthcare	RDIS*	PER*	PER*	PER*	PER
Educational	RDIS*	PER*	PER*	PER*	PER
Office	DIS	PER*	PER*	PER*	PER
Visitor Accommodation	DIS	PER*	PER*	PER*	PER*
Residential	PER*	PER*	PER*	PER*	PER*
Large Format Retail	DIS	DIS	PER*	DIS	PER*
Supermarket		RDIS*		PER*	
Entertainment	DIS	DIS	PER*	DIS	PER
Retirement Village	DIS	DIS	RDIS*	DIS	RDIS*
Emergency Service	RDIS*	RDIS*	RDIS*	RDIS*	RDIS*
Sport and Active Recreation	DIS	DIS	PER*	RDIS*	RDIS*
Drive-through	DIS	DIS	PER*	DIS	DIS
Motorised Recreation	NC	NC	DIS	NC	NC
Industrial	NC	NC	NC	NC	NC
Light Industrial			RDIS*		
Yard Sale / Trade Supply	NC	NC	DIS	NC	NC
Rural Activity	NC	NC	NC	NC	NC

	NCZ**	LCZ	MUZ	TCZ	CCZ
Primary Production	NC	NC	NC	NC	NC
Any activity not otherwise listed	DIS	DIS	DIS	DIS	DIS

* subject to compliance with standards

** site specific provisions apply to the site at 48 Kirton Drive

Comparison of Building Activity Rules

The table below provides a summary and comparison of the proposed activity status of land use activities in the Commercial and Mixed Use Zones:

	NCZ	LCZ	MUZ	TCZ	CCZ
New Buildings and Structures					REDIS*
Redevelopment, Alteration & Repair	PER*	PER*	PER*	PER*	PER*
Additions					PER*
Minor Buildings and Structures	PER	PER	PER	PER	PER*
Demolition	PER	PER	PER	PER	PER

* subject to compliance with standards

Comparison of Development Standards

The table below provides a summary and comparison of the development standards that apply in the Commercial and Mixed Use Zones:

	NCZ**	LCZ	MUZ	TCZ	CCZ
Building Height	12m + 1m	24.5m + 1m			-
Height in relation to boundary	4m + 60° along boundaries with Residential Zones and Open Space and Recreation Zones				
Setbacks	1m along boundaries with Residential and Open Space and Recreation Zones				
Fences and walls	2m height along boundaries with Residential and Open Space and Recreation Zones				
Active Frontages	Orientation Glazing Entrances	Orientation, Verandahs, Glazing, Entrances	-	Orientation, Verandahs, Glazing, Entrances along identified frontages	

	NCZ**	LCZ	MUZ	TCZ	CCZ
		along identified frontages			
Location of Residential Units	Above ground floor or to the rear	Above ground floor along identified frontages	-	Above ground floor along identified frontages	Above ground floor
Number of Residential Units	3				-
Noise & Ventilation	Internal sound insulation levels / Source of fresh air				
Outdoor Living Space	20m ² on ground floor / 8m ² above ground floor Shared space option for multi-unit housing				-
Service, Outdoor Storage and Parking	Location Screening Landscaping				
Water Supply, Stormwater and Wastewater	Compliance with COP				

** site specific provisions apply to the site at 48 Kirton Drive

Neighbourhood Centre Zone – Rules and Standards

Activities

The Neighbourhood Centre Zone is a new zone that mainly provides for small scale retail and commercial service activities that are tailored towards the day to day needs of the surrounding residential neighbourhoods. In most cases the small footprint of the zone sets natural limits to the activities that can be established.

Residential

Residential activities are provided for but must be located above ground floor or to the rear of the building and are required to provide Outdoor Living Space. To be consistent with the surrounding residential areas up to 3 residential units per site are permitted while 4 or more residential units per site are restricted discretionary.

New Buildings

In the Neighbourhood Centre Zone all new buildings and structures and additions to existing buildings and structures are permitted up to a total Gross Floor Area of 500m² (subject to compliance with standards). All larger buildings require resource consent as a restricted discretionary activity to enable an assessment of potential effects and ensure good design outcomes.

