

**Upper Hutt City Council**

**Intensification Planning Instrument (IPI) for the Upper Hutt City District Plan**

**July 2022**

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## HOW TO READ THIS DOCUMENT

The text in this section is for explanatory purposes and does not form part of the Intensification Planning Instrument (IPI).

The following formatting conventions are used to identify proposed changes to the District Plan:

1. Text that is red and struck through (~~example~~) is to be deleted from the District Plan.
2. Text that is blue and underlined (example) is to be inserted into the District Plan.
3. Text that is shown in green (example) is text that is required by Section 80H of the Resource Management Act (RMA) to identify the provisions that incorporate, or are replaced by, the Medium Density Residential Standards (MDRS). This text does not form part of the IPI, and will be removed when the IPI becomes operative.
4. Text that is for explanatory purposes that does not form part of the IPI is preceded by the following or similar wording: *This section/paragraph is explanatory only and does not form part of the IPI.*

## PROPOSED AMENDMENTS TO THE DISTRICT PLAN

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
<b>PART 1 – INTRODUCTION AND GENERAL PROVISIONS</b>			
<b>1 INTRODUCTION</b>			
<b>1.1 Contents</b>			
1	1.1 Contents	Add new chapters	<b>PART 1 – INTRODUCTION AND GENERAL PROVISIONS</b> <b>3 Interpretation</b> 3.1 Definitions 3.2 Abbreviations <b>PART 2 – DISTRICT-WIDE MATTERS</b>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><b>Subdivision</b></p> <p>SUB-GEN – General Subdivision Provisions that Apply in All Zones</p> <p>SUB-RES – Subdivision in <a href="#">the General Residential Zones</a></p> <p><a href="#">SUB-HDR – Subdivision in the High Density Residential Zone</a></p> <p>SUB-RUR – Subdivision in Rural Zones</p> <p><a href="#">SUB-CMU – Subdivision in Commercial and Mixed Use Zones</a></p> <p>SUB-RES – Subdivision in <del>Commercial</del> <a href="#">Industrial</a> Zones</p> <p><b>General District-Wide Matters</b></p> <p><a href="#">PK - Papakāinga</a></p> <p><b>PART 3 – AREA SPECIFIC MATTERS</b></p> <p><b>Residential Zones</b></p> <p>GRZ – General Residential Zone</p> <p>Precinct 1 – <del>Residential Centres Precinct</del> <a href="#">Indigenous Biodiversity Precinct</a></p> <p><del>Precinct 2 – Residential Hill and Residential Conservation Precinct</del></p> <p><a href="#">HRZ – High Density Residential Zone</a></p> <p><a href="#">Precinct 2 - St Patrick’s Estate Precinct</a></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><del>COMZ – Commercial Zone</del></p> <p><a href="#">NCZ - Neighbourhood Centre Zone</a></p> <p><a href="#">LCZ – Local Centre Zone</a></p> <p><a href="#">MUZ - Mixed Use Zone</a></p> <p><a href="#">TCZ – Town Centre Zone</a></p> <p>CCZ - City Centre Zone</p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<b>PART 4 – APPENDICES AND MAPS</b> Appendix1 – <del>Design Guide for the Residential Centres Precinct</del> <a href="#">Medium and High Density Design Guide</a> <a href="#">Appendix 2 – City Centre Design Guide</a>
<b>2 HOW THE PLAN WORKS</b>			
<b>2.2 General Approach</b>			
2	2.2 General Approach	Add new zones	<b>Zones</b> The technique of zoning is used as the principle method for managing the <b>effects</b> of <b>activities</b> to enable <b>sustainable management</b> of resources. Zoning recognises the different environments within the City and the <b>effects</b> that different <b>activities</b> have on those environments. The District Plan contains the following core zones: <ul style="list-style-type: none"> <li>• General Residential Zone</li> <li>• <a href="#">High Density Residential Zone</a></li> <li>• General Rural Zone</li> <li>• Rural Production Zone</li> <li>• Rural Lifestyle Zone</li> <li>• <del>Commercial Business Zone</del></li> <li>• <a href="#">Neighbourhood Centre Zone</a></li> <li>• <a href="#">Local Centre Zone</a></li> <li>• <a href="#">Mixed Use Zone</a></li> <li>• <a href="#">Town Centre Zone</a></li> <li>• City Centre Zone</li> <li>• General Industrial Zone</li> <li>• Open Space Zone</li> <li>• Special Activities Zone</li> </ul>
	2.2 General Approach	Delete Section 2.4.7	<del><b>2.4.7—Specific information accompanying applications for a Comprehensive Residential Development</b></del>  <del>An application under the Comprehensive Residential Development provisions of the Plan must include an assessment of the proposed development against the Design Guide for the Residential Centres Precinct. The design guide is detailed within Appendix 1.</del>

IPI - PROPOSED AMENDMENTS							
#	Chapter	Change	Track Change				
	2.2 General Approach	Delete Section 2.4.8	<p><del>2.4.8—Specific information accompanying applications for subdivision or development within a the Residential Centres Precinct that is not a Comprehensive Residential Development where any allotment has a minimum net site area of less than 400m<sup>2</sup></del></p> <p><del>Where the proposed development includes an allotment under a minimum net site area of less than 400m<sup>2</sup>, an assessment of the proposed development must be provided using the section on small site design and development contained in the Design Guide for the Residential Centres Precinct. The design guide is detailed within Appendix 1.</del></p>				
3 INTERPRETATION							
3.1 Definitions							
	3.1 Definitions	Replace definition for Accessory building	<table border="1"> <tr> <td><b>Accessory building</b></td> <td>means a detached <b>building</b>, the use of which is ancillary to the use of any <b>building, buildings or activity</b> that is or could be lawfully established on the same <b>site</b>, but does not include any <b>minor residential unit</b>.</td> </tr> <tr> <td><u>NPS</u></td> <td>a <b>building</b> which is accessory to the main use of the <b>site</b>. On residential <b>sites</b>, this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than <b>home business</b>. It also includes walls, fences and retaining walls defined as <b>buildings</b>. For the purposes of the Southern Hills Overlay Area, <b>accessory buildings</b> do not include any <b>building</b> in the General Residential Zone or Residential Hill Precinct which exceeds 36m<sup>2</sup> in floor area and/or 3 metres in <b>height</b>. (See definition of “<b>building</b>”)</td> </tr> </table>	<b>Accessory building</b>	means a detached <b>building</b> , the use of which is ancillary to the use of any <b>building, buildings or activity</b> that is or could be lawfully established on the same <b>site</b> , but does not include any <b>minor residential unit</b> .	<u>NPS</u>	a <b>building</b> which is accessory to the main use of the <b>site</b> . On residential <b>sites</b> , this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than <b>home business</b> . It also includes walls, fences and retaining walls defined as <b>buildings</b> . For the purposes of the Southern Hills Overlay Area, <b>accessory buildings</b> do not include any <b>building</b> in the General Residential Zone or Residential Hill Precinct which exceeds 36m <sup>2</sup> in floor area and/or 3 metres in <b>height</b> . (See definition of “ <b>building</b> ”)
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	3.1 Definitions	Add definition for Ancestral Land	<table border="1"> <tr> <td><b>Ancestral Land</b></td> <td>Means <b>land</b> that belonged to <b>tipuna/tupuna</b>.</td> </tr> </table>	<b>Ancestral Land</b>	Means <b>land</b> that belonged to <b>tipuna/tupuna</b> .		
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	3.1 Definitions	Add definition for Commercial Service Activity	<table border="1"> <tr> <td><b>Commercial Service Activity</b></td> <td>means any <b>activity</b> that provides <b>commercial</b> services rather than goods. It includes: <ul style="list-style-type: none"> <li>(a) <u>bank</u>;</li> <li>(b) <u>commercial indoor fitness centres/gymnasiums/play areas</u>;</li> <li>(c) <u>professional and financial services</u>;</li> <li>(d) <u>commercial sexual services</u>;</li> <li>(e) <u>dry cleaner</u>;</li> <li>(f) <u>funeral director premises</u>;</li> </ul> </td> </tr> </table>	<b>Commercial Service Activity</b>	means any <b>activity</b> that provides <b>commercial</b> services rather than goods. It includes: <ul style="list-style-type: none"> <li>(a) <u>bank</u>;</li> <li>(b) <u>commercial indoor fitness centres/gymnasiums/play areas</u>;</li> <li>(c) <u>professional and financial services</u>;</li> <li>(d) <u>commercial sexual services</u>;</li> <li>(e) <u>dry cleaner</u>;</li> <li>(f) <u>funeral director premises</u>;</li> </ul>		
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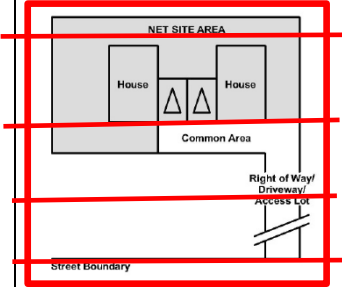
IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>(g) <a href="#">beauty and appearance industries;</a></p> <p>(h) <a href="#">real estate agent;</a></p> <p>(i) <a href="#">show home;</a></p> <p>(j) <a href="#">travel agent; and</a></p> <p>(k) <a href="#">veterinary clinic.</a></p>
	3.1 Definitions	Delete definition for Comprehensive residential development	<p><b>Comprehensive residential development</b></p> <p><del>a residential development of at least three residential units, on a site within a the Residential Centres Precinct, at a density greater than the minimum net site area requirement for the General Residential Zone.</del></p> <p><del>Note: A Comprehensive Residential Development may include an existing residential unit.</del></p>
	3.1 Definitions	Add definition for Drive-through activity	<p><b>Drive-through activity</b></p> <p><a href="#">means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants.</a></p>
	3.1 Definitions	Add definition for Drive-through restaurant	<p><b>Drive-through restaurant</b></p> <p><a href="#">means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.</a></p>
	3.1 Definitions	Add definition for Driveway	<p><b>Driveway</b></p> <p><a href="#">means an access way designed and constructed for use by motor vehicles, pedestrians or cyclists.</a></p>
	3.1 Definitions	Add definition for Dwelling	<p><b>Dwelling</b></p> <p><a href="#">means residential unit.</a></p>
	3.1 Definitions	Add definition for Emergency service facility	<p><b>Emergency service facility</b></p> <p><a href="#">means places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime.</a></p> <p><a href="#">Includes:</a></p> <p>(a) <a href="#">police, fire and ambulance stations;</a></p> <p>(b) <a href="#">surf lifesaving activities;</a></p>

IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
			<ul style="list-style-type: none"> <li>(c) <a href="#">administration related to emergency services;</a></li> <li>(d) <a href="#">storage and maintenance of emergency vehicles and equipment; and</a></li> <li>(e) <a href="#">personnel training.</a></li> </ul> <p><u>Excludes:</u></p> <ul style="list-style-type: none"> <li>(f) <a href="#">healthcare activities;</a></li> <li>(g) <a href="#">hospitals; and</a></li> <li>(h) <a href="#">private security companies.</a></li> </ul>		
	3.1 Definitions	Add definition for Entrance strip	<table border="1"> <tr> <td><a href="#">Entrance strip</a></td> <td><a href="#">has the same meaning as <b>driveway</b> for the purposes of the <b>MDRS height in relation to boundary</b> standard.</a></td> </tr> </table>	<a href="#">Entrance strip</a>	<a href="#">has the same meaning as <b>driveway</b> for the purposes of the <b>MDRS height in relation to boundary</b> standard.</a>
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IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
			<p>(c) <a href="#">bars</a>;</p> <p>(d) <a href="#">taverns</a>; and</p> <p>(e) <a href="#">take-away food bars</a></p> <p>It excludes:</p> <p>(f) <a href="#">retail activities</a>;</p> <p>(g) <a href="#">supermarkets</a>; and</p> <p>(h) <a href="#">drive-through restaurants</a>.</p>		
	3.1 Definitions	Insert definition for General Title Land (in relation to Papakainga)	<table border="1"> <tr> <td><a href="#">General Title Land (In Relation to Papakainga)</a></td> <td><a href="#">means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993.</a></td> </tr> </table>	<a href="#">General Title Land (In Relation to Papakainga)</a>	<a href="#">means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993.</a>
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	3.1 Definitions	Delete definition for Gang fortification	<table border="1"> <tr> <td><del><b>Gang fortification</b></del></td> <td><del>any <b>building or site</b> which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification.</del></td> </tr> </table>	<del><b>Gang fortification</b></del>	<del>any <b>building or site</b> which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification.</del>
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	3.1 Definitions	Add definition for General Residential Zone	<table border="1"> <tr> <td><a href="#">General Residential Zone</a></td> <td><a href="#">means the areas identified as <b>General Residential Zone</b> on the Planning Maps.</a></td> </tr> </table>	<a href="#">General Residential Zone</a>	<a href="#">means the areas identified as <b>General Residential Zone</b> on the Planning Maps.</a>
<a href="#">General Residential Zone</a>	<a href="#">means the areas identified as <b>General Residential Zone</b> on the Planning Maps.</a>				
	3.1 Definitions	Add definition for Healthcare activity	<table border="1"> <tr> <td><a href="#">Healthcare activity</a></td> <td> <p><a href="#">means the use of <b>land</b> and/or <b>buildings</b> for providing physical or mental health or welfare services, including:</a></p> <p>(a) <a href="#">medical practitioners</a>;</p> <p>(b) <a href="#">dentists and dental technicians</a>;</p> <p>(c) <a href="#">opticians</a>;</p> <p>(d) <a href="#">physiotherapists</a>;</p> <p>(e) <a href="#">medical social workers and counsellors</a>;</p> <p>(f) <a href="#">midwives</a>;</p> </td> </tr> </table>	<a href="#">Healthcare activity</a>	<p><a href="#">means the use of <b>land</b> and/or <b>buildings</b> for providing physical or mental health or welfare services, including:</a></p> <p>(a) <a href="#">medical practitioners</a>;</p> <p>(b) <a href="#">dentists and dental technicians</a>;</p> <p>(c) <a href="#">opticians</a>;</p> <p>(d) <a href="#">physiotherapists</a>;</p> <p>(e) <a href="#">medical social workers and counsellors</a>;</p> <p>(f) <a href="#">midwives</a>;</p>
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IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>(g) <a href="#">paramedical practitioners</a>;</p> <p>(h) <a href="#">alternative therapists</a>;</p> <p>(i) <a href="#">providers of health and wellbeing services</a>;</p> <p>(j) <a href="#">diagnostic laboratories</a>; and</p> <p>(k) <a href="#">ancillary office activities</a>;</p> <p><a href="#">but excluding hospitals.</a></p>
	3.1 Definitions	Add definition for High Density Residential Zone	<p><a href="#">High Density Residential Zone</a> means the areas identified as <a href="#">High Density Residential Zone</a> on the Planning Maps.</p>
	3.1 Definitions	Add definition for Hydraulic Neutrality	<p><a href="#">Hydraulic neutrality</a> means managing stormwater runoff from all new <a href="#">subdivision</a> and development through either <a href="#">on-site disposal or storage</a>, so that stormwater is released from the site at a rate that does not exceed the <a href="#">pre-development peak stormwater runoff</a> for the 10% and 1% rainfall Annual Exceedance Probability event.</p>
	3.1 Definitions	Add definition for Indigenous Biodiversity Precinct	<p><a href="#">Indigenous Biodiversity Precinct</a> means the areas identified on the Maps as Precinct 1 - <a href="#">Indigenous Biodiversity Precinct</a>.</p>
	3.1 Definitions	Add definition for Iwi Authority	<p><a href="#">Iwi Authority</a> means the same as in the <a href="#">Resource Management Act 1991</a>.</p>
	3.1 Definitions	Add definition for Large format retail activity	<p><a href="#">Large format retail</a> means any individual <a href="#">retail activity</a> with a store or individual tenancy exceeding 500m<sup>2</sup> <a href="#">gross floor area</a>.</p>
	3.1 Definitions	Add definition for Light industrial activity	<p><a href="#">Light industrial activity</a> means <a href="#">industrial activity</a> that does not involve the use of heavy machinery and does not generate <a href="#">objectionable odour</a>, <a href="#">dust</a> or <a href="#">noise</a>.</p>
	3.1 Definitions	Add definition for Medium Density Residential Standards	<p><a href="#">Medium Density Residential Standards (MDRS)</a> means the requirements, conditions and permissions set out in Schedule 3A of the <a href="#">Resource Management Act 1991</a>.</p>



IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
	3.1 Definitions	Replace definition for Net site area	<p><b>Net site area</b></p> <p><u>NPS</u></p> <p><del>the area of a site excluding:</del></p> <ul style="list-style-type: none"> <li><del>• Any <b>access allotment</b>, driveway or right of way in the case of a rear <b>allotment</b>.</del></li> <li><del>• Any common area, <b>access allotment</b>, driveway or right of way where there is more than one <b>residential unit</b> on a site.</del></li> </ul>  <p>means the total area of the <b>site</b>, but excludes:</p> <ul style="list-style-type: none"> <li>(a) <u>any part of the <b>site</b> that provides legal access to another <b>site</b>;</u></li> <li>(b) <u>any part of a rear <b>site</b> that provides legal access to that <b>site</b>;</u></li> <li>(c) <u>any part of the <b>site</b> subject to a designation that may be taken or acquired under the Public Works Act 1981.</u></li> </ul>
	3.1 Definitions	Add definition for Office activity	<p><b>Office activity</b></p> <p><u>means an <b>activity</b> conducted within a <b>building</b> and focusing on business, government, professional or financial services and includes the personal service elements of these <b>activities</b>.</u></p>
	3.1 Definitions	Add definition for Papakāinga	<p><b>Papakāinga</b></p> <p><u>means housing and <b>ancillary activities</b> (including social, cultural, educational, recreational, and <b>commercial activities</b>) for <b>tangata whenua</b> on their <b>ancestral land</b>.</u></p>
	3.1 Definitions	Add definition for Public Street	<p><b>Public Street</b></p> <p><u>has the same meaning as <b>road</b> with respect to the Outlook Space (per <b>residential unit</b> standard).</u></p>
	3.1 Definitions	Add definition for Qualifying matter	<p><b>Qualifying matter</b></p> <p><u>means a matter referred to in section 771 or 770 of the RMA.</u></p>

IPI - PROPOSED AMENDMENTS			
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	3.1 Definitions	Add definition for Qualifying matter area	<p><u>Qualifying matter area</u> Means a <b>qualifying matter</b> listed below:</p> <ul style="list-style-type: none"> <li>(a) <b>flood hazard extents</b> identified on the Planning Maps comprising the: <ul style="list-style-type: none"> <li>(i) <b>River Corridor;</b></li> <li>(ii) <b>Stream Corridor;</b></li> <li>(iii) <b>Overflow Path;</b> and</li> <li>(iv) <b>Erosion Hazard Area;</b></li> </ul> </li> <li>(b) <b>Ponding areas;</b></li> <li>(c) <b>Pinehaven Flood Hazard Extent;</b></li> <li>(d) <b>Mangaroa Flood Hazard Extent;</b></li> <li>(e) <b>1% (1 in 100 year) flood extent of the Hutt River;</b></li> <li>(f) <b>Fault band identified on the Planning Maps;</b></li> <li>(g) <b>Significant Heritage Features listed in Schedule HH-SCHED1;</b></li> <li>(h) <b>Notable Trees listed in TREE-SCHED1;</b></li> <li>(i) <b>Urban Tree Groups listed in UTG-SCHED1;</b></li> <li>(j) <b>Indigenous vegetation that is not on an Urban Environment Allotment;</b></li> <li>(k) <b>Rare or Threatened Indigenous Vegetation and Fauna in ECO-SCHED-2 where not on an Urban Environment Allotment;</b></li> <li>(l) <b>The areas within 20 metres of the bank of any waterbody with an average width of 3 metres or more;</b></li> <li>(m) <b>The widths specified for esplanade reserves and esplanade strips in SUB-GEN-S1;</b></li> <li>(n) <b>The areas within 20 metres of a high voltage (110kV or greater) electricity transmission line;</b></li> <li>(o) <b>The areas within 12-32m of a high voltage (110kV or greater) electricity transmission line;</b></li> <li>(p) <b>The Open Space Zone as identified on the Planning Maps;</b></li> </ul>

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			<p>(q) <a href="#">The Natural Open Space Zone as identified on the Planning Maps;</a></p> <p>(r) <a href="#">The Sport and Active Recreation Zone as identified on the Planning Maps.</a></p>
	3.1 Definitions	Add definition for Relevant residential zone	<p><a href="#">Relevant Residential Zone</a> means the <b>General Residential Zone</b> and the <b>High Density Residential Zone</b>.</p>
	3.1 Definitions	Delete definition for Residential Centres Precinct	<p><del><b>Residential Centres Precinct</b> an area identified on the planning maps as <b>Residential Centres Precinct</b>.</del></p>
	3.1 Definitions	Replace definition for Retail	<p><b>Retail</b> <del>refers to any land, building or part of a building</del> means <b>activities</b> where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. <del>The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home business, restaurants or service stations.</del></p>
	3.1 Definitions	Add definition for Reverse sensitivity	<p><a href="#">Reverse sensitivity</a> means the vulnerability of an existing lawfully established <b>activity</b> to other <b>activities</b> in the vicinity which are sensitive to adverse environmental <b>effects</b> that may be generated by such existing <b>activity</b>, thereby creating the potential for the operation of such existing <b>activity</b> to be constrained.</p>
	3.1 Definitions	Replace the definition for Service station	<p><b>Service station</b> means a vehicle orientated facility <del>any land and buildings</del> where the <del>principal predominant</del> <b>activity</b> is the <a href="#">refuelling of motorised vehicles and retail sale of products and services associated with fuels and/or motor vehicles</a> <del>fuels (including petrol, LPG, CNG and diesel) and including lubricating oils, kerosene, LPG, spare parts, carwash facilities. It may also include, as ancillary activities:</del> <a href="#">such as car wash facilities, trailer hire and the sale of food and beverage.</a></p> <ul style="list-style-type: none"> <li><del>• The mechanical repair and servicing of motor vehicles (other than panel beating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding).</del></li> <li><del>• The sale or hire of any goods, including the preparation and sale of food and beverages.</del></li> <li><del>• Car wash facilities.</del></li> <li><del>• The hire of light trailers and motor vehicles.</del></li> </ul>

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	3.1 Definitions	Add definition for St Patrick's Estate Precinct	<table border="1"> <tr> <td><a href="#">St Patrick's Estate Precinct</a></td> <td><a href="#">means the area identified as St Patrick's Estate Precinct on the Planning Maps.</a></td> </tr> </table>	<a href="#">St Patrick's Estate Precinct</a>	<a href="#">means the area identified as St Patrick's Estate Precinct on the Planning Maps.</a>
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			<p>(e) <a href="#">garden and patio suppliers</a>;</p> <p>(f) <a href="#">hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items)</a>;</p> <p>(g) <a href="#">industrial clothing and safety equipment suppliers</a>; and</p> <p>(h) <a href="#">office furniture, equipment and systems suppliers</a>.</p>																				
	3.1 Definitions	Add definition for Walkable catchment	<p><b>Walkable catchment</b> means areas within the <b>High Density Residential Zone</b> that are within a 10 minute walk of a train station and the <b>City Centre Zone</b> based on average walking speeds.</p>																				
	3.1 Definitions	Amend definition for Warehouse	<p><b>Warehouse</b> <del>means any building or part of a building, or land, where materials, articles or goods are stored. A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse.</del> <a href="#">means</a> any <b>building</b> or part of a <b>building</b>, or <b>land</b>, where materials, articles or goods are stored. <del>A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse.</del></p>																				
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	UFD – Urban Form and Development Residential	Add UFD-O1	<table border="1"> <tr> <td><a href="#">Objectives</a></td> </tr> <tr> <td><a href="#">UFD-O1</a></td> </tr> <tr> <td><a href="#">A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</a></td> </tr> <tr> <td><a href="#">[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of the Act]</a></td> </tr> </table>	<a href="#">Objectives</a>	<a href="#">UFD-O1</a>	<a href="#">A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</a>	<a href="#">[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of the Act]</a>				
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	UFD – Urban Form and Development Residential	Add UFD-O2	<p><b><u>UFD-O2</u></b></p> <p><b><u>Relevant residential zones</u></b> provide for a variety of housing types and sizes that respond to</p> <ol style="list-style-type: none"> <li>1. <u>Housing needs and demand; and</u></li> <li>2. <u>The neighbourhood’s planned urban built character, including 3-storey <b>buildings</b>.</u></li> </ol> <p><b><u>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of the Act]</u></b></p>
	UFD – Urban Form and Development Residential	Add UFD-O3	<p><b><u>UFD-O3</u></b></p> <p><b><u>The High Density Residential Zone</u></b> provides for higher density housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. <u>Identified housing needs and demand.</u></li> <li>2. <u>The proximity and walkability to the following train stations and zones:</u> <ol style="list-style-type: none"> <li>(i) <u>Silverstream Station</u></li> <li>(ii) <u>Heretaunga Station</u></li> <li>(iii) <u>Trentham Station</u></li> <li>(iv) <u>Wallaceville Station</u></li> <li>(v) <u>Upper Hutt Station</u></li> <li>(vi) <u>City Centre Zone</u></li> <li>(vii) <u>Town Centre Zone</u></li> <li>(viii) <u>Local Centre Zone</u></li> <li>(ix) <u>Neighbourhood Centre Zone</u></li> </ol> </li> <li>3. <u>The planned urban built character of the zone including <b>buildings</b> up to 8 storeys.</u></li> </ol>
	UFD – Urban Form and Development	Add UFD-O4	<p><b><u>UFD-O4</u></b></p> <p><b><u>Qualifying matters</u></b> continue to be provided for via <b><u>qualifying matter areas</u></b> to:</p> <ol style="list-style-type: none"> <li>(i) <u>ensure the ongoing recognition and provision for Matters of National Importance under Section 6 of the RMA;</u></li> </ol>

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			<ul style="list-style-type: none"> <li>(ii) <a href="#">give effect to national policy statements;</a></li> <li>(iii) <a href="#">ensure the safe and efficient operation of nationally significant infrastructure; and</a></li> <li>(iv) <a href="#">open space is provided for public use.</a></li> </ul>
	UFD – Urban Form and Development Residential	Add UFD-P1	<p><b><a href="#">Policies</a></b></p> <p><b><a href="#">UFD-P1</a></b></p> <p><a href="#">Provide for and encourage medium and high density residential development that is consistent with the Council’s Medium and High Density Design Guide in Appendix 1.</a></p>
	UFD – Urban Form and Development Residential	Add UFD-P2	<p><b><a href="#">UFD-P2</a></b></p> <p><a href="#">Provide for <b>heights</b> and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the City’s urban environments, by:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">enabling the greatest <b>building heights</b> and densities, including unlimited <b>height of buildings</b>, to occur within the <b>City Centre Zone</b>;</a></li> <li>2. <a href="#">enabling <b>building heights</b> up to 26 metres and greater densities within the <b>High Density Residential Zone</b>. The <b>High Density Residential Zone</b> comprises areas within a <b>walkable catchment</b> of the following train stations and centres:</a> <ol style="list-style-type: none"> <li>a. <a href="#">Silverstream Station;</a></li> <li>b. <a href="#">Heretaunga Station;</a></li> <li>c. <a href="#">Trentham Station;</a></li> <li>d. <a href="#">Wallaceville Station,</a></li> <li>e. <a href="#">Upper Hutt Station;</a></li> <li>f. <a href="#">City Centre Zone;</a></li> <li>g. <a href="#">Town Centre Zone;</a></li> <li>h. <a href="#">Local Centre Zone; and</a></li> <li>i. <a href="#">Neighbourhood Centre Zone;</a></li> </ol> </li> </ol>



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#	Chapter	Change	Track Change
			<p>3. <a href="#">enabling greater building heights and densities, including building heights of up to 22 metres, to occur in the Town Centre Zone and Local Centre Zone;</a></p> <p>4. <a href="#">enabling increased building heights and densities, including building heights of up to 12 metres, to occur within the Neighbourhood Centre Zone; and</a></p> <p>5. <a href="#">enabling a variety of building heights and densities, including 3-storey buildings, to occur within the General Residential Zone;</a></p> <p><a href="#">while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</a></p>
	UFD – Urban Form and Development Residential	Amend existing Strategic Direction relating to Residential	<p>The residential areas within the City are characterised by ...</p> <p>Demand for higher density residential development is increasing in the City and the manner in which the District Plan provides for <del>higher density residential development is important to the character and amenity of existing established neighbourhoods</del> <a href="#">medium density housing within the General Residential Zone</a>. Higher density residential development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.</p> <p>Higher density residential development is <del>best located</del> <a href="#">provided for within walkable catchments of in close proximity to retail</a>, service and public transport centres specifically near the City Centre Zone (central business district), neighbourhood centres and major transport nodes. Higher density residential development is provided for in these areas <a href="#">via the High Density Residential Zone in the form of Comprehensive Residential Development</a> and by way of an increased density for residential development.</p> <p>Within the <b>General Residential Zone</b> <del>existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. the Residential Conservation and Residential Hills reflect the particular environmental and topographical characteristics of those areas.</del></p> <p><a href="#">The Indigenous Biodiversity Precinct contains the City’s urban significant natural areas within urban environment allotments. This Precinct contains areas of continuous significant indigenous vegetation and significant habitats of indigenous fauna that have been identified in accordance with the requirements of the Regional Policy Statement for the Wellington Region.</a></p> <p><a href="#">The Indigenous Biodiversity Precinct puts in place additional policy direction and guidance to encourage the maintenance of indigenous biodiversity values. This is in response to the increased risk placed on these areas resulting from the greatly increased permitted activity development enabled through the incorporation of the Medium Density Residential Standards into the District Plan.</a></p>

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#	Chapter	Change	Track Change
			<p><a href="#">As a Matter of National Importance under section 6(c) of the Resource Management Act 1991, the inclusion of the <b>Indigenous Biodiversity Precinct</b> acts as a placeholder and an acknowledgement of the <b>Council's</b> function to maintain indigenous biodiversity under the RMA until the <b>Council</b> progresses its comprehensive significant natural areas plan change. In the meantime, the relevant <b>Urban Environment Allotment</b> and Urban Tree Group <b>indigenous vegetation clearance</b> rules continue to apply under chapters ECO-Ecosystems and Indigenous Biodiversity, and UTG – Urban Tree Groups.</a></p> <p>The City's residential areas are ...</p> <p>The amount of <b>land</b> suitable for urban use ...</p> <p>The primary role of the <b>General Residential Zone</b> is to provide opportunities for <b>residential activity in a way that enables all people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety</b>. Residents want a range of living styles to reflect their various needs, <del>while maintaining high levels of amenity and residential character</del>. In the <b>General Residential Zone</b>, the provisions of the Plan seek to ensure that new development will be provided for in a manner that <del>will respect existing forms</del> <a href="#">responds to the planned urban built character, including 3-storey buildings</a>.</p> <p>Certain non-<b>residential activities</b> are ...</p> <p>Within the <b>General Residential Zone</b> of the City are <b>environments</b> with special character. The Residential Conservation Precinct includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. <del>These areas require a lower density of development in order to maintain their important landscape and ecological values.</del></p> <p>In contrast, the Residential Hill Precinct is ...</p> <p><del>Higher density housing may suit the needs of certain groups of the community. It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes.</del></p> <p>To ensure that new <a href="#">higher medium and high density</a> residential development, <del>including <b>Comprehensive Residential Development</b></del>, is well designed, <del>use of and achieves a high degree of amenity, assessment against</del> the <a href="#">design outcomes identified within the Medium and High Density Design Guide (Appendix 1) for Residential Developments</a> will be <a href="#">encouraged for permitted activity medium density residential development, and will be a matter of discretion for medium and high density residential development that requires a resource consent</a> <del>required</del>.</p>
	UFD – Urban Form and Development	Delete existing Strategic Direction relating	<del>Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.</del>