The option of lower GFA triggers (e.g. 250m²) has been considered but was found to be too restrictive as it would essentially mean that any new building within this zone would require resource consent. The additional costs and uncertainties could be seen as a detriment to future development or result in unwanted outcomes such as multiple small scale developments to avoid the consent process rather than development that maximises the potential of commercial sites. The approach could also result in large numbers of additional consents to be processed by Council.

The option of introducing no GFA threshold for new developments has also been considered and while this was seen as being enabling and encouraging for new developments it would remove Council's ability to influence building design and quality above and beyond very basic permitted building standards and could therefore result in poor quality built development and urban environments.

Building Height and Boundary Controls

The permitted building height is limited to 12m (plus 1m roof allowance) which is slightly higher than the permitted building height in Residential Zones as introduced by the Medium Density Residential Standards ('MDRS'), thereby allowing for additional ground floor height for commercial activities. Any potential adverse effects created by the additional height are managed through additional Setback and Height in relation to Boundary requirements that apply along any boundaries with sites in Residential Zones or Open Space and Recreation Zones. A 2m height limit applies to fences and standalone walls along side and rear boundaries where these boundaries abut sites that are zoned Residential or Open Space and Recreation.

The proposed Height in Relation to Boundary and Setback standards that apply along boundaries with Residential and Open Space and Recreation Zones reflect the equivalent MDRS in the residential zones.

Active Street Frontages

Due to the small scale of the Neighbourhood Centre Zone no Active Street Frontages have been identified for the Neighbourhood Centre Zone. However, the following active street frontage provisions apply to all developments. New buildings must provide display windows or transparent glazing (55%) and the main entrance must be from the road. There is no requirement for verandas and all residential activities must be located either above ground floor or to the rear of the commercial activity.

Landscaping and Screening

Parking areas as well as servicing and storage areas must be screened and/or landscaped to maintain amenity.

Local Centre Zone – Rules and Standards

Activities

The Local Centre Zone is a new zone which covers areas that are mostly embedded in residential neighbourhoods and provide for the needs of those residents.

The Local Centre Zone has a strong focus on small to medium scale commercial and retail activities and while providing for supermarkets up to a certain scale is being more restrictive towards other large format retail. It provides for residential development and a range of community and health activities. Most permitted activities are subject to size restrictions in this zone.

Residential

Residential activities are provided for but must be located above ground floor along streets with identified Active Street Frontages, provide Outdoor Living Spaces and comply with Noise and Ventilation standards. To be consistent with the surrounding residential areas and ensure good quality residential development and amenity any residential development of 4 or more residential units per site is a restricted discretionary activity. This is particularly important considering the lack of other standards within the Local Centre Zone such as Height in Relation to Boundary and Setbacks, which only apply to boundaries with residential or open space zoned properties.

New Buildings

In the Local Centre Zone all new buildings and structures and additions to existing buildings and structures are permitted up to a total Gross Floor Area of 500m² (subject to compliance with standards). All larger buildings require resource consent as a restricted discretionary activity to enable an assessment of potential effects and ensure good design outcomes.

The option of lower GFA triggers (e.g. 250m²) has been considered but was found to be too restrictive as it would essentially mean that any new building within this zone would require resource consent. The additional costs and uncertainties could be a deterrent to future development or result in unwanted outcomes such as multiple small scale developments to avoid the consent process rather than development that maximises the potential of commercial sites. The approach could also result in large numbers of additional consents to be processed by Council.

The option of introducing no GFA threshold for new developments has also been considered and while this was seen as being enabling and encouraging for new developments it would remove Council's ability to influence building design and quality above and beyond very basic permitted building standards and could therefore result in poor quality built development and urban environments.

Building Height and Boundary Controls

The permitted building height is limited to 24.5m (plus 1m roof allowance) which aligns with the building height provided for in surrounding High Density Residential Zones and gives effect to the requirements of the NPS-UD. Where Local Centre Zones have boundaries with the General Residential Zone (with a permitted building height of 11m plus 1m roof allowance) any potential adverse effects created by the additional height are managed through the Setback and Height in Relation to Boundary requirements that apply along any boundaries with sites in Residential Zones or Open Space and Recreation Zones. A 2m height limit applies to fences and standalone walls along side and rear boundaries where these boundaries abut sites that are zoned Residential or Open Space and Recreation.

The proposed Height in Relation to Boundary and Setback standards that apply along boundaries with Residential and Open Space and Recreation Zones reflect the equivalent MDRS in the residential zones.

Active Street Frontages

To achieve pedestrian friendly, attractive and vibrant streets and public spaces, active street frontage provisions apply along certain boundaries identified on the planning maps. Along identified Active Street Frontages all buildings must be built up to the front boundary and provide a verandah. 55% of the ground floor façade must be display windows or transparent glazing and the main entrance must be located along the Active Street Frontage.

Landscaping and Screening

Parking areas as well as servicing and storage areas must be screened and/or landscaped to maintain amenity.

Mixed Use Zone – Rules and Standards

Activities

The Mixed Use Zone is a new zone that provides for a wide range of activities. It is very enabling and provides for activities ranging from retail and residential to large format retail and entertainment activities. Light industrial activities are provided for as restricted discretionary activities. The provisions reflect the diverse character of Mixed Use Zones and cater for a variety of different activities. It is expected that not all Mixed Use Zones will contain or cater for all activities.

Residential

Residential activities are provided for with no restriction of ground floor residential. This reflects the wider mix of activities and the lack of active street frontage provisions in the Mixed Use Zone. Residential activities must provide Outdoor Living Spaces for residents and four or more residential units per site are restricted discretionary activities to allow for the management of any adverse effects or reverse sensitivity effects of larger residential development as well as ensuring high quality residential development.

New Buildings

In the Mixed Use Zone all new buildings and structures and additions to existing buildings and structures are permitted subject to compliance with standards.

The option of introducing a GFA trigger (e.g. 500m²) has been considered but was found to be too restrictive in a zone that is intended to provide for large format retail activities as it would essentially mean that any new building within this zone would require resource consent. The additional costs and uncertainties could be seen as a detriment to future development or result in unwanted outcomes such as multiple small scale developments to avoid the consent process rather than development that maximises the potential of the mixed use sites.

Building Height and Boundary Controls

The maximum permitted building height in the Mixed Use Zone is 24.5m (plus 1m roof allowance), which aligns with the building height provided for in surrounding High Density Residential Zones and gives effect to the requirements of the NPS-UD. Where Local Centre Zones have boundaries with the General Residential Zone (with a permitted building height of 11m plus 1m roof allowance) any potential adverse effects created by the additional height are managed through the Setback and Height in Relation to Boundary requirements that apply along any boundaries with sites in Residential Zones or Open Space and Recreation Zones. A 2m height limit applies to fences and standalone walls along side and rear boundaries where these boundaries abut sites that are zoned Residential or Open Space and Recreation.

The proposed Height in Relation to Boundary and Setback standards that apply along boundaries with Residential and Open Space and Recreation Zones reflect the equivalent MDRS in the residential zones.

Active Street Frontages

There are no Active Street frontage requirements proposed for the Mixed Use Zone. This reflects the much wider range of activities provided for in this zone, including large format retail and light industrial activities.

Landscaping and Screening

Landscaping and screening requirements apply to all parking, servicing and storage areas to maintain amenity.

Town Centre Zone – Rules and Standards

Activities

The Town Centre Zones is a new zone that applies to the Silverstream commercial centre and provides for activities that are adequate for a medium to larger scale suburban shopping centre that serves the surrounding residential catchment as well as neighbouring suburbs.

The Town Centre Zone accommodates a wide range of retail, commercial, community and health care activities. It provides for employment opportunities as well as residential activities. It also allows for supermarkets up to a certain scale while being more restrictive towards other large format retail. Most permitted activities are subject to size restrictions in this zone. This helps to manage the effects of larger activities within the zone and ensure that the location of larger activities in the Town Centre Zone does not undermine the role and function of the City Centre Zone.

Residential

Residential activities are provided for but must be located above ground floor along streets with identified Active Street Frontages, provide Outdoor Living Spaces and comply with Noise and Ventilation standards. To be consistent with the surrounding residential areas and ensure good quality residential development and amenity any residential development of 4 or more residential units per site is a restricted discretionary activity. This is particularly important considering the lack of other standards within the Town Centre Zone such as Height in Relation to Boundary and Setbacks, which only apply to boundaries with residential or open space zoned properties.