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#	Chapter	Change	Track Change						
	Commercial and Industrial	to Commercial and Industrial	<p><del>Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.</del></p> <p><del>Business activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished.</del></p> <p><del>The efficient use of the existing infrastructure and resources of the commercial and industrial areas, including new development, is considered to be an important resource management matter.</del></p> <p><del>The variety of activities which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial and industrial areas are found in the City.</del></p> <p><del>Some commercial areas within the City are characterised by pedestrian orientated activities and amenities. Large scale industrial, warehousing and storage facilities, which are vehicle orientated, may adversely impact on the pedestrian environment of the CBD. It is therefore important to recognise the particular elements which affect the amenity values of an area.</del></p> <p><del>The business areas within the City are divided into three specific zones to reflect the Plan's policies:</del></p> <ul style="list-style-type: none"> <li><del>• The Commercial zone focuses on retail and service functions which support the local community. This includes suburban centres which provide for a limited range of shopping and business needs. Local shops and dairies provide day to day convenience shopping.</del></li> <li><del>• The CBD accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian orientated traffic. Commercial activities are also provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day to day convenience shopping.</del></li> </ul> <p><del>The Industrial zone incorporates land which is used for a range of business activities, but in particular larger scale industrial, warehousing, storage and commercial activities which are vehicle rather than pedestrian orientated. There are limited retail activities within these areas and the environmental standards are less stringent than those within the Commercial zone.</del></p>						
	UFD – Urban Form and Development Commercial and Mixed Use	Introduce new Strategic Direction relating to Commercial and Mixed Use – Well-functioning Urban Environments	<p><a href="#">For the Commercial and Mixed Use Zones the following Strategic Objectives apply:</a></p> <table border="1"> <tr> <th colspan="2"><a href="#">Strategic Objectives – Commercial and Mixed Use</a></th> </tr> <tr> <td><a href="#">CMU-01</a></td> <td><a href="#">Well-functioning Urban Environments</a></td> </tr> <tr> <td colspan="2"><a href="#">The Commercial and Mixed Use Zones are well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</a></td> </tr> </table>	<a href="#">Strategic Objectives – Commercial and Mixed Use</a>		<a href="#">CMU-01</a>	<a href="#">Well-functioning Urban Environments</a>	<a href="#">The Commercial and Mixed Use Zones are well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</a>	
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	UFD – Urban Form and Development Commercial and Mixed Use	Introduce new Strategic Direction relating to Commercial and Mixed Use – Business Land Capacity	<table border="1"> <tr> <td><a href="#">CMU-02</a></td> <td><a href="#">Business Land Capacity</a></td> </tr> <tr> <td colspan="2"><a href="#">Sufficient feasible commercial and mixed use land development capacity is available to meet Upper Hutt’s anticipated business land needs in the short, medium and long term</a></td> </tr> </table>	<a href="#">CMU-02</a>	<a href="#">Business Land Capacity</a>	<a href="#">Sufficient feasible commercial and mixed use land development capacity is available to meet Upper Hutt’s anticipated business land needs in the short, medium and long term</a>			
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	UFD – Urban Form and Development Commercial and Mixed Use	Introduce new Strategic Direction relating to Commercial and Mixed Use – Mixed Use Zone	<table border="1"> <tr> <td><a href="#">CMU-05</a></td> <td><a href="#">Mixed Use Zone</a></td> </tr> <tr> <td colspan="2"><a href="#">Upper Hutt’s Mixed Use Zone complements the centres hierarchy by providing for a wide range of activities including residential activities, and activities that are less compatible with the character of other commercial centres such as vehicle oriented activities, large format retail and light industrial activities.</a></td> </tr> </table>	<a href="#">CMU-05</a>	<a href="#">Mixed Use Zone</a>	<a href="#">Upper Hutt’s Mixed Use Zone complements the centres hierarchy by providing for a wide range of activities including residential activities, and activities that are less compatible with the character of other commercial centres such as vehicle oriented activities, large format retail and light industrial activities.</a>									
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	UFD – Urban Form and Development Special Activities	Amend Strategic Direction relating to Special Activities	<p>SPECIAL ACTIVITIES</p> <p>The main characteristics of the Special Activity Zone are ....</p> <p>Major <b>activities</b> in the Zone include ...</p> <p>The area adjoining and including St Patrick’s College covers approximately 65 hectares of <b>land</b>, 45 hectares of which is undeveloped. <del>This land is referred to in the Plan as the St Patrick’s Estate Area.</del> The <b>land</b> borders the Hutt River and forms part of the flood plain.</p>												
ENERGY, INFRASTRUCTURE AND TRANSPORT															
NU - Network Utilities															
	NU – Network Utilities	Amend NU-P9	<p><b>Policies</b></p> <p><b>NU-P9</b> <i>Ensure that <b>network utilities</b> are designed, developed, constructed, located, upgraded, operated and maintained to avoid, remedy or mitigate any actual or potential adverse <b>effects</b> on the <b>environment</b>.</i></p> <p>There are a range of different <b>network utilities</b> with different potential adverse <b>effects</b> on the <b>environment</b>. For instance, above ground <b>network utilities</b> can have adverse <b>effects</b> including visual, <b>noise</b>, traffic, odour and amenity, depending on their size, location, frequency and their scale in comparison with the character of a particular <b>environment</b>. A different activity status applies to some <b>network utilities</b> in the Southern Hills Overlay Area, Open Space, <del>and General Residential Zones,</del> <a href="#">and High Density Residential Zone</a> to reflect that these zones have special <b>environments</b> that are more vulnerable to adverse <b>effects</b> and associated loss of amenity.</p>												
	NU – Network Utilities	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="2">Permitted Activities</th> <th colspan="2">Zone</th> </tr> </thead> <tbody> <tr> <td colspan="4">Radiocommunication, Telecommunication and Electricity Distribution and Transmission</td> </tr> <tr> <td><b>NU-R9</b></td> <td><b>Masts with or without associated antennas</b></td> <td><b>PER</b></td> <td>General Rural Rural Production Rural Lifestyle</td> </tr> </tbody> </table>	Permitted Activities		Zone		Radiocommunication, Telecommunication and Electricity Distribution and Transmission				<b>NU-R9</b>	<b>Masts with or without associated antennas</b>	<b>PER</b>	General Rural Rural Production Rural Lifestyle
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					Commercial <a href="#">and Mixed Use City Centre</a> General Industrial Special Activity Development Area1 (Gateway Precinct only) Development Area 2															
	NU – Network Utilities	Consequential Amendment	<b>NU-S3</b>  <i>Policy NU-P9</i>	Maximum <b>Height</b> above <b>ground level</b> of <b>Network Utilities</b> <ul style="list-style-type: none"> <li>The maximum <b>height</b> above <b>ground level</b> of any utility <b>structure</b> listed in the table below shall include any <b>antenna</b> and support <b>structures</b> and exclude any lightning rod</li> </ul>																
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				<p>Maximum <b>height</b> above <b>ground level</b> of an <b>antenna</b> and support <b>structure</b> measured from the highest point of the <b>building</b> to which it is attached.</p> <p style="text-align: center;">5m</p>	3.5										
			<p><b>Cabinets, and network utility structures</b> located within <b>road</b> reserve, that are not otherwise provided for</p> <p style="text-align: center;">2.0m</p>	1.8	2.0										
			<p><b>Cabinets, and network utility structures</b>, that are not otherwise provided for.</p> <p style="text-align: center;">3.5m</p>												
			<p><b>Anemometer masts</b></p> <p style="text-align: center;">15m      30m</p>	12	12										
			<p>Maximum <b>height</b> above <b>ground level</b> of an extreme adverse weather measured from the point of attachment.</p> <p style="text-align: center;">4m</p>												
	NU – Network Utilities	Consequential Amendment	<p><b>NU-S4</b></p> <p><i>Policy</i> <i>NU-P9</i></p>	<p>Maximum Size and Diameter of <b>Network Utilities</b></p> <p>(1) The maximum size and diameter of <b>network utilities</b> for each zone is outlined in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Network utility</th> <th style="width: 20%;">City Centre</th> <th style="width: 20%;">Commercial <a href="#">Neighbourhood Centre</a> <a href="#">Local Centre</a></th> <th style="width: 20%;">General Residential <a href="#">High Density Residential</a></th> <th style="width: 20%;">Special Activity</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Network utility	City Centre	Commercial <a href="#">Neighbourhood Centre</a> <a href="#">Local Centre</a>	General Residential <a href="#">High Density Residential</a>	Special Activity					
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					<b>Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)</b>	<b>Development Area1 (excluding Gateway Precinct)</b>	
			<b>Masts</b>	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	Diameter of <b>mast</b> 1.5m	n/a	Diameter of <b>mast</b> 1.5m <b>Except in the St Patrick's Estate Area: Diameter of mast &lt;600mm from 6m in height</b>
			<b>Masts (where there are two or more providers)</b>	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	Diameter of <b>mast</b> 1.5m	n/a	Diameter of <b>mast</b> 1.5m
			<b>Antenna attached to masts</b>	<b>Antenna</b> located within a horizontal diameter circle of 750mm around the <b>mast</b>	<b>Antenna</b> located within a horizontal circle of 5m around the <b>mast</b>	n/a	<b>Antenna</b> located within a horizontal circle of 5m around the <b>mast</b> <b>Except In the St Patrick's Estate Area— Antenna located within a horizontal circle of 750mm around the mast</b>
			<b>Antenna attached to buildings</b>	<b>Antenna</b> diameter of 2m or area of 1.8m <sup>2</sup>	<b>Antenna</b> diameter of 1m or area of 0.8m <sup>2</sup>		<b>Antenna</b> diameter of 2m or area of 1.8m <sup>2</sup>
			<b>Cabinets, and network utility structures</b>		2m <sup>2</sup>	1.4m <sup>2</sup>	2m <sup>2</sup>



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				located within <b>road</b> reserve (not otherwise provided for)									
				<b>Cabinets</b> and other <b>network utility structures</b> (not otherwise provided for) that are not located within <b>road</b> reserve	15m <sup>2</sup>								
				<b>Cabinets</b> located within the <b>road</b> Reserve containing an electricity Distribution substation	5m <sup>2</sup>								
				Meteorological enclosures and <b>buildings</b>	30m <sup>2</sup>								
				Extreme adverse Weather warning devices	No greater dimension than 2.5m x 1.5m								
	NU – Network Utilities	Consequential Amendment	<p><b>NU-S5</b></p> <p><i>Policy</i></p> <p><i>NU-P9</i></p>	<p>Separation distance and <b>setbacks</b> from <b>boundaries</b></p> <p>(1) No <b>network utilities</b> shall be located within an <b>esplanade reserve or esplanade strip</b>.</p> <p>(2) The following table applies to <b>masts</b> and <b>antenna</b> attached to <b>masts</b> and any <b>cabinet</b> or other <b>network utility structure</b> that is over 5m<sup>2</sup> in area with a <b>height</b> of more than 1.2m that are not located in the <b>road</b> reserve or rail corridor:</p> <table border="1" data-bbox="913 1294 2069 1409"> <thead> <tr> <th data-bbox="913 1294 1196 1409">Zone</th> <th data-bbox="1196 1294 1632 1409">Setback distance or setback for masts and antenna attached to masts</th> <th data-bbox="1632 1294 2069 1409">Setback distance or setback for cabinets and other network utility structures</th> </tr> </thead> <tbody> <tr> <td data-bbox="913 1409 1196 1423"></td> <td data-bbox="1196 1409 1632 1423"></td> <td data-bbox="1632 1409 2069 1423"></td> </tr> </tbody> </table>				Zone	Setback distance or setback for masts and antenna attached to masts	Setback distance or setback for cabinets and other network utility structures			
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IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
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			<p><b>NU-R22</b></p> <p><i>Policies NU-P5, NU-P6, NU-P9</i></p>	<p><b>Masts</b>, with or without associated <b>antennas</b> that do not comply with the standards to be a permitted activity.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards</p> <p>(2) Risks to public health and safety</p> <p>(3) The maximum <b>height</b> above <b>ground level</b> of the <b>mast</b> and area or diameter of any <b>antenna</b></p> <p>(4) The maximum <b>height</b> above <b>ground level</b>, area or diameter of any <b>antenna</b></p> <p>(5) Any <b>effect</b> on heritage and cultural values</p> <p>(6) Visual <b>effects</b> including impacts on:</p> <p>(a) The residential and recreational use of <b>land</b> in the vicinity of the proposed utility;</p> <p>(b) The existing character, landscape, streetscape and <b>amenity values</b> of the locality;</p> <p>(c) Key public places, public viewing points and significant recreational areas</p> <p>(7) Amenity <b>effects</b>, including <b>noise</b>, vibration, odour, <b>dust</b>, <b>earthworks</b> and lighting</p> <p>(8) Cumulative <b>effects</b></p>	<b>RDIS</b>	<p><i>General Rural Rural Production Rural Lifestyle Commercial <a href="#">and Mixed Use</a> <del>City Centre</del> General Industrial Special Activity Development Area1 (Gateway Precinct only) Development Area 2</i></p>

IPI - PROPOSED AMENDMENTS													
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				<p>(9) Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the near vicinity</p> <p>(10) Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support <b>structures</b>.</p> <p>(11) Whether the size and scale of the proposal is generally compatible with other development in the area.</p> <p>(12) Any adverse <b>effects</b> on traffic and pedestrian safety including sight lines and the visibility of traffic <b>signs</b>.</p> <p>(13) The extent to which alternative locations, routes or other options have been appropriately considered.</p> <p>(14) The extent to which it is technically, economically and practically reasonable for the <b>masts</b> or <b>antennas</b> can be co-sited with similar <b>structures</b> or other <b>buildings</b>.</p> <p>(15) The extent to which the affected persons / community has been consulted with.</p>									
REG – Renewable Energy Generation													
	REG- Renewable Energy Generation	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="3">Permitted Activities</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td>REG-R5</td> <td>Temporary renewable energy assessment and research structures</td> <td>PER</td> <td> <i>General Rural</i>  <i>Rural Production</i>  <i>Rural Lifestyle</i>  <i>Commercial <u>and</u></i>  <i><u>Mixed Use</u></i>  <del><i>City Centre</i></del>  <i>General</i>  <i>Industrial</i>  <i>Open Space</i> </td> </tr> </tbody> </table>			Permitted Activities			Zone	REG-R5	Temporary renewable energy assessment and research structures	PER	<i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial <u>and</u></i> <i><u>Mixed Use</u></i> <del><i>City Centre</i></del> <i>General</i> <i>Industrial</i> <i>Open Space</i>
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#	Chapter	Change	Track Change			
					Development Area 1 (Gateway Precinct only) Development Area 2	
	REG- Renewable Energy Generation	Consequential Amendment	<b>Standards for permitted activities</b>			<b>Zone</b>
			<b>REG-S2</b>  <i>Policy</i> <i>REG-P2</i>	Any solar panel mounted to any <b>building</b>  (1) The permitted <b>building height</b> may ...  (2) The sunlight access <a href="#">or height in relation to boundary</a> standard may be exceeded by no more than 1m.  (3) *Where located on a heritage <b>building</b> ...	<i>All</i>	
	REG- Renewable Energy Generation	Consequential Amendment	<b>REG-S3</b>  <i>Policy</i> <i>REG-P2</i>	Roof-mounted <b>small scale wind turbines</b>  (1) The sunlight access, <a href="#">height in relation to boundary</a> , <b>setback</b> and <b>noise</b> standards for the zone in which the <b>site</b> is located shall be complied with  (2) The permitted <b>building height</b> may ...  (3) There shall be no more than ...  (4) *Shall not be located ...	<i>All</i>	
	REG- Renewable Energy Generation	Consequential Amendment	<b>REG-S4</b>  <i>Policy</i> <i>REG-P2</i>	Freestanding <b>small scale wind turbines</b>  (1) The sunlight access, <a href="#">height in relation to boundary</a> , <b>setback</b> and <b>noise</b> standards for the zone that the <b>site</b> is located in must be complied with.  (2) The permitted <b>building height</b> for ...  (3) There shall be no ...  (4) *Shall not be located on ...	<i>All</i>	