New Buildings

In the Town Centre Zone all new buildings and structures and additions to existing buildings and structures are permitted up to a total Gross Floor Area of 1,000m² (subject to compliance with standards). All larger buildings require resource consent as a restricted discretionary activity to enable an assessment of potential effects and ensure good design outcomes.

The option of lower GFA triggers (e.g. 500m²) has been considered but was found to be too restrictive as it would essentially mean that any new building within this zone would require resource consent. The additional costs and uncertainties could be seen as a detriment to future development or result in unwanted outcomes such as multiple small scale developments to avoid the consent process rather than development that maximises the potential of commercial sites.

The option of introducing no GFA threshold for new developments has also been considered and while this was seen as being enabling and encouraging for new developments it would remove Council's ability to influence building design and quality above and beyond very basic permitted building standards and could therefore result in poor quality built development and urban environments.

Building Height and Boundary Controls

The permitted building height is limited to 24.5m (plus 1m roof allowance) which aligns with the building height provided for in surrounding High Density Residential Zones and gives effect to the requirements of the NPS-UD. The Town Centre Zone does not have any boundaries with the General Residential Zone. Any potential adverse effects created by the permitted height are managed through the Setback and Height in Relation to Boundary requirements that apply along any boundaries with sites in Residential Zones or Open Space and Recreation Zones. A 2m height limit applies to fences and standalone walls along side and rear boundaries where these boundaries abut sites that are zoned Residential or Open Space and Recreation.

The proposed Height in Relation to Boundary and Setback standards that apply along boundaries with Residential and Open Space and Recreation Zones reflect the equivalent MDRS in the residential zones.

Active Street Frontages

To achieve pedestrian friendly, attractive and vibrant streets and public spaces, active street frontage provisions apply along certain boundaries identified on the planning maps. Along identified Active Street Frontages all buildings must be built up to the front boundary and provide a verandah. 55% of the ground floor façade must be display windows or transparent glazing and the main entrance must be located along the Active Street Frontage.

Landscaping and Screening

Parking areas as well as servicing and storage areas must be screened and/or landscaped to maintain amenity

City Centre Zone – Rules and Standards

Activities

The City Centre Zone provides for a wide range of permitted activities to reflect the diverse and enabling character of this zone. A restricted discretionary activity status has been assigned to large format retail activities to emphasise that, while these activities are expected and considered appropriate in the City Centre, a case by case assessment and management of potential effects especially on active and vibrant street interfaces and a quality built environment is required. Restrictions apply to those activities that are considered incompatible with the vibrant and pedestrian focused character and the high quality open space and built environment of the City Centre, such as industrial activities or trade supplier activities.

Residential

In the City Centre Zone all residential development must be located above ground floor. This provides for continuous active frontages along identified Active Street Frontages while also providing for necessary storage and servicing areas to the rear of buildings and along secondary frontages. While the City Centre Zone provides for residential development above ground floor, there is no requirement for outdoor living space. This reflects the expected and envisaged high density of residential development and the different amenity expectations in relation to inner-city living.

New Buildings

New buildings and structures in the City Centre Zone require resource consent as restricted discretionary activities (subject to compliance with standards). At the same time the policies encourage high density development. This will enable Council to assess new developments against

key design principles and provide constructive feedback to achieve high quality outcomes in the City Centre Zone.

Alterations and additions to existing building and new minor buildings are permitted to provide flexibility to existing developments and avoid unnecessary consenting requirements. However, these alterations/additions/minor buildings are subject to conditions and non-compliance with these conditions results in a restricted discretionary activity status which is subject to the same development standards as new buildings.

Building Height and Boundary Controls

There is no maximum building height proposed for the City Centre Zone. This is in line with and gives effect to Policy 3 of the NPS-UD. Any potential adverse effects created by the permitted height are managed through the Setback and Height in Relation to Boundary requirements that apply along any boundaries with sites in the High Density Residential Zones or Open Space and Recreation Zones.

If the opportunity for taller buildings is taken up the increased number of people living and working in the area will add to the vibrancy and commercial success of the City Centre Zone. Under the proposed provisions every new building in the City Centre would require resource consent as a restricted discretionary activity, subject to compliance with development standards. These development standards together with the City Centre Design Guide will appropriately manage the potential effects of taller buildings in the City Centre.