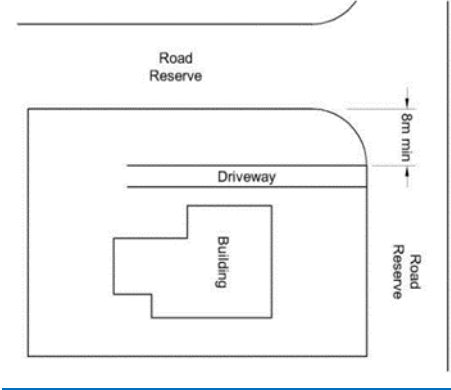
IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
	REG- Renewable Energy Generation	Consequential Amendment	<b>REG-S5</b>  <i>Policy</i> <b>REG-P3</b>	<b>Temporary renewable energy assessment and research structures</b>  (1) Shall comply with the following New Zealand Standards as well as any others relevant to emissions: (a) NZS6808:2010 Acoustics – Wind Farm <b>Noise</b> (b) NZS 2772:1999 Radiofrequency Fields  (2) Must comply with the .. (3) Shall not be located ... (4) Any <b>anemometer</b> must not .. (5) All <b>structures</b> shall comply with the sunlight access <a href="#">height in relation to boundary</a> , <b>height</b> control plane and <b>setback</b> requirements for the zone in which they are located.  (6) ...	<i>All</i>
	REG – Renewable Energy Generation	Consequential Amendment	<b>Restricted Discretionary Activities</b>		
			<b>REG-R9</b>  <i>Policies</i> <b>REG-P1,</b> <b>REG-P3,</b> <b>REG-P4,</b> <b>REG-P5</b>	<b>Land based structures</b> that support in-stream hydro or marine energy generation provided that they are not located:  (1) On a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 (2) Within an <b>esplanade reserve</b> or <b>strip</b> (3) Within any riparian <b>setback</b> (4) On any legal <b>road</b> (formed or unformed)  <b>Council</b> will restrict its discretion to, and may impose conditions on: (5) All those matters under REG-MC1, and: (6) Traffic <b>effects</b> (7) <b>Effects</b> on public access	<b>Zones</b>  <b>RDIS</b> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial <a href="#">and</a></i> <i><a href="#">Mixed Use</a></i> <i><del>City Centre</del></i> <i>General</i> <i>Industrial</i> <i>Open Space</i> <i>Development</i> <i>Area 1 (Gateway Precinct only)</i> <i>Development</i> <i>Area 2</i>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
				(8) <b>Effects</b> on natural character		
TP - Transport and Parking						
	TP - Transport and Parking	Introduce permitted activity relating to site access for commercial zones	<b>Permitted Activities</b>		<b>Zone</b>	
			<a href="#">Site Access</a>			
			<a href="#">TP-R3</a>	<a href="#">Activities and buildings and structures if site access if compliant with TP-S1</a>	<b>PER</b>	<a href="#">Commercial and Mixed Use</a>
	TP - Transport and Parking	Introduce permitted activity relating to loading for commercial zones	<b>Loading</b>			
			<a href="#">TP-R4</a>			
				<a href="#">Non-residential activities and non-residential or mixed use buildings if compliant with TP-S2</a>	<b>PER</b>	<a href="#">Commercial and Mixed Use</a>
	TP - Transport and Parking	Consequential Amendment	<b>Discretionary Activities</b>		<b>Zone</b>	
			Roading, and Traffic and Transport <b>Structures</b>			
			<a href="#">TP-R35</a>	The construction, alteration or diversion of <b>roads</b> , but excluding any such construction works which are part of a <b>subdivision</b> .	<b>DIS</b>	<i>General Residential General Rural Rural Production Rural Lifestyle Commercial <a href="#">and Mixed Use</a> <del>City Centre</del> General Industrial Development Area 1 (Gateway Precinct only)</i>

IPI - PROPOSED AMENDMENTS									
#	Chapter	Change	Track Change						
					Development Area 2				
	TP - Transport and Parking	Introduce new standard relating to access for commercial zones	<table border="1"> <thead> <tr> <th>Standards</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td> <p><b>TP-S1</b></p> <p>Where <b>site</b> access is required or provided the following standards apply:</p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p><u>Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</u></p> <p>(2) Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p><del>(3) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</del></p> <p>(3) Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p> </td> <td>Commercial and Mixed Use</td> </tr> </tbody> </table>			Standards	Zone	<p><b>TP-S1</b></p> <p>Where <b>site</b> access is required or provided the following standards apply:</p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p><u>Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</u></p> <p>(2) Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p><del>(3) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</del></p> <p>(3) Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p>	Commercial and Mixed Use
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change								
			 <p>(4) Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in TP-SCHED 1 – <b>Roading Hierarchy</b>, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>(5) At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1.</p> <p>(6) <b>Land use activities</b> with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9.</p>								
	TP - Transport and Parking	Introduce new standard relating to loading for commercial zones	<p><b>TP-S2</b></p> <p><b>Loading provisions for non-residential activities and for non-residential or mixed use buildings</b></p> <p>(1) The number of <b>loading</b> spaces needed for <b>any building in the Commercial Zone non-residential activities</b> and for non-residential or mixed use <b>buildings</b> shall be as follows:</p> <table border="1" data-bbox="918 1204 1870 1396"> <thead> <tr> <th data-bbox="925 1209 1400 1252">Floor area</th> <th data-bbox="1406 1209 1863 1252">Loading spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="925 1257 1400 1300">Up to and including 500m<sup>2</sup></td> <td data-bbox="1406 1257 1863 1300">Nil</td> </tr> <tr> <td data-bbox="925 1305 1400 1348">Between <del>100</del>501m<sup>2</sup> and 1000m<sup>2</sup></td> <td data-bbox="1406 1305 1863 1348">1 space</td> </tr> <tr> <td data-bbox="925 1353 1400 1396">Between 1001m<sup>2</sup> and 2000m<sup>2</sup></td> <td data-bbox="1406 1353 1863 1396">2 spaces</td> </tr> </tbody> </table>	Floor area	Loading spaces required	Up to and including 500m <sup>2</sup>	Nil	Between <del>100</del> 501m <sup>2</sup> and 1000m <sup>2</sup>	1 space	Between 1001m <sup>2</sup> and 2000m <sup>2</sup>	2 spaces
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IPI - PROPOSED AMENDMENTS													
#	Chapter	Change	Track Change										
			<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><a href="#">More than 2000m<sup>2</sup></a></p> </div> <p>2 spaces or 4 spaces <del>if the building is used as a retail store for retail activities or buildings</del></p> <p>(2) <a href="#">Every loading space</a> requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the <a href="#">Code of Practice for Civil Engineering Works</a>.</p> <p>(3) <a href="#">All loading spaces</a> are required to be formed and surfaced in accordance with the <a href="#">Code of Practice for Civil Engineering Works</a>.</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> <li><a href="#">Loading areas</a> must be kept clear and must be available at all times for vehicles used in association with the <a href="#">building</a> during which time the <a href="#">building</a> is being used for the <a href="#">activity</a> to which the car parking and <a href="#">loading spaces</a> relate.</li> <li><a href="#">Direct access</a> to each <a href="#">loading space</a> may be allowed from any vested service lane</li> </ul>										
	TP - Transport and Parking	Consequential Amendment	<p><b>TP-S8</b></p> <p><i>Policy NU-P1</i></p>	<p>Where any car parking area accommodates more than five vehicle spaces and adjoins a <b>site</b> which is zoned General Residential, <a href="#">High Density Residential</a>, General Rural, Rural Production, Rural Lifestyle, Open Space or Special Activity, then it shall be effectively screened from that <b>site</b> by a close boarded fence, wall or <b>landscaping</b> of no less than 1.6m in <b>height</b>.</p> <p>A car parking area with more than five vehicle spaces that adjoins a <b>road</b> shall also be screened by a <b>landscaped</b> strip within the <b>site</b> of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone.</p>									
	TP – Transport and Parking	Consequential Amendment	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Discretionary Activities</th> <th style="text-align: left;">Zone</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: left;">Roading, and Traffic and Transport <b>Structures</b></td> </tr> <tr> <td style="width: 30%;"><b>TP-R34</b></td> <td style="width: 40%;">The construction, alteration or diversion of <b>roads</b>, but excluding any such construction works which are part of a <b>subdivision</b>.</td> <td style="width: 30%;"> <b>DIS</b>   <i>General Residential</i>  <a href="#">High Density Residential</a> </td> </tr> </tbody> </table>		Discretionary Activities		Zone	Roading, and Traffic and Transport <b>Structures</b>			<b>TP-R34</b>	The construction, alteration or diversion of <b>roads</b> , but excluding any such construction works which are part of a <b>subdivision</b> .	<b>DIS</b>  <i>General Residential</i> <a href="#">High Density Residential</a>
Discretionary Activities		Zone											
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change			
						General Rural Rural Production Rural Lifestyle Commercial <a href="#">and Mixed Use</a> City Centre General Industrial Development Area 1 (Gateway Precinct only) Development Area 2

**HAZARDS AND RISKS**

**NH – Natural Hazards**

	NH – Natural Hazards	Consequential Amendment	Restricted Discretionary Activities			Zones
			<b>NH-R7</b>  <i>Policy NH-P4</i>	Visitor accommodation or residential accommodation activities within <del>the</del> <b>Commercial</b> <a href="#">any Commercial or Mixed Use Zone</a> of the Pinehaven <b>Flood Hazard Extent</b> that meets the requirements of NH-S6.  <b>Council</b> will restrict its discretion to, and may impose conditions on:  (1) Where residential accommodation is proposed, the susceptibility of the <b>activity</b> to flood hazards and whether appropriate mitigation can be achieved.	<b>RDIS</b>	All
			Standards for Restricted Discretionary Activities			
			<b>NH-S5</b>  <i>Policy NH-P4</i>	Within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> the construction of new <b>buildings</b> , or alteration and addition to existing <b>buildings</b>  Standards:		

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#	Chapter	Change	Track Change			
				<p>(1) The <b>Finished Floor Level</b> must be above the 1 in 100-year event level for <b>residential activities</b>, or;</p> <p>(2) The <b>Finished Floor Level</b> <u>must be</u> above the 1 in 25-year event level <del>if a</del> <u>for commercial activities</u> within the <del>Business Commercial Zone</del> <u>Commercial and Mixed Use Zones</u>.</p> <p>(3) The <b>buildings</b>, additions or alterations must not be within the <b>Stream Corridor</b> or an <b>Overflow Path</b>.</p>		
	NH – Natural Hazards	Consequential Amendment	<b>NH-S6</b>  <i>Policy NH-P4</i>	<b>Visitor accommodation</b> or residential accommodation <b>activities</b> within <del>the Commercial</del> <u>any Commercial or Mixed Use Zone</u> of the Pinehaven <b>Flood Hazard Extent</b> .  Standard:  (1) <b>Activities</b> must be in <b>buildings</b> with a <b>Finished Floor Level</b> above the 1 in 100-year event level.		
Natural Environment Values						
ECO - Ecosystems and Indigenous Biodiversity						
	ECO - Ecosystems and Indigenous Biodiversity	Consequential Amendment	<b>Permitted Activities</b>			<b>Zone</b>
			<b>ECO-R3</b>	<b>Accessory buildings</b> , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area. <del>(see definition of “accessory building” for limitations on size and floor area)</del>	<b>PER</b>	<i>All</i>
	ECO - Ecosystems and Indigenous Biodiversity	Consequential Amendment	<b>Restricted Discretionary Activities</b>			<b>Zone</b>
			<b>ECO-R6</b>  <i>Policies ECO-P6, NFL-P4, NU-P9</i>	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (excluding <b>accessory buildings</b> and <b>minor above ground lines</b> ), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area  <b>Council</b> will restrict its discretion to, and may impose conditions on:  (1) Design, appearance, scale and siting of the <b>building, structure</b> , or new aboveground <b>network utility</b> .  (2) <b>Effects</b> on visual values.  (3) <b>Effects</b> on landscape values.	<b>RDIS</b>	<i>All <u>excluding General Residential Zone</u></i>

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#	Chapter	Change	Track Change			
				(4) <b>Effects</b> on ecological values. (5) <b>Measures to avoid, remedy or mitigate potential adverse effects.</b> (6) In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.		
	ECO - Ecosystems and Indigenous Biodiversity	Consequential Amendment	<b>Discretionary Activities</b> <b>ECO-R9</b> Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (including <b>accessory buildings</b> ), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area			<b>Zones</b> <b>DIS</b> All <i>excluding</i> <a href="#">General Residential Zone</a>
	ECO - Ecosystems and Indigenous Biodiversity	Consequential Amendment	<b>Non-complying Activities</b> <b>ECO-R10</b> Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> , otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area			<b>Zones</b> <b>NC</b> All <i>excluding</i> <a href="#">General Residential Zone</a>

**NFL – Natural Features and Landscapes**

	NFL - Ecosystems and Indigenous Biodiversity	Consequential Amendment	<b>Permitted Activities</b> <b>NFL-R2</b> <b>Accessory buildings</b> , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area. <del>(see definition of “accessory building” for limitations on size and floor area)</del>			<b>Zone</b> <b>PER</b> All
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**SUBDIVISION**

**SUB-GEN – General Subdivision Provisions that Apply in All Zones**

	SUB-GEN– General Subdivision	Consequential Amendment	<b>SUB-GEN-I2</b> <i>That <b>subdivision</b> does not adversely affect significant natural landforms, areas of significant indigenous natural vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area, <a href="#">and Precinct 1 - Indigenous Biodiversity Precinct.</a></i>			
	SUB-GEN-Subdivision	Insert new objective	<a href="#">SUB-GEN-O7</a> <u>There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.</u>			

IPI - PROPOSED AMENDMENTS											
#	Chapter	Change	Track Change								
	Provisions that Apply in All Zones										
	SUB-GEN-Subdivision Provisions that Apply in All Zones	Insert new policy	<p><b>SUB-GEN-P13</b> <u>Subdivision and development will be designed to achieve <b>hydraulic neutrality</b> in the following zones:</u></p> <p>(i) <u>General Residential Zone.</u></p> <p>(ii) <u>High Density Residential Zone.</u></p> <p>(iii) <u>City Centre Zone.</u></p> <p>(iv) <u>Town Centre Zone.</u></p> <p>(v) <u>Neighbourhood Centre Zone.</u></p> <p>(vi) <u>Local Centre Zone.</u></p> <p>(vii) <u>Mixed Use Zone.</u></p>								
	SUB-GEN-Subdivision Provisions that Apply in All Zones	Insert new controlled activity rule.	<table border="1"> <thead> <tr> <th colspan="3">Controlled Activities</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td><b>SUB-GEN-R2A</b></td> <td> <p><u>Subdivision and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p> <p><u>Council will limit its control to and may impose conditions over the following matters:</u></p> <ol style="list-style-type: none"> <li><u>Any potential <b>effects</b> on any downstream flooding hazard;</u></li> <li><u>The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</u></li> <li><u>The capacity of the local stormwater network; and</u></li> <li><u>Whether there are any site-specific constraints or opportunities within the local area that mean that <b>hydraulic neutrality</b> is not required.</u></li> </ol> </td> <td><b>CON</b></td> <td> <p><u>General Residential, High Density Residential, City Centre, Town Centre, Neighbourhood Centre, Local Centre, Mixed Use.</u></p> </td> </tr> </tbody> </table>	Controlled Activities			Zone	<b>SUB-GEN-R2A</b>	<p><u>Subdivision and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p> <p><u>Council will limit its control to and may impose conditions over the following matters:</u></p> <ol style="list-style-type: none"> <li><u>Any potential <b>effects</b> on any downstream flooding hazard;</u></li> <li><u>The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</u></li> <li><u>The capacity of the local stormwater network; and</u></li> <li><u>Whether there are any site-specific constraints or opportunities within the local area that mean that <b>hydraulic neutrality</b> is not required.</u></li> </ol>	<b>CON</b>	<p><u>General Residential, High Density Residential, City Centre, Town Centre, Neighbourhood Centre, Local Centre, Mixed Use.</u></p>
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#	Chapter	Change	Track Change																
			<p><b>SUB-GEN-S1</b></p> <p><i>Policy</i> <i>SUB-GEN-P6</i></p> <p><b>Subdivision of land</b> adjoining a <b>river</b> or stream listed below</p> <p>(1) <b>Esplanade Reserves</b></p> <p>When any <b>land</b> being subdivided adjoins any of the following <b>rivers</b> or streams, an <b>esplanade reserve</b> shall be set aside according to the provisions of the following table and Part 77 of <b>the Act</b>:</p> <table border="1"> <thead> <tr> <th>River/stream</th> <th>Width of esplanade reserve</th> </tr> </thead> <tbody> <tr> <td>(a) Hutt River</td> <td rowspan="4">20m (both banks)</td> </tr> <tr> <td>(b) Whakatiki River from ...</td> </tr> <tr> <td>(c) Akatarawa River ...</td> </tr> <tr> <td>(d) Pakuratahi River ...</td> </tr> <tr> <td>(e) Mangaroa River ...</td> <td><b>8m (minimum) (both banks)</b></td> </tr> <tr> <td>(f) Mawaihakona Stream for that part of the <b>river</b> passing through the <b>St Patrick's Estate Precinct Area</b> where the adjoining <b>land</b> is reserve</td> <td>5-12m (both banks) with the width being determined having regard to the criteria set out in SUB-GEN-R2</td> </tr> <tr> <td>(g) Collins Creek from ...</td> <td>Varying width suitable for ...</td> </tr> </tbody> </table> <p>(2) <b>Esplanade Strips</b></p> <p>When any <b>land</b> being ...</p> <p style="text-align: right;"><i>All</i></p>	River/stream	Width of esplanade reserve	(a) Hutt River	20m (both banks)	(b) Whakatiki River from ...	(c) Akatarawa River ...	(d) Pakuratahi River ...	(e) Mangaroa River ...	<b>8m (minimum) (both banks)</b>	(f) Mawaihakona Stream for that part of the <b>river</b> passing through the <b>St Patrick's Estate Precinct Area</b> where the adjoining <b>land</b> is reserve	5-12m (both banks) with the width being determined having regard to the criteria set out in SUB-GEN-R2	(g) Collins Creek from ...	Varying width suitable for ...			
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	SUB-GEN– Subdivision in Residential Zones	Consequential Amendment	<p><b>Restricted Discretionary Activities</b></p> <table border="1"> <thead> <tr> <th>SUB-GEN-R3</th> <th>Subdivision</th> <th>RDIS</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td><i>Policies</i> <i>SUB-GEN-P1</i> <i>NFL-P2</i> <i>NFL-P3,</i> <i>ECO-P6,</i> <i>NFL-P4,</i></td> <td><b>Subdivision</b>, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area</td> <td></td> <td><i>All <u>excluding</u></i> <i><u>General</u></i> <i><u>Residential Zone</u></i></td> </tr> <tr> <td></td> <td><b>Council</b> will restrict its discretion to, and may impose conditions on:</td> <td></td> <td></td> </tr> <tr> <td></td> <td>(1) The standards for permitted and controlled activities in the underlying zone.</td> <td></td> <td></td> </tr> </tbody> </table>	SUB-GEN-R3	Subdivision	RDIS	Zones	<i>Policies</i> <i>SUB-GEN-P1</i> <i>NFL-P2</i> <i>NFL-P3,</i> <i>ECO-P6,</i> <i>NFL-P4,</i>	<b>Subdivision</b> , otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area		<i>All <u>excluding</u></i> <i><u>General</u></i> <i><u>Residential Zone</u></i>		<b>Council</b> will restrict its discretion to, and may impose conditions on:				(1) The standards for permitted and controlled activities in the underlying zone.		
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change			
			<p><i>ECO-P7, TREE-P1, UTG-P1, NU-P9</i></p>	<p>(2) The design and layout of the <b>subdivision</b>.</p> <p>(3) <b>Effects</b> on visual values.</p> <p>(4) <b>Effects</b> on landscape values.</p> <p>(5) <b>Effects</b> on ecological values.</p> <p>(6) Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</p> <p>(7) In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</p>		
	SUB-GEN– Subdivision in Residential Zones	Consequential Amendment	<p><b>Discretionary Activities</b></p>			<b>Zones</b>
			<p><b>SUB-GEN-R3</b></p> <p><i>Policies NFL-P2, NFL-P3, ECO-P6, NFL-P4. TREE-P1, UTG-P1, NU-P9</i></p>	<p><b>Subdivision</b>, otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area.</p>	<b>DIS</b>	<p>All <u><a href="#">excluding General Residential Zone</a></u></p>
	SUB-GEN– Subdivision in Residential Zones	Consequential Amendment	<p><b>Non-complying Activities</b></p>			<b>Zones</b>
			<p><b>SUB-GEN-R3</b></p> <p><i>Policies NFL-P2, NFL-P3, ECO-P6, NFL-P4. TREE-P1, UTG-P1, NU-P9</i></p>	<p><b>Subdivision</b>, otherwise non-complying under the underlying zone within the Southern Hills Overlay Area</p>	<b>DIS</b>	<p>All <u><a href="#">excluding General Residential Zone</a></u></p>