Active Street Frontages

To achieve pedestrian friendly, attractive and vibrant streets and public spaces in the City Centre an Active Street Frontages have been identified and a set of active street frontage provisions applies to these frontages. These provisions require all buildings along Active Street Frontages to be built up to and oriented towards the road or open space boundary and to provide verandahs. To provide for visual interest at least 55% of the ground floor façade must be display windows or transparent glazing and the main entrance must be located on the Active Street Frontage. The Active Street Frontages have been identified on the planning maps.

The City Centre Design Guide provides additional guidance relating to street level design.

Landscaping and Screening

Along identified Active Street Frontages any parking, service and storage areas must be located within or to the rear of buildings and suitably screened to allow for continuous active frontages. Along all other frontages parking, storage and servicing areas must be screened and landscaped.

Design Guide

One of the main issues identified during the development of the proposed provisions was the importance of good urban design and attractive built environments.

A City Centre Design Guide has been developed for the City Centre Zones to specifically address and provide good design outcomes in a high density built environment. Design Guidance relating to residential development/multi-unit housing development has been integrated into the City Centre Design Guides.

In the City Centre Zone all new buildings are restricted discretionary activities and consistency with the Design Guide is a matter of discretion. Non-compliance with certain standards also refers to

consistency with the Design Guide as a matter of discretion. The overall objective of the City Centre Design Guide is to inform the design of new, high quality development that responds to the Upper Hutt context and to improve the design outcomes during a time of transition and transformation to a high density urban environment.

Definitions

The following definitions that are of particular relevance to the Commercial and Mixed Use chapters have been added or amended:

- Commercial Service Activity
- Drive-through activity
- Emergency service facility
- Entertainment and hospitality activity
- Food and beverage activity
- Healthcare activity
- Integrated retail activity
- Large format retail
- Light industrial activity
- Minor ancillary building or structure
- Office activity
- Qualifying matter
- Qualifying matter area
- Retail
- Reverse sensitivity
- Service station
- Supermarket
- Trade supplier
- Warehouse

The proposed nesting table for Commercial Activities is also relevant for this topic.

Spatial Extent

The proposed location of the Commercial and Mixed Use Zones reflects the currently established land use as well as the expected development potential of sites and areas.

Neighbourhood Centre Zone – Spatial

The following areas are proposed to be zoned Neighbourhood Centre Zone ('NCZ'). All are existing small scale commercial sites that were previously zoned Commercial. The proposed zoning provides certainty to existing commercial activities beyond existing use rights while restricting the size, bulk

and location of commercial activities and development to be in line with the surrounding residential areas and manage any potential effects on character and amenity values. Neighbourhood Centres are generally of a smaller scale and footprint than Local Centres (usually one to five tenancies). Single shops or dairies were included where they were identified as being important for the ongoing provisions of services to the surrounding residential area.

Address	Previous Zoning
3, 3A Jocelyn Crescent	Commercial Zone
45-61 Merton Street	Commercial Zone
73-75 Moonshine Road	Commercial Zone
1, 1A,1B Sheridan Crescent	Commercial Zone
48 Kirton Drive	Commercial Zone
64 Clouston Park	Commercial Zone
1098 Fergusson Drive	Commercial Zone
1-3 Turon Crescent	Commercial Zone
8 Akatarawa Rd	Commercial Zone
115 Akatarawa Rd	Commercial Zone
2 Plateau Rd	Commercial Zone

The only site proposed to be zoned NCZ with existing site specific provisions is located at 48 Kirton Drive and is identified in COMZ-Figure1 of the operative District Plan. The current site specific provisions have been carried over into the new NCZ chapter and are now called *NCZ - Site Specific Controls* (to align with National Planning Standards). The site is now identified in NCZ-Figure1.

Local Centre Zone – Spatial

The following areas are proposed to be zoned Local Centre Zone. All of them were previously zoned Commercial Zone. The proposed Local Centres have been identified because they are located within the newly proposed High Density Residential Zone and have the potential to grow and intensify and to provide ongoing services to the more densely populated residential areas.