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#	Chapter	Change	Track Change
<b>SUB-RES – Subdivision in Residential Zones</b>			
	SUB-RES – Subdivision in the General Residential Zone	Amend Chapter heading	<b>SUB-RES – Subdivision in <u>the General</u> Residential Zones</b>
	SUB-RES – Subdivision in the General Residential Zone	Delete Issues	<del><b>Issues</b> <b>SUB-RES-11</b> — <i>The effects on amenity values of new subdivisions within and adjoining established residential areas.</i>  The amount of <b>land</b> suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General Residential Zone covers the existing residential areas as well as undeveloped <b>land</b> suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate <b>environments</b> with the existing urban areas being the preferred location for higher density development. <b>Council</b> will promote the maintenance of the general character and <b>amenity values</b> of particular neighbourhoods.</del>
	SUB-RES – Subdivision in the General Residential Zone	Amend Objective	<b>SUB-RES-01</b> <i>The management of the adverse <b>effects</b> of <b>subdivision</b> within <del>residential areas</del> <u>the General Residential Zone</u>.</i>  <del>This objective seeks to provide for <b>subdivision</b> which promotes residential <b>amenity values</b>, creates safe and well-designed housing development and promotes the efficient use of <b>natural and physical resources</b>.</del>
	SUB-RES – Subdivision in the General Residential Zone	Add Objective	<b>SUB-RES-02</b> <i><u>A well-functioning Urban Environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></i>  <u>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</u>
	SUB-RES – Subdivision in the General Residential Zone	Add Objective	<b>SUB-RES-03</b> <i><u>To encourage the maintenance of indigenous biological diversity values within the Indigenous Biodiversity Precinct.</u></i>
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<b>SUB-RES-P1</b> <i>To ensure that the scale, appearance and siting of <b>buildings, structures</b> and <b>activities</b> are compatible with the <u>planned built</u> character <del>and desired amenity values</del> of the area.</i>  <del>On the land identified in SUB-RES-Figure 2, particular care needs to be taken with the design of any residential subdivision to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining General Industrial Zone.</del>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<p><b>SUB-RES-P2</b> <del>To <u>encourage</u> avoid<del>ing</del>, remedying and mitigating the actual and potential adverse <b>effects</b> of the <u>subdivision of sites within the Indigenous Biodiversity Precinct</u> to assist in maintaining indigenous biological diversity <del>on land identified in SUB-RES-Figure 2 ('Maidstone Terrace Residential')</del> which does not comply with site-specific standards controlling the number of allotments and residential units, access from Railway Avenue, boundary setbacks and fencing.</del></p> <p><del>On the land identified in SUB-RES-Figure 2, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with the adjoining General Industrial Mixed Use Zone. In particular, site-specific standards apply to the site and compliance with these standards is critical to ensuring that subdivision is appropriate.</del></p>
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<p><b>SUB-RES-P3</b> <del>To <u>encourage the protection of</u> trees and vegetation which contribute to <del>the amenity values, landscape values, character, ecological, historical and cultural</del> values <u>within of the Conservation and Hill Precincts Indigenous Biodiversity Precinct</u>.</del></p> <p><del>Trees add to the character of residential areas and also have ecological, historical, and cultural values.</del></p> <p><del>The Conservation and Hill Indigenous Biodiversity Precincts <u>hasve</u> special qualities which merit the protection of trees. They also merit different requirements for <u>encourages the consideration of subdivision to assist in protecting and maintaining their amenity values</u> indigenous biodiversity values as part of the <u>subdivision process</u>. All <b>MDRS subdivision</b> and density standards apply in the Precinct. The <b>Council</b> intends to revisit these issues as part of a future district plan change that will give effect to section 6(c) of the Resource Management Act – <u>the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</u></del></p>
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<p><b>SUB-RES-P4</b> <del>To provide for new residential development within the City in a sustainable manner.</del></p> <p><del>The edge of the urban area is defined primarily by a rural interface. Council generally intends to contain new residential development within the existing zoned urban area. Continuous expansion at the City's edge, while large parts of the urban areas remain undeveloped, does not constitute sustainable management.</del></p> <p><del>Greenfield subdivision, for urban residential development outside Residential Zones should be considered by way of a District Plan change to extend the urban area. This enables the full effects of the potential development to be assessed.</del></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<p><b>SUB-RES-P5</b> To <del>promote</del> <u>provide for subdivision with a high level of amenity that is compatible with the planned built character of the General Residential Zone,</u> and ensure that it has adequate access to infrastructural requirements.</p> <p><del>The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse effects can be avoided, remedied or mitigated.</del></p> <p><del>Subdivision requires resource consent because Council may need to impose conditions that relate to provision or co-ordination of services and other matters relating to the sustainable management of resources.</del></p>
	SUB-RES – Subdivision in the General Residential Zone	Amend Policy	<p><b>SUB-RES-P6</b> To <del>encourage</del> <u>provide for higher medium density housing within the General Residential Zone, while encouraging the consideration of the protection and retention of indigenous biodiversity values within</u> <del>through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City</del> <u>the Indigenous Biodiversity Precinct.</u></p> <p><del>The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the City Centre Zone, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Development Area.</del></p> <p><del>These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.</del></p> <p><del>The reduction of net site area standards in the Residential Centres Precinct recognises a minimum site area Council is prepared to allow for housing development. Any reduction below this minimum net site area is provided for as a discretionary activity and will be assessed against the Design Guide for Comprehensive Residential Development so as to ensure that any subdivision or development below this net site area can still achieve a high quality.</del></p>
	SUB-RES – Subdivision in the General Residential Zone	Add Policy	<p><b>SUB-RES-P7</b> <u>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]</u></p>
	SUB-RES – Subdivision in the General Residential Zone	Add Policy	<p><b>SUB-RES-P8</b> <u>Enable housing to be designed to meet the day-to-day needs of residents.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]</u></p>

IPI - PROPOSED AMENDMENTS																			
#	Chapter	Change	Track Change																
	SUB-RES – Subdivision in the General Residential Zone	Add Policy	<a href="#">SUB-RES-P9</a> <i>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</i> <a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]</a>																
	New SUB-RES - Subdivision in the General Residential Zone	Add District Wide Matters table	<p><a href="#">Rules</a></p> <p><a href="#">District-wide matters</a></p> <p><a href="#">Subdivision</a> within the <b>General Residential Zone</b> must comply with all relevant rules and standards in the <a href="#">District-wide matters</a> and <b>qualifying matter areas</b> of the Plan as listed below:</p> <table border="1"> <tr><td><a href="#">District-wide matters</a></td></tr> <tr><td><a href="#">TEMP - Temporary Activities</a></td></tr> <tr><td><a href="#">SIGN - Signs</a></td></tr> <tr><td><a href="#">EW - Earthworks</a></td></tr> <tr><td><a href="#">NATC – Natural Character</a></td></tr> <tr><td><a href="#">DC – Development Contributions</a></td></tr> <tr><td><a href="#">HH - Historical Heritage</a></td></tr> <tr><td><a href="#">TREE - Notable Trees</a></td></tr> <tr><td><a href="#">UTG - Urban Tree Groups</a></td></tr> <tr><td><a href="#">ECO - Ecosystems and Indigenous Biodiversity</a></td></tr> <tr><td><a href="#">NFL - Natural Features and Landscapes</a></td></tr> <tr><td><a href="#">PA – Public Access</a></td></tr> <tr><td><a href="#">PK - Papakāinga</a></td></tr> <tr><td><a href="#">ASW - Activities on the Surface of Water</a></td></tr> <tr><td><a href="#">NU – Network Utilities</a></td></tr> <tr><td><a href="#">REG - Renewable Energy Generation</a></td></tr> </table>	<a href="#">District-wide matters</a>	<a href="#">TEMP - Temporary Activities</a>	<a href="#">SIGN - Signs</a>	<a href="#">EW - Earthworks</a>	<a href="#">NATC – Natural Character</a>	<a href="#">DC – Development Contributions</a>	<a href="#">HH - Historical Heritage</a>	<a href="#">TREE - Notable Trees</a>	<a href="#">UTG - Urban Tree Groups</a>	<a href="#">ECO - Ecosystems and Indigenous Biodiversity</a>	<a href="#">NFL - Natural Features and Landscapes</a>	<a href="#">PA – Public Access</a>	<a href="#">PK - Papakāinga</a>	<a href="#">ASW - Activities on the Surface of Water</a>	<a href="#">NU – Network Utilities</a>	<a href="#">REG - Renewable Energy Generation</a>
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**IPI - PROPOSED AMENDMENTS**

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**IPI - PROPOSED AMENDMENTS**

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			<p><del>NATC-P1, TP-P4, DC-P1 GRZ-P1A, GRZ-P1B, GRZ-P1C, GRZ-P1D, GRZ-P1, GRZ-P2, GRZ-P3, GRZ-P5, GRZ-P6, GRZ-P8, GRZ-P9, GRZ-P10</del></p> <p>i. <u>land</u> use consent has been granted; and</p> <p>B. <u>no vacant allotments</u> are created:</p> <p>2. <u>Any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that:</u></p> <p>A. <u>It is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and</u></p> <p>B. <u>Each residential unit complies with the following rules and standards:</u></p> <ul style="list-style-type: none"> <li>(a) <u>GRZ-R2;</u></li> <li>(b) <u>GRZ-S3 – Building coverage;</u></li> <li>(c) <u>GRZ-S4 – Setbacks;</u></li> <li>(d) <u>GRZ-S5 – Outdoor living space;</u></li> <li>(e) <u>GRZ-S7 – Building height;</u></li> <li>(f) <u>GRZ – S8 – Height in relation to boundary;</u></li> <li>(g) <u>GRZ – S13 – Number of residential units per site;</u></li> <li>(h) <u>GRZ – S14 – Outlook space;</u></li> <li>(i) <u>GRZ – S15 – Windows to street;</u></li> <li>(j) <u>GRZ – S16 – Landscaped area; and</u></li> </ul> <p>C. <u>No vacant allotments</u> are created.</p> <p><u>Notification</u></p> <p><u>Public and limited notification of an application for resource consent under this rule is precluded.</u></p> <p><del>Subdivision which complies with the standards in SUB-RES-S1, SUB-RES-S3.</del></p>

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change			
				<p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>(1) Design, appearance and layout of the <b>subdivision</b> (<a href="#">excluding any minimum size or shape-related subdivision requirements</a>).</li> <li>(2) <b>Landscaping.</b></li> <li>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>(4) Standard, construction and layout of vehicular access.</li> <li>(5) <b>Earthworks.</b></li> <li>(6) Provision of <b>esplanade reserves</b> and <b>strips.</b></li> <li>(7) Protection of any special amenity feature.</li> <li>(8) <b>Financial contributions.</b></li> <li>(9) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>(10) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol> <p><del>In relation to the <b>land</b> identified in SUB-RES-Figure 1 Council may impose conditions over the following matters:</del></p> <p><del>(11) <b>Landscape character and visual amenity.</b></del></p>		
	SUB-RES – Subdivision in the General Residential Zone	Amend Rule	<p><b>SUB-RES-R2</b></p> <p><i>Policies</i> <a href="#">UDF-P1,</a> <a href="#">UDF-P2,</a> <a href="#">SUB-GEN-P1,</a> <a href="#">SUB-GEN-P2,</a></p>	<p><b>Subdivision</b> <a href="#">that proposes to create one or more vacant allotments.</a></p> <p><del>around any existing lawfully established <b>residential unit</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit.</b></del></p>	<b>CON</b>	<i>General Residential</i>

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change			
			<p>SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P2, <a href="#">SUB-RES-P3</a>, <a href="#">SUB-RES-P4</a>, SUB-RES-P5, SUB-RES-P6, <a href="#">SUB-RES-P7</a>, <a href="#">SUB-RES-P8</a>, SUB-GEN-P9, SUB-GEN-P10, <del>NATC-P1,</del> <del>TP-P4,</del> DC-P1 <a href="#">GRZ-P1A</a>, <a href="#">GRZ-P1B</a>, <a href="#">GRZ-P1C</a>, <a href="#">GRZ-P1D</a>, <a href="#">GRZ-P1</a>, <a href="#">GRZ-P2</a>, <a href="#">GRZ-P3</a>, <a href="#">GRZ-P5</a>, <a href="#">GRZ-P6</a>, <a href="#">GRZ-P8</a>, <a href="#">GRZ-P9</a>, <a href="#">GRZ-P10</a>.</p>	<p><del>Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 18.5 SUB-RES-S1, but does need to meet the access standards of rule SUB-RES-S3</del></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>(1) Design, appearance and layout of the <b>subdivision</b>.</li> <li>(2) <b>Landscaping</b>.</li> <li>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>(4) Standard, construction and layout of vehicular access.</li> <li>(5) <b>Earthworks</b>.</li> <li>(6) Provision of <b>esplanade reserves</b> and <b>strips</b>.</li> <li>(7) Protection of any special amenity feature.</li> <li>(8) <b>Financial contributions</b>.</li> <li>(9) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>(10) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>		
	SUB-RES – Subdivision in the General Residential Zone	Delete Rule	<p><del>SUB-RES-R4</del></p> <p><del>Policies</del> <del>SUB-GEN-P1,</del> <del>SUB-GEN-P2,</del> <del>SUB-GEN-P3,</del> <del>SUB-GEN-P4,</del></p>	<p><del>Subdivision</del> which is a unit title <del>subdivision</del> or an alteration to a company lease, unit title or cross lease title to include a <del>building</del> extension or alteration or <del>accessory building</del> on the <del>site</del> (excluding an additional <del>residential unit</del>) that has been lawfully established in terms of the Building Act 2004</p> <p><del>Council</del> may impose conditions over the following matters:</p>	<del>CON</del>	<del>General Residential</del>



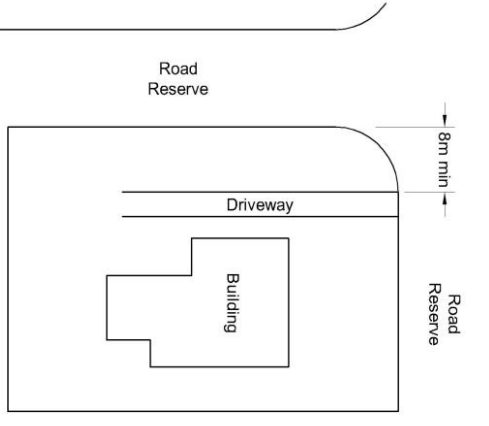
IPI - PROPOSED AMENDMENTS									
#	Chapter	Change	Track Change						
			<p><del>SUB-RES-P1, SUB-RES-P2, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, TP-P4, DC-P1</del></p> <p><del>(1) Design, appearance and layout of the <b>subdivision</b>.</del>  <del>(2) Landscaping.</del>  <del>(3) Provision of and <b>effects on network utilities</b> and/or services.</del>  <del>(4) Standard, construction and layout of vehicular access.</del>  <del>(5) <b>Earthworks</b>.</del>  <del>(6) Provision of <b>esplanade reserves</b> and strips.</del>  <del>(7) Protection of any special amenity feature.</del>  <del>(8) <b>Financial contributions</b>.</del>  <del>(9) The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</del>  <del>(10) The outcome of consultation with the owner or operator of consented or existing <b>renewable energy generation activities</b> located on or in proximity to the <b>site</b>.</del>  <del>(11) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.</del>  <del>(12) Allocation of areas.</del></p> <p><b>Controlled activities – restrictions on notification</b>  Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of <b>the Act</b>.</p>						
	SUB-RES – Subdivision in the General Residential Zone	Amend Standard	<table border="1"> <thead> <tr> <th colspan="2">Standards for Controlled Activities</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td>SUB-RES-S1  <i>Policies</i></td> <td>Minimum requirements for <b>subdivision</b> <a href="#">creating one or more vacant allotments:</a></td> <td><i>General Residential</i></td> </tr> </tbody> </table>	Standards for Controlled Activities		Zone	SUB-RES-S1  <i>Policies</i>	Minimum requirements for <b>subdivision</b> <a href="#">creating one or more vacant allotments:</a>	<i>General Residential</i>
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**IPI - PROPOSED AMENDMENTS**

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		<a href="#">SUB-RES-P2</a> <a href="#">SUB-RES-P3,</a> <a href="#">SUB-RES-P6</a> <del><a href="#">NATC-P1,</a></del> <a href="#">GRZ-P1A,</a> <a href="#">GRZ-P1B,</a> <a href="#">GRZ-P1C,</a> <a href="#">GRZ-P1D,</a> <del><a href="#">GRZ-P1</a></del> <a href="#">UDF-P1,</a> <a href="#">UDF-P2,</a> <del><a href="#">UDF-P1,</a></del> <del><a href="#">UDF-P2,</a></del> <a href="#">SUB-RES-P5,</a> <a href="#">SUB-RES-P6,</a> <a href="#">SUB-RES-P7,</a> <a href="#">SUB-RES-P8,</a> <a href="#">SUB-RES-P9.</a>	<b>General Residential Zone subdivision</b> under SUB-RES-R2.	<b>Front allotments</b>	<b>Rear allotments</b>	<b>Corner allotments</b>	<b>Land Identified in SUB-RES-Figure 1</b>
<b>Minimum net site area</b>		400m <sup>2</sup>	400m <sup>2</sup>	450m <sup>2</sup>	600m <sup>2</sup> (900m <sup>2</sup> average)		
<b>Minimum frontage</b>		6m	N/A	6m	N/A		
<b>Shape factor</b>		12m	12m	12m	12m		
<b>Precinct 1 – Residential Centres Precinct</b>							
<b>Minimum net site area</b>		300m <sup>2</sup>	300m <sup>2</sup>	350m <sup>2</sup>	N/A		
<b>Minimum net site area for Comprehensive Residential Developments</b>		No minimum	No minimum	No minimum	N/A		
<b>Minimum frontage</b>		6m	N/A	6m	N/A		
<b>Shape factor</b>		10m	10m	10m	N/A		
<b>2 – Residential Hill and Residential Conservation Precinct</b>							
<b>Minimum net site area</b>		750m <sup>2</sup>	900m <sup>2</sup>	750m <sup>2</sup>	900m <sup>2</sup> (1500m <sup>2</sup> average)		

IPI - PROPOSED AMENDMENTS								
#	Chapter	Change	Track Change					
				Minimum frontage	6m	N/A	6m	N/A
				Shape factor	17m	17m	17m	17m
			<b>Exemptions</b>					
			These standards shall not apply to any <b>allotment</b> for utility, reserve or <b>conservation</b> purposes.					
	SUB-RES – Subdivision in the General Residential Zone	Delete Standard	<del>SUB-RES-S2</del>  <i>Policies</i> <del>SUB-RES-P1,</del> <del>SUB-RES-P2</del>	<del>Maximum number of <b>allotments</b> and <b>residential units</b> along Maidstone Terrace in relation to the <b>land</b> identified as Area B in SUB-RES Figure 2,  (1) <del>There shall be no more than 12 <b>residential units</b>. To avoid any doubt:</del>      a. <del>The maximum is not the maximum number of <b>residential units</b> on any particular <b>site</b>.</del>  (2) <del>There shall be no more than 12 <b>allotments</b></del></del>				<del>General Residential – SUB-Figure2</del>
	SUB-RES – Subdivision in the General Residential Zone	Amend Standard	<b>SUB-RES-S3</b>  <i>Policies</i> SUB-GEN-P1, SUB-RES-P1, <del>SUB-RES-P2,</del> SUB-RES-P6, TP-P4,	Access standards for <b>subdivision</b>  (1) Where vehicle access ... (2) All accessways and ... (3) <b>Sites</b> shall have ... (4) Vehicular access to a ...				General Residential

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change				
			 <p>(5) Where a <b>corner allotment</b> is ...</p> <p>(6) At the intersection of ...</p> <p>(7) <b>Subdivision</b> with direct ...</p> <p><del>(8) In relation to the <b>land</b> identified in SUB-Figure 2:</del></p> <p><del>(a) There will be no access off Maidstone Terrace. Access to the <b>land</b> shall be off Railway Avenue.</del></p> <p><del>(b) Neither a right of way, private way or legal <b>boundary</b> of any <b>road</b> or accessway serving the <b>land</b> shall at any point encroach within Area B of SUB-Figure 2.</del></p>				
SUB-RES – Subdivision in the General Residential Zone	Amend Rule		<table border="1"> <thead> <tr> <th data-bbox="669 1155 1870 1209">Restricted Discretionary Activities</th> <th data-bbox="1877 1155 2083 1209">Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="669 1209 1870 1425"> <p><b>SUB-RES-R6</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p> <p><b>Subdivision</b> that is not a controlled activity under rule SUB-RES-R1; and <b>subdivision</b> that does not comply with one or more of the standards under SUB-RES-S1 (1).</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) <b>Design, appearance and layout of the subdivision.</b></p> </td> <td data-bbox="1877 1209 2083 1425"> <p><b>RDIS</b></p> <p><i>General Residential</i></p> </td> </tr> </tbody> </table>	Restricted Discretionary Activities	Zones	<p><b>SUB-RES-R6</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p> <p><b>Subdivision</b> that is not a controlled activity under rule SUB-RES-R1; and <b>subdivision</b> that does not comply with one or more of the standards under SUB-RES-S1 (1).</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) <b>Design, appearance and layout of the subdivision.</b></p>	<p><b>RDIS</b></p> <p><i>General Residential</i></p>
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<p><b>SUB-RES-R6</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p> <p><b>Subdivision</b> that is not a controlled activity under rule SUB-RES-R1; and <b>subdivision</b> that does not comply with one or more of the standards under SUB-RES-S1 (1).</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) <b>Design, appearance and layout of the subdivision.</b></p>	<p><b>RDIS</b></p> <p><i>General Residential</i></p>						

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
			<p><a href="#">SUB-RES-P1</a>,  <a href="#">SUB-RES-P4</a>,  <a href="#">SUB-RES-P5</a>,  <a href="#">SUB-RES-P7</a>,  <a href="#">SUB-RES-P8</a>,  <a href="#">SUB-RES-P9</a>,  <a href="#">SUB-GEN-P9</a>,  <a href="#">SUB-GEN-P10</a>,  <a href="#">SUB-GEN-P12</a>,  <a href="#">NATC-P1</a></p>	<p>(2) <a href="#">Landscaping</a>.</p> <p>(3) <a href="#">Provision of and effects on network utilities and/or services</a>.</p> <p>(4) <a href="#">Standard, construction and layout of vehicular access</a>.</p> <p>(5) <a href="#">Earthworks</a>.</p> <p>(6) <a href="#">Provision of esplanade reserves and esplanade strips</a>.</p> <p>(7) <a href="#">Protection of any special amenity feature</a>.</p> <p>(8) <a href="#">Financial contributions</a>.</p> <p>(9) <a href="#">The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor</a>.</p> <p>(10) <a href="#">The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site</a>.</p> <p><del>around any existing lawfully established residential unit that does not result in the creation of any new undeveloped site that contains no residential unit, that does not comply with the access standards of SUB-RES-S3</del></p> <p><del>Council will restrict its discretion to, and may impose conditions on:</del></p> <p><del>(1) The extent to which the activity will adversely affect traffic and pedestrian safety.</del></p> <p><del>(2) The extent to which the activity will adversely affect the efficient functioning of the roading network.</del></p> <p><del>Council's restriction is also restricted to the matters listed in SUB-RES-R1</del></p>		
	SUB-RES – Subdivision in the General Residential Zone	Amend Rule	<p><b>SUB-RES-R8</b></p> <p><i>Policies</i>  <a href="#">SUB-GEN-P2</a>,</p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>, which creates any undeveloped <b>allotments</b> that do not contain a <b>residential unit</b>, and complies with the requirements of SUB-RES-S1 and SUB-RES-S4.</p>	<b>RDIS</b>	<i>General Residential</i>

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#	Chapter	Change	Track Change
			<p><i>SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</i></p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) <del>The matters listed in SUB-RES-R1.</del> <u>Design, appearance and layout of the subdivision.</u></li> <li>(2) <u>Landscaping.</u></li> <li>(3) <u>Provision of and effects on network utilities and/or services.</u></li> <li>(4) <u>Standard, construction and layout of vehicular access.</u></li> <li>(5) <u>Earthworks.</u></li> <li>(6) <u>Provision of esplanade reserves and esplanade strips.</u></li> <li>(7) <u>Protection of any special amenity feature.</u></li> <li>(8) <u>Financial contributions.</u></li> <li>(9) <u>The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor.</u></li> <li>(10) <u>The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</u></li> <li>(11) The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>(12) Ability for a future <b>residential unit</b> to be constructed above the 1 in 100-year flood level.</li> <li>(13) The <b>effect</b> of the future development of the <b>building</b> platform on the Pinehaven <b>flood hazard extent</b>.</li> <li>(14) Consent notice restricting the future development to the identified platform.</li> <li>(15) Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.</li> </ol>

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#	Chapter	Change	Track Change			
	SUB-RES – Subdivision in the General Residential Zone	Amend Rule	<p><b>SUB-RES-R9</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p>	<p><b>Subdivision</b> of a <b>site</b> within the <b>Pinehaven Catchment Overlay</b> that complies with the requirements of SUB-RES-S5</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) <del>The matters listed in SUB-RES-R1</del> <u>Design, appearance and layout of the subdivision.</u></li> <li>(2) <u>Landscaping.</u></li> <li>(3) <u>Provision of and effects on network utilities and/or services.</u></li> <li>(4) <u>Standard, construction and layout of vehicular access.</u></li> <li>(5) <u>Earthworks.</u></li> <li>(6) <u>Provision of esplanade reserves and esplanade strips.</u></li> <li>(7) <u>Protection of any special amenity feature.</u></li> <li>(8) <u>Financial contributions.</u></li> <li>(9) <u>The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor.</u></li> <li>(10) <u>The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</u></li> <li>(11) Ability for the <b>subdivision</b> and proposed design to ensure peak flow of <b>stormwater discharge</b> will be no greater than pre <b>subdivision</b> levels and thus achieve <b>hydraulic neutrality</b>.</li> <li>(12) The <b>effect</b> of the <b>subdivision</b> on the Pinehaven <b>Flood Hazard Extent</b>.</li> <li>(13) Recommendations and mitigation measures of the hydraulic report.</li> <li>(14) Consent notice restricting the future development of the <b>allotment</b> to the design and recommendations of the <b>hydraulic neutrality</b> report.</li> </ol>	<b>RDIS</b>	<i>General Residential</i>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
				(15) Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.		
	SUB-RES – Subdivision in the General Residential Zone	Amend Rule	<p><b>SUB-RES-R10</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>, which results in any undeveloped <b>allotment</b> that contain no <b>residential unit</b> or non-residential <b>building</b>, and complies with the requirements of SUB-RES-S1 and SUB-RES-S6.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) <del>The matters listed in SUB-RES-R1.</del> <a href="#">Design, appearance and layout of the subdivision.</a></li> <li>(2) <a href="#">Landscaping.</a></li> <li>(3) <a href="#">Provision of and effects on network utilities and/or services.</a></li> <li>(4) <a href="#">Standard, construction and layout of vehicular access.</a></li> <li>(5) <a href="#">Earthworks.</a></li> <li>(6) <a href="#">Provision of esplanade reserves and esplanade strips.</a></li> <li>(7) <a href="#">Protection of any special amenity feature.</a></li> <li>(8) <a href="#">Financial contributions.</a></li> <li>(9) <a href="#">The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor.</a></li> <li>(10) <a href="#">The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</a></li> <li>(11) The appropriateness of the proposed <b>building</b> platform in terms of area and location and erosion risk in relation to the flood hazard.</li> </ol>	<b>RDIS</b>	<i>General Residential</i>



IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
				<p>(12) Ability for a future <b>residential unit</b> to be constructed above the 1 in 100 year flood level.</p> <p>(13) The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</p> <p>(14) Consent notice restricting the future development to the identified platform.</p> <p>(15) Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.</p>		
	SUB-RES – Subdivision in the General Residential Zone	Delete Rule	<p><del><b>SUB-RES-R11</b></del></p> <p><i>Policies</i> <del>SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GRZ-P1, GRZ-P4</del></p>	<p><del>Subdivision of a <b>Comprehensive Residential Development</b> applied for concurrently with a <b>Comprehensive Residential Development</b> under Rule GRZ-PREC1-R3 that also complies with the requirements of SUB-RES-S7.</del></p> <p><del><b>Note: Comprehensive Residential Development</b> within the <b>Residential Centres Precinct</b> is not subject to the minimum net <b>site</b> area requirements of GRZ-S2</del></p> <p><del>For <b>subdivision</b> of a <b>Comprehensive Residential Development</b> under this Rule, <b>Council's</b> discretion is also limited to the matters specified in this rule, but not the standards and terms.</del></p> <p><del><b>Council</b> will restrict its discretion to, and may impose conditions on:</del></p> <p><del>(1) <b>Site</b> layout, design and external appearance.</del></p> <p><del>(2) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</del></p> <p><del>(3) <b>Landscaping</b>.</del></p> <p><del>(4) Standard, construction and layout of vehicular access.</del></p> <p><del>(5) Protection of any special amenity feature.</del></p> <p><del>(6) Financial contributions.</del></p> <p><del>(7) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in</del></p>	<del><b>RDIS</b></del>	<del>General Residential— Residential Centres Precinct</del>