Address	Previous Zoning
1, 2 Stream Grove / 242-248 Fergusson Drive	Commercial Zone / Residential Zone
316-326 Fergusson Drive	Commercial Zone
7-11 Camp Street	Commercial Zone
68-74 Ararino Street / 23A, 25 Totara Street	Commercial Zone
1, 1A, 2 Islington Street / 484-498 Fergusson Drive	Commercial Zone
571 – 581 and 578 – 586 Fergusson Drive, Nicolaus Street	Commercial Zone / Residential Zone
679 – 697 Fergusson Drive / 1, 1A Whakatiki Street	Commercial Zone
40 – 44 Ward Street / 2 -8 Miro Street	Commercial Zone / Residential
68 Ward Street	Commercial Zone

The property at 68 Ward Street forms part of Development Area 1 – Wallaceville Structure Plan Development Area (DEV1). The specific provisions for the Gateway Precinct apply in addition to the underlying zone provisions (now proposed to be Local Centre Zone) and where there is any conflict between the provisions the Wallaceville Structure Plan Development Area provisions shall prevail.

Mixed Use Zone – Spatial

The Mixed Use Zone provides for a wide range of activities, including large format retail, car oriented activities and light industrial activities. It is proposed to apply to a range of sites varying from smaller sites that are currently used for vehicle focused activities such as service stations to larger sites with an established mix of retail (including large format), commercial service and light industrial activities. Most of the Mixed Use sites are located along the main transport routes and do not have a centres character. The following sites and areas are proposed to be zoned Mixed Use Zone.

Address / Area	Previous Zoning
148 – 174 and 200 to 224 Fergusson Drive	Commercial Zone
262 Fergusson Drive	Commercial Zone
430 - 432 Fergusson Drive	Commercial Zone
26 – 34B Camp Street / 14 Gower Street	Industrial Zone
458 Fergusson Drive	Commercial Zone
3 – 19 and 2 – 16 Nicolaus Street, 576A – 576D Fergusson Drive, 9 - 11 Refreshment Place	Commercial Zone / Industrial Zone
721 – 733 Fergusson Drive	Commercial Zone
749 – 777 Fergusson Drive / 4 Keys Street	Commercial Zone
3 – 7 Gibbons Street / 807 – 813 Fergusson Drive, 794 – 808 Fergusson Drive	City Centre Zone
Lane Street Jepsen Grove 27 Blenheim Street Maidstone Terrace	Industrial Zone
1 – 3 Brown Street, 3 – 5 Blenheim Street,	City Centre Zone / Industrial Zone
4 – 20 King Street / 957 – 967 Fergusson Drive	City Centre Zone
1193 Fergusson Drive	Commercial Zone

The operative District Plan contains site specific provisions that relate to the former South Pacific Tyres site identified in GIZ-Figure1. The site is proposed to be zoned as Mixed Use Zone to better reflect the current and intended use of the site and the proposed Mixed Use Zone provisions do provide for similar activities as previously enabled by the site specific provisions.

Town Centre Zone – Spatial

The Town Centre Zone covers the established commercial centre in Silverstream, south of the railway line and bound by Kiln Street and Whitemans Road. The Silverstream commercial area is of a medium scale and services the surrounding residential catchment as well as neighbouring suburbs. It has the

potential for further intensification and growth within the existing footprint and is conveniently located close to the Silverstream train station.

City Centre Zone – Spatial

The proposed extent and footprint of the City Centre Zone largely aligns with the current City Centre Zone of the operative District Plan. It has been reduced slightly along the outer edges, mostly to reflect existing activities or provide for high density development with a residential focus. The following changes to the footprint of the City Centre Zone are proposed:

Address / Area	Previous Zoning	Proposed Zoning
3 – 7 Gibbons Street / 807 – 813 Fergusson Drive, 794 – 808 Fergusson Drive	City Centre Zone	Mixed Use Zone
1 – 3 Brown Street, 3 – 5 Blenheim Street,	City Centre Zone	Mixed Use Zone
4 – 20 King Street / 957 – 967 Fergusson Drive	City Centre Zone	Mixed Use Zone
22 Royal Street	Residential Zone	City Centre Zone
34 – 36 Pine Avenue / 2 – 20 Savage Crescent	City Centre Zone	High Density Residential Zone
16 – 18A Logan Street / 2 – 22 Sinclair Street / 21 – 23 King Street	City Centre Zone	High Density Residential Zone
22 – 28 King Street	City Centre Zone	High Density Residential Zone
5 Exchange Street	City Centre Zone	High Density Residential Zone

Rezoning from Commercial to Residential

The following sites are proposed to be rezoned from commercial to residential. The proposed rezoning either reflects the existing use of the site that is inconsistent with the commercial zoning or intends to avoid single commercially zoned sites within high density residential neighbourhoods that don't have the potential to be developed into a local centre but would be better suited for high density residential development. It needs to be noted that the current activities on these sites are covered by existing use rights.