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			<p>proximity to the site. Note: Rule SUB-RES-R7 covers <del>subdivision</del> within the Electricity Transmission Corridor.</p> <p>In relation to the <del>land</del> identified in SUB-RES-Figure 2, <del>Council</del> will restrict its discretion to and may impose conditions over the following matters:</p> <p><del>(8)</del> The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to:</p> <p><del>(a)</del> the orientation of <del>residential units</del> and the location of <del>habitable rooms</del> relative to Maidstone Park and adjacent General Industrial zoned <del>properties</del>;</p> <p><del>(b)</del> the orientation of <del>buildings</del>, fences, or <del>landscaping</del> to buffer <del>outdoor living spaces</del> from adjacent General Industrial zoned <del>properties</del>.</p> <p>In considering a resource consent application, <del>Council's</del> discretion is also restricted to an assessment against the Design Guide for the <del>Residential Centres Precinct</del> (refer to Appendix 1) and, where relevant, the Wallaceville Structure Plan (refer to DEV1—Wallaceville Structure Plan Development Area).</p> <p><b>Restriction on notification</b></p> <p>In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires <del>land</del> use consent under any other provision of the Plan.</p> <p>For <del>Comprehensive Residential Development</del> in the <del>Wallaceville Structure Plan Development Area</del>, in respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of <del>the Act</del>, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p><b>Notes:</b></p>

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				<ul style="list-style-type: none"> <li>A <del>Comprehensive Residential Development</del> that does not comply with the relevant standards and terms for this rule, will be assessed against the relevant Matters for Consideration below.</li> <li>Notwithstanding this rule any <del>Comprehensive Residential Development on land</del> identified in SUB-RES-Figure 2 that does not comply with SUB-RES-S1, SUB-RES-S2, and SUB-RES-S3, GRZ-PREC1-S5 and/or GRZ-PREC1-S9 is a non-complying activity.</li> </ul>		
	SUB-RES – Subdivision in the General Residential Zone	Delete Rule	<p><del>SUB-RES-R12</del></p> <p><i>Policies</i></p> <p><del>SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GRZ-P1, GRZ-P4</del></p>	<p><del>Subdivision</del> In relation to <del>land</del> identified in SUB-RES-Figure 2 ('Maidstone Terrace Residential') which complies with standards in SUB-RES-S1, SUB-RES-S2 and SUB-RES-S3.</p> <p><del>Council</del> will restrict its discretion to:</p> <ol style="list-style-type: none"> <li>(1) <del>Design, appearance and layout of the subdivision.</del></li> <li>(2) <del>Landscaping.</del></li> <li>(3) <del>Provision of and effects on network utilities and/or services.</del></li> <li>(4) <del>Standard, construction and layout of vehicular access.</del></li> <li>(5) <del>Earthworks.</del></li> <li>(6) <del>Provision of esplanade reserves and strips.</del></li> <li>(7) <del>Protection of any special amenity feature.</del></li> <li>(8) <del>Financial contributions.</del></li> <li>(9) <del>The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor.</del></li> <li>(10) <del>The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</del></li> </ol>	<del>RDIS</del>	<del>General Residential-SUB-RES-Figure 2</del>

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			<p><del>(11) The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to:</del></p> <p><del>(a) the future orientation of residential units and the location of habitable rooms, relative to the Maidstone Park and</del></p> <p><del>(b) adjacent General Industrial-zoned properties;</del></p> <p><del>(c) the future orientation of <b>buildings</b>, fences or landscaping to buffer outdoor living spaces from adjacent General Industrial-zoned <b>properties</b>;</del></p> <p><del>(d) whether the <b>subdivision</b> could result in more than 12 residential units being constructed within Area B in SUB-RES Figure 2; and</del></p> <p><del>(e) the imposition of the consent notices to give effect to these matters.</del></p>						
	SUB-RES – Subdivision in the General Residential Zone	Delete Standard	<table border="1"> <thead> <tr> <th colspan="2">Standards for Restricted Discretionary Activities</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td> <p><del><b>SUB-RES-S7</b></del></p> <p><i>Policies</i>  <del>SUB-RES-P1,  SUB-RES-P6,  SUB-GEN-P9,  GRZ-P1,  GRZ-P4,</del></p> </td> <td> <p>Standards and terms for <del>Comprehensive Residential Development</del></p> <p><del>(1) Compliance with the access standards of SUB-RES-S3.</del></p> <p><del>(2) Compliance with the <b>building coverage</b> standard of GRZ-PREC1-S4.</del></p> <p><del>(3) Compliance with the yard <b>setback</b> standards of GRZ-PREC1-S5 and GRZ-PREC1-S7 for external <b>boundaries</b> only.</del></p> <p><del>(4) Compliance with the <b>outdoor living space</b> standard of GRZ-PREC1-S6.</del></p> <p><del>(5) Compliance with the maximum <b>building height</b> standard of GRZ-S7.</del></p> <p><del>(6) Compliance with the sunlight access planes of GRZ-S8 for external <b>boundaries</b> only.</del></p> <p><del>(7) Compliance with the on-<b>site</b> soakage standard of GRZ-PREC1-S8.</del></p> <p>Additional standards and terms for <del>Comprehensive Residential Development</del> within the <del>Wallaceville Structure Plan Development Area</del></p> </td> <td> <p><del>General Residential—Residential Centres Precinct</del></p> </td> </tr> </tbody> </table>	Standards for Restricted Discretionary Activities		Zones	<p><del><b>SUB-RES-S7</b></del></p> <p><i>Policies</i>  <del>SUB-RES-P1,  SUB-RES-P6,  SUB-GEN-P9,  GRZ-P1,  GRZ-P4,</del></p>	<p>Standards and terms for <del>Comprehensive Residential Development</del></p> <p><del>(1) Compliance with the access standards of SUB-RES-S3.</del></p> <p><del>(2) Compliance with the <b>building coverage</b> standard of GRZ-PREC1-S4.</del></p> <p><del>(3) Compliance with the yard <b>setback</b> standards of GRZ-PREC1-S5 and GRZ-PREC1-S7 for external <b>boundaries</b> only.</del></p> <p><del>(4) Compliance with the <b>outdoor living space</b> standard of GRZ-PREC1-S6.</del></p> <p><del>(5) Compliance with the maximum <b>building height</b> standard of GRZ-S7.</del></p> <p><del>(6) Compliance with the sunlight access planes of GRZ-S8 for external <b>boundaries</b> only.</del></p> <p><del>(7) Compliance with the on-<b>site</b> soakage standard of GRZ-PREC1-S8.</del></p> <p>Additional standards and terms for <del>Comprehensive Residential Development</del> within the <del>Wallaceville Structure Plan Development Area</del></p>	<p><del>General Residential—Residential Centres Precinct</del></p>
Standards for Restricted Discretionary Activities		Zones							
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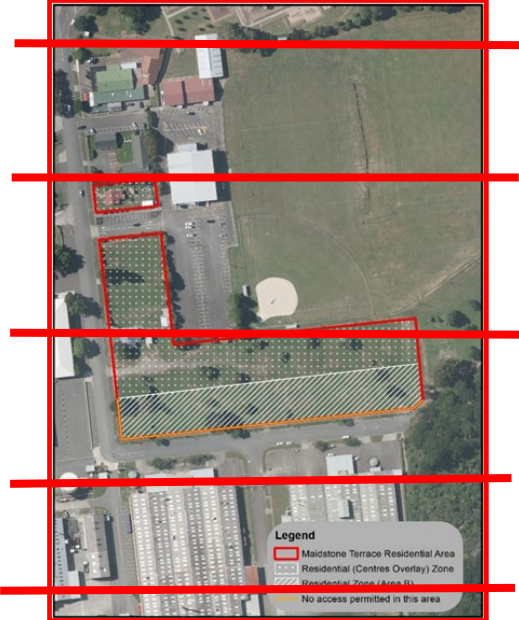
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				(8) — Compliance with noise insulation and ventilation standards of DEV1-S6 and DEV1-S7  (9) — Compliance with the fencing standards of DEV1-S8									
	SUB-RES – Subdivision in the General Residential Zone	Delete Rule	<table border="1"> <thead> <tr> <th colspan="3">Discretionary Activities</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td><b>SUB-RES-R13</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</td> <td><b>Subdivision</b> which does not comply with the standards specified in SUB-RES-S1.</td> <td><b>DIS</b></td> <td><i>General Residential</i></td> </tr> </tbody> </table>			Discretionary Activities			Zone	<b>SUB-RES-R13</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1	<b>Subdivision</b> which does not comply with the standards specified in SUB-RES-S1.	<b>DIS</b>	<i>General Residential</i>
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			<p><del>SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</del></p>									
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
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			<p>(5) <del>(7)</del> Account must be taken of the future development potential of adjoining or adjacent <b>land</b>.</p> <p>(6) <del>(8)</del> Account must be taken of any potential <b>reverse sensitivity effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid).</p> <p>(7) <del>(9)</del> Where located within an identified <b>flood hazard extent</b>, any relevant restricted discretionary activity matters for <b>subdivision</b>.</p>
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	SUB-RES – Subdivision in the General Residential Zone	Delete Figure	<p><del><b>SUB-RES-Figure 2</b></del></p> <p><del>Maidstone Terrace Residential</del></p> 
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**SUB-HRZ – Subdivision in the High Density Residential Zone**

	New SUB-HRZ - Subdivision in the	Add new Heading and Background	<u><b>SUB-HRZ – Subdivision within the High Density Residential Zone (including Precinct 2 – St Patrick’s Estate Precinct)</b></u>
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change		
	High Density Residential Zone		<p><b>Background</b></p> <p>The <b>High Density Residential Zone</b> is to be used predominantly for <b>residential activities</b> with high concentration and bulk of <b>buildings</b>, such as apartments, and other compatible <b>activities</b>.</p> <p>The <b>High Density Residential Zone</b> is located adjacent to and within a <b>walkable catchment</b> of the following <b>train stations</b> and <b>centre zones</b>:</p> <ul style="list-style-type: none"> <li>(i) <a href="#">Silverstream Station</a></li> <li>(ii) <a href="#">Heretaunga Station</a></li> <li>(iii) <a href="#">Trentham Station</a></li> <li>(iv) <a href="#">Wallaceville Station</a></li> <li>(v) <a href="#">Upper Hutt Station</a></li> <li>(vi) <a href="#">City Centre Zone</a></li> <li>(vii) <a href="#">Town Centre Zone</a></li> <li>(viii) <a href="#">Local Centre Zone</a></li> </ul> <p>The <b>High Density Residential Zone</b> provides for <b>heights</b> and densities of <b>residential units</b> and <b>buildings</b> greater than those provided for by the <b>Medium Density Residential Standards</b> that apply in the <b>General Residential Zone</b>. The <b>High Density Residential Zone</b> gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020). The <b>High Density Residential Zone subdivision</b> rules cross-reference to relevant rules and standards in the <b>General Residential Zone</b> where applicable.</p> <p>Within the <b>High Density Residential Zone</b>, the <b>St Patrick’s Estate Precinct</b> sits at the southern entrance to the City and adjoins the Hutt River and Mawaihakona Stream. Opportunities to enhance the Southern gateway to the City via landscaping the frontage to Fergusson Drive, and providing linkages to the Hutt River walkway and Silverstream Railway Station are required.</p>		
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Objective	<p><b>Objectives</b></p> <table border="1" data-bbox="667 1230 2076 1426"> <tr> <td data-bbox="667 1230 835 1426"><b>SUB-HRZ-O1</b></td> <td data-bbox="835 1230 2076 1426"> <p><b>Well-functioning Urban Environments</b></p> <p><i>A well-functioning urban <b>environment</b> that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</p> </td> </tr> </table>	<b>SUB-HRZ-O1</b>	<p><b>Well-functioning Urban Environments</b></p> <p><i>A well-functioning urban <b>environment</b> that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</p>
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	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Objective	<p><a href="#">SUB-HRZ-O2</a> <i>High quality urban infrastructure is constructed to facilitate the demands of urban intensification and highly walkable urban environments.</i></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Objective	<p><a href="#">SUB-HRZ-O3</a> <i>High quality Intensive residential development is provided in close proximity to rapid transport stops, <b>community facilities</b> and <b>commercial activities</b> in multi-storey flats and apartments.</i></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><b>Policies</b></p> <p><a href="#">SUB-HRZ-P1</a> <i>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</i></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><a href="#">SUB-HRZ-P2</a> <i>Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors and within <b>walkable catchments of centres</b>.</i></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><a href="#">SUB-HRZ-P3</a> <i>Recognise and maintain identified urban tree groups, notable trees, and significant natural areas throughout development in residential zones.</i></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><a href="#">SUB-HRZ-P4</a> <i>Maintain and enhance pedestrian facilities established urban areas within a walkable distance to urban railway stations and the centre zones to increase walking accessibility and safety.</i></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><a href="#">SUB-HRZ-P5</a> <i>Provide for the efficient function of multimodal transport options within the <b>road</b> corridor within a walkable distance to urban railway stations and the centre zones.</i></p>
	New SUB-HRZ - Subdivision in the	Add Policy	<p><a href="#">SUB-HRZ-P6</a> <i>Enable and encourage high density residential <b>subdivision</b> and development that:</i></p>

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	High Density Residential Zone		<p>a. <u>is compatible with the planned built character of the <b>High Density Residential Zone</b> within a minimum of 800m walkable distance from urban railway stations and the City Centre Zone; and</u></p> <p>b. <u>makes efficient use of <b>land</b> for high density residential <b>subdivision</b>, use and development.</u></p>					
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><b>SUB-HRZ-P7</b> <u>Enable housing to be designed to meet the day-to-day needs of residents.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</u></p>					
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Policy	<p><b>SUB-HRZ-P8</b> <u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</u></p>					
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add policy	<p><b>SUB-HRZ-P9</b> <u>Medium and high density residential <b>subdivision</b>, use and development within the <b>St Patrick’s Estate Precinct</b> must:</u></p> <p>(i) <u>provide pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</u></p> <p>(i) <u>Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive.</u></p>					
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add District Wide Matters table	<p><b>Rules</b></p> <p><b>District-wide matters</b></p> <p><b>Subdivision</b> within the <b>High Density Residential Zone</b> must comply with all relevant rules and standards in the District-wide matters of the Plan as listed below:</p> <table border="1"> <tr> <td><b>District-wide matters</b></td> </tr> <tr> <td><u>TEMP - Temporary Activities</u></td> </tr> <tr> <td><u>SIGN - Signs</u></td> </tr> <tr> <td><u>EW - Earthworks</u></td> </tr> <tr> <td><u>NATC – Natural Character</u></td> </tr> </table>	<b>District-wide matters</b>	<u>TEMP - Temporary Activities</u>	<u>SIGN - Signs</u>	<u>EW - Earthworks</u>	<u>NATC – Natural Character</u>
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			<p><u>Where:</u></p> <p><u>Subdivision within the High Density Residential Zone of:</u></p> <p>a. <u>Any allotment with an existing residential unit, if:</u></p> <p>i. <u>Either the subdivision does not increase the degree of any non-compliance with any of the following rules and standards:</u></p> <ul style="list-style-type: none"> <li>A. <u>GRZ-R2;</u></li> <li>B. <u>GRZ-S3 – Building coverage;</u></li> <li>C. <u>GRZ-S4 – Setbacks;</u></li> <li>D. <u>GRZ-S5 – Outdoor living space;</u></li> <li>E. <u>GRZ-S7 – Building height;</u></li> <li>F. <u>GRZ – S8 – Height in relation to boundary;</u></li> <li>G. <u>GRZ – S13 – Number of residential units per site;</u></li> <li>H. <u>GRZ – S14 – Outlook space;</u></li> <li>I. <u>GRZ – S15 – Windows to street;</u></li> <li>J. <u>GRZ – S16 – Landscaped area; or</u></li> </ul> <p><u>land use consent has been granted; and</u></p> <p>ii. <u>no vacant allotments are created;</u></p> <p>b. <u>Any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that:</u></p> <p>i. <u>It is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and</u></p> <p>ii. <u>Each residential unit complies with the following rules and standards:</u></p> <ul style="list-style-type: none"> <li>A. <u>GRZ-R2;</u></li> <li>B. <u>GRZ-S3 – Building coverage;</u></li> </ul>