Address / Area	Previous Zoning	Proposed Zoning
2 – 16 Chalfont Road, 9 – 27 Ashington Road, 2 Field Street	Commercial	Residential
245 Fergusson Drive	Commercial	Residential
68, 68A Pinehaven Road	Commercial	Residential
42 Camp Street	Commercial	Residential
450-452 Fergusson Drive	Commercial	Residential
60 Ararino Street / 32 Tawai Street	Commercial	Residential
510 – 514 Fergusson Drive, 3 -5 Ranfurly Street, 4-6 and 10 Liverpool Street	Commercial	Residential

522 Fergusson Drive	Commercial	Residential
37 Beth Street	Commercial	Residential
654 – 672 Fergusson Drive, 2 - 4 Ward Street	Commercial	Residential
674 Fergusson Drive	Commercial	Residential
17 Ward Street	Commercial	Residential
58 – 60 Ward Street	Commercial	Residential
40 – 42 MacLean Street	Commercial	Residential
100 McLeod Street	Commercial	Residential
1 Redwood Street	Commercial	Residential
63 Pine Avenue	Commercial	Residential
26 Whiley Avenue	Commercial	Residential
20 Ebdentown Street	Commercial	Residential
3 Turon Crescent	Commercial	Residential
1102 Fergusson Drive	Commercial	Residential
1183 – 1185 Fergusson Drive	Commercial	Residential

Notification

The table below provides a summary of when and why rules that preclude public or limited notification have been applied for particular activities, and for non-compliance with any particular standards, in the Commercial and Mixed Use Zones.

Public Notification Precluded	
Applies to	Comments
Breaches of permitted standards relating to the location of residential units or habitable rooms and the noise and ventilation requirements for residential units or habitable rooms.	<ul style="list-style-type: none"> Activities are appropriate and expected to locate or operate in the zone Adverse effects are expected to be limited to adjoining properties Affected parties can be easily identified and notified if required.
Breaches of permitted standards relating to screening and landscaping of service areas, outdoor storage and parking areas	<ul style="list-style-type: none"> Activities are appropriate and expected to locate or operate in the zone Adverse effects are expected to be limited to adjoining properties Affected parties can be easily identified and notified if required.
Breaches of permitted standards relating to height in relation to boundary and setbacks	<ul style="list-style-type: none"> Adverse effects are expected to be limited to adjoining properties Affected parties can be easily identified and notified if required.

Breaches of permitted standards relating to active street frontages	<ul style="list-style-type: none"> • Adverse effects are expected to be limited to adjoining properties • Affected parties can be easily identified and notified if required.
Alterations and Additions to existing buildings and new minor buildings that breach conditions but comply with standards in the City Centre Zone (RDIS)	<ul style="list-style-type: none"> • Building Activities are appropriate and expected. • Adverse effects are expected to be limited to adjoining properties. • Affected parties can be easily identified and notified if required.
New buildings in the City Centre Zone that comply with standards (RDIS)	<ul style="list-style-type: none"> • New buildings are appropriate and expected. • Adverse effects are expected to be limited to adjoining properties. • Affected parties can be easily identified and notified if required.
Emergency Service Facilities in all Commercial and Mixed Use Zones (RDIS)	<ul style="list-style-type: none"> • Critical services • Adverse effects are expected to be limited to adjoining properties • Affected parties can be easily identified and notified if required.

Public and Limited Notification Precluded	
Applies to	Comments
Breaches of permitted activity standards relating to outdoor living space for residential activities	<ul style="list-style-type: none"> • Adverse effects are limited to internal amenity effects.

No specific notification clauses have been introduced for breaches of permitted GFA thresholds for activities or buildings, number of residential units or breaches of permitted activity standards relating to height or water infrastructure. These can have wider adverse effects, e.g. on the commercial hierarchy or the anticipated char