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			<p>2. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">Compliance is not achieved with one or more of the standards specified under HRZ-SUB-R1.</a></p> <p><b>Restriction on notification:</b></p> <p><a href="#">Public notification of an application for resource consent under this rule is precluded.</a></p>				
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Rule	<table border="1"> <tr> <td><b>SUB-HRZ-R2</b></td> <td><a href="#">Subdivision that proposes to create one or more vacant allotments with a net site area of 300m<sup>2</sup> or less.</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Controlled</a></td> </tr> </table>	<b>SUB-HRZ-R2</b>	<a href="#">Subdivision that proposes to create one or more vacant allotments with a net site area of 300m<sup>2</sup> or less.</a>	1.	<a href="#">Activity status: Controlled</a>
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	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Rule	<p><b>SUB-HRZ-R4</b>      <b>Subdivision</b> that complies with all the standards under SUB-HRZ-S1 but does not comply with one or more of the standards under SUB-HRZ-S2.</p> <p>1. <u>Activity status: <b>Restricted Discretionary</b></u></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Rule	<p><b>SUB-HRZ-R5</b>      <b>Subdivision</b> that proposes to create one or more vacant <b>allotments</b> where one or more <b>allotments</b> has a <b>net site area</b> greater than 300m<sup>2</sup> but no greater than 800m<sup>2</sup>.</p> <p>1. <u>Activity status: <b>Restricted Discretionary</b></u></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Rule	<p><b>SUB-HRZ-R6</b>      <b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p>1. <u>Activity Status: <b>Restricted Discretionary</b></u></p> <p><u>In addition to the matters listed in SUB-HRZ-R1, Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> <li>a. <u>The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the <b>line</b>.</u></li> <li>b. <u>The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</u></li> <li>c. <u>The extent to which potential adverse <b>effects</b> including risk or injury, <b>property</b> damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</u></li> <li>d. <u>The outcome of any consultation with the affected utility operator.</u></li> <li>e. <u>Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</u></li> <li>f. <u>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</u></li> <li>g. <u>Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks</b>, <b>dust</b> generation and <b>construction activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</u></li> </ul> <p><b>Restriction on notification</b></p>

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			<a href="#">A resource consent application under this rule will be precluded from public notification, and limited notification will be served on Transpower New Zealand Limited as the only affected party.</a>																
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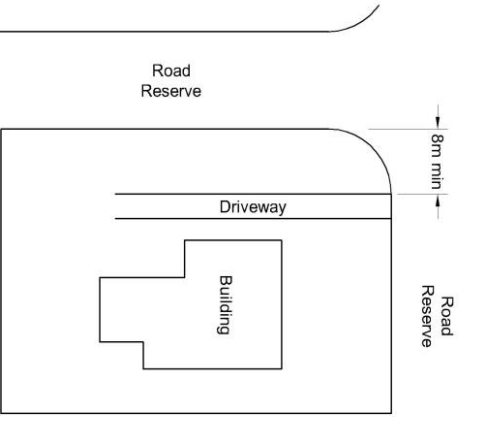


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			<p>(18) <a href="#">Pedestrian access to open space, <b>commercial</b> centres, and public transport.</a></p> <p>(19) <a href="#">Ensuring <b>roads</b> and any vehicle access to <b>sites</b> allow for safe and efficient traffic movements and can safely accommodate the intended number of users.</a></p> <p>(20) <a href="#">Ensuring infrastructure meets <b>Council</b> standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of <b>allotment</b> creation.</a></p> <p>(21) <a href="#">Ensuring telecommunications and power supply is provided to all <b>allotments</b>.</a></p> <p>(22) <a href="#">Achieving the outcomes sought by the Medium and High Density Design Guide in Appendix 1.</a></p>
	New SUB-HRZ - Subdivision in the High Density Residential Zone	Add Rule	<p><b><u>SUB-HRZ-S2</u></b> <a href="#">Access standards for <b>subdivision</b></a></p> <p>(1) <a href="#">Where vehicle access points are shared by three or more <b>residential units</b>, for all <b>rear allotments</b> and for all <b>sites</b> fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter there must be provision for turning a vehicle on <b>site</b> in order that vehicles do not reverse into the street.</a></p> <p>(2) <a href="#">All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving</a></p> <p>(1) <a href="#">The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</a></p> <p>(2) <a href="#">The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</a></p> <p>(3) <a href="#">Design, appearance and layout of the <b>subdivision</b>.</a></p> <p>(4) <a href="#">Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</a></p> <p>(5) <a href="#">Standard, construction and layout of vehicular access.</a></p> <p>(6) <a href="#">The outcome of consultation with the owner of operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</a></p>

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			<p><u>sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</u></p> <p>(3) <u>Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</u></p> <p>(4) <u>Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment join, or in accordance with the diagram below.</u></p> <p>(7) <u>The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</u></p> <p>(8) <u>Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner.</u></p> <p>(9) <u>Ensuring roads and any vehicle access to sites allow for safe and efficient traffic movements and can safely accommodate the intended number of users.</u></p> <p>(10) <u>Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation.</u></p>

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			 <p>(5) <a href="#">Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</a></p> <p>(6) <a href="#">At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter.</a></p> <p>(7) <a href="#">Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</a></p>

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	New SUB-RES - Subdivision in the Commercial and Mixed Use Zones	Add District Wide Matters table	<p><a href="#">Rules</a></p> <p><a href="#">District-wide matters</a></p> <p><a href="#">Subdivision within the Commercial and Mixed Use Zones must comply with all relevant rules and standards in the District-wide matters and <b>qualifying matter areas</b> of the Plan as listed below:</a></p> <table border="1"> <tr> <td><a href="#">District-wide matters</a></td> </tr> <tr> <td><a href="#">TEMP - Temporary Activities</a></td> </tr> <tr> <td><a href="#">SIGN - Signs</a></td> </tr> <tr> <td><a href="#">EW - Earthworks</a></td> </tr> <tr> <td><a href="#">NATC – Natural Character</a></td> </tr> <tr> <td><a href="#">DC – Development Contributions</a></td> </tr> <tr> <td><a href="#">HH - Historical Heritage</a></td> </tr> <tr> <td><a href="#">TREE - Notable Trees</a></td> </tr> <tr> <td><a href="#">UTG - Urban Tree Groups</a></td> </tr> <tr> <td><a href="#">ECO - Ecosystems and Indigenous Biodiversity</a></td> </tr> <tr> <td><a href="#">NFL - Natural Features and Landscapes</a></td> </tr> <tr> <td><a href="#">PA – Public Access</a></td> </tr> <tr> <td><a href="#">PK - Papakāinga</a></td> </tr> </table>	<a href="#">District-wide matters</a>	<a href="#">TEMP - Temporary Activities</a>	<a href="#">SIGN - Signs</a>	<a href="#">EW - Earthworks</a>	<a href="#">NATC – Natural Character</a>	<a href="#">DC – Development Contributions</a>	<a href="#">HH - Historical Heritage</a>	<a href="#">TREE - Notable Trees</a>	<a href="#">UTG - Urban Tree Groups</a>	<a href="#">ECO - Ecosystems and Indigenous Biodiversity</a>	<a href="#">NFL - Natural Features and Landscapes</a>	<a href="#">PA – Public Access</a>	<a href="#">PK - Papakāinga</a>
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	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Rule SUB-CMU-R2	<table border="1"> <thead> <tr> <th>SUB-CMU-R2</th> <th>Subdivision that creates one or more vacant allotments</th> </tr> </thead> <tbody> <tr> <td>1. <a href="#">Activity status: Controlled</a></td> <td></td> </tr> <tr> <td><a href="#">Where:</a></td> <td></td> </tr> <tr> <td>a. <a href="#">Compliance is achieved with</a></td> <td></td> </tr> <tr> <td>i. <a href="#">SUB-CMU-S1;</a></td> <td></td> </tr> </tbody> </table>	SUB-CMU-R2	Subdivision that creates one or more vacant allotments	1. <a href="#">Activity status: Controlled</a>		<a href="#">Where:</a>		a. <a href="#">Compliance is achieved with</a>		i. <a href="#">SUB-CMU-S1;</a>	
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#	Chapter	Change	Track Change
			<p>3. <u>Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with SUB-CMU-S1</u></p>
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Rule SUB-CMU-R3	<p><b>SUB-CMU-R3</b>    <b>Subdivision of Land for Utilities, Reserves or Conservation Purposes.</b></p> <p>1. <u>Activity status: <b>Controlled</b></u></p> <p><u>Matters of control are limited to:</u></p> <p>(1) <u>Design, appearance and layout of the <b>subdivision</b>.</u></p> <p>(2) <u><b>Landscaping</b>.</u></p> <p>(3) <u>Provision of and <b>effects</b> on network utilities and/or services.</u></p> <p>(4) <u>Standard, construction and layout of vehicular access.</u></p> <p>(5) <u><b>Earthworks</b>.</u></p> <p>(6) <u>Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</u></p> <p>(7) <u>Protection of any special amenity feature.</u></p> <p>(8) <u>Financial contributions.</u></p> <p>(9) <u>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</u></p> <p>(10) <u>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</u></p>
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Rule SUB-CMU-R4	<p><b>SUB-CMU-R4</b>    <b>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroo Flood Hazard Extent that creates one or more vacant allotments.</b></p> <p>1. <u>Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with</u></p>



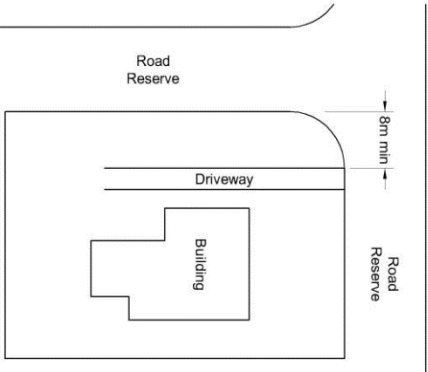
**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
			<ul style="list-style-type: none"> <li>i. <a href="#">SUB-CMU-S1;</a></li> <li>ii. <a href="#">SUB-CMU-S2;</a></li> <li>iii. <a href="#">SUB-CMU-S3; and</a></li> <li>iv. <a href="#">SUB-CMU-S4.</a></li> </ul> <p><a href="#">Matters of discretion are restricted to:</a></p> <ul style="list-style-type: none"> <li>(1) <a href="#">Design, appearance and layout of the <b>subdivision</b>.</a></li> <li>(2) <a href="#">Landscaping.</a></li> <li>(3) <a href="#">Provision of and <b>effects</b> on network utilities and/or services.</a></li> <li>(4) <a href="#">Standard, construction and layout of vehicular access.</a></li> <li>(5) <a href="#">Earthworks.</a></li> <li>(6) <a href="#">Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</a></li> <li>(7) <a href="#">Protection of any special amenity feature.</a></li> <li>(8) <a href="#">Financial contributions.</a></li> <li>(9) <a href="#">The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</a></li> <li>(10) <a href="#">The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</a></li> <li>(11) <a href="#">The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</a></li> <li>(12) <a href="#">Ability for a future <b>building</b> to be constructed above the 1 in 25- year flood level.</a></li> <li>(13) <a href="#">The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</a></li> <li>(14) <a href="#">Consent notice restricting the future development to the identified platform.</a></li> <li>(15) <a href="#">The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</a></li> </ul>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><u>(16) The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</u></p> <p><u>3. Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with SUB-CMU-S2 or SUB-CMU-S3</u></p> <p><u>3. Activity status: <b>Non-complying</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with SUB-CMU-S1 or SUB-CMU-S4</u></p>
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Rule SUB-CMU- R5	<p><b>SUB-CMU-R5</b>     <u>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps.</u></p> <p><u>1. Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with</u></p> <p><u>    i. SUB-CMU-S1;</u></p> <p><u>    ii. SUB-CMU-S2; and</u></p> <p><u>    iii. SUB-CMU-S3.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>(1) Design, appearance and layout of the <b>subdivision</b>.</u></p> <p><u>(2) <b>Landscaping</b>.</u></p> <p><u>(3) Provision of and <b>effects</b> on network utilities and/or services.</u></p> <p><u>(4) Standard, construction and layout of vehicular access.</u></p> <p><u>(5) <b>Earthworks</b>.</u></p> <p><u>(6) Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</u></p>

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#	Chapter	Change	Track Change
			<p>(7) <a href="#">Protection of any special amenity feature.</a></p> <p>(8) <a href="#">Financial contributions.</a></p> <p>(9) <a href="#">The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</a></p> <p>(10) <a href="#">The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</a></p> <p>(11) <a href="#">The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the <b>line</b>.</a></p> <p>(12) <a href="#">The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</a></p> <p>(13) <a href="#">The extent to which potential adverse <b>effects</b> including risk or injury, <b>property</b> damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</a></p> <p>(14) <a href="#">The outcome of any consultation with the affected utility operator.</a></p> <p>(15) <a href="#">Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</a></p> <p>(16) <a href="#">Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</a></p> <p>(17) <a href="#">Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks</b>, <b>dust</b> generation and <b>construction activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</a></p> <p><b><a href="#">Restriction on notification</a></b></p> <p><a href="#">A resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</a></p> <p>3. <a href="#">Activity status: <b>Discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with SUB-CMU-S1, SUB-CMU-S2 or SUB-CMU-S3</a></p>

IPI - PROPOSED AMENDMENTS																			
#	Chapter	Change	Track Change																
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Rule SUB-CMU-R6	<table border="1"> <tr> <td><a href="#">SUB-CMU-R6</a></td> <td><a href="#">Subdivision of sites that contain Historic Heritage or Notable Trees and are identified in HH-SCHED1 or TREE-SCHED1.</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">SUB-CMU-R6</a>	<a href="#">Subdivision of sites that contain Historic Heritage or Notable Trees and are identified in HH-SCHED1 or TREE-SCHED1.</a>	1. <a href="#">Activity status: Discretionary</a>													
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	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Standard SUB-CMU-S1	<table border="1"> <tr> <td colspan="2"><a href="#">Standards</a></td> </tr> <tr> <td><a href="#">SUB-CMU-S1</a></td> <td><a href="#">Access</a></td> </tr> <tr> <td colspan="2">Where <b>site</b> access is required or provided the following standards apply</td> </tr> <tr> <td colspan="2">(1) <a href="#">All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</a></td> </tr> <tr> <td colspan="2"><a href="#">Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</a></td> </tr> <tr> <td colspan="2">(2) <a href="#">Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</a></td> </tr> <tr> <td colspan="2"><del>(3) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</del></td> </tr> <tr> <td colspan="2">(3) <a href="#">Vehicular access to a <b>corner allotment</b> lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a <b>corner allotment</b> lot) join, or in accordance with the diagram below.</a></td> </tr> </table>	<a href="#">Standards</a>		<a href="#">SUB-CMU-S1</a>	<a href="#">Access</a>	Where <b>site</b> access is required or provided the following standards apply		(1) <a href="#">All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</a>		<a href="#">Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</a>		(2) <a href="#">Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</a>		<del>(3) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</del>		(3) <a href="#">Vehicular access to a <b>corner allotment</b> lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a <b>corner allotment</b> lot) join, or in accordance with the diagram below.</a>	
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#	Chapter	Change	Track Change		
			 <p>(4) <a href="#">Where a <b>corner allotment</b> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</a></p> <p>(5) <a href="#">At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter.</a></p> <p>(6) <a href="#">Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</a></p>		
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Standard SUB-CMU-S2	<table border="1"> <tr> <td><b>SUB-CMU-S2</b></td> <td><b>Water supply, stormwater and wastewater</b></td> </tr> </table> <p><a href="#">All subdivisions shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</a></p>	<b>SUB-CMU-S2</b>	<b>Water supply, stormwater and wastewater</b>
<b>SUB-CMU-S2</b>	<b>Water supply, stormwater and wastewater</b>				
	New SUB-CMU – Subdivision in Commercial and Mixed Use Zones	Introduce new Standard SUB-CMU-S3	<table border="1"> <tr> <td><b>SUB-CMU-S3</b></td> <td><b>Subdivision in the Erosion Hazard Area of the Mangaroo Flood Hazard Extent</b></td> </tr> </table> <p><a href="#">All subdivision within the Erosion Hazard Area of the Mangaroo Flood Hazard Extent shall comply with the following:</a></p> <ol style="list-style-type: none"> <li><a href="#">A suitable future <b>building</b> platform area must be identified and must not be located within the <b>River Corridor</b>.</a></li> <li><a href="#">Where the proposed <b>building</b> platform is located within the <b>Erosion Hazard Area</b>, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed <b>building</b> platform is required in accordance with Section 2.4.10 of Part 1 of this Plan.</a></li> </ol>	<b>SUB-CMU-S3</b>	<b>Subdivision in the Erosion Hazard Area of the Mangaroo Flood Hazard Extent</b>
<b>SUB-CMU-S3</b>	<b>Subdivision in the Erosion Hazard Area of the Mangaroo Flood Hazard Extent</b>				

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
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**SUB-COM – Subdivision in Industrial Zones**

	<p>SUB-COM – Subdivision in Commercial Zones</p>	<p>Delete reference to Commercial and City Centre and retain Industrial only</p> <p>Consequential Amendment</p>	<p><b>SUB-<del>INDCOM</del> – Subdivision in <u>Industrial</u> <del>Commercial</del> Zones</b></p>			
			<p><b>Rules</b></p>			
			<p><b>Activities Tables</b></p>			
			<table border="1"> <thead> <tr> <th data-bbox="660 478 1870 534">Controlled Activities</th> <th data-bbox="1870 478 2089 534">Zones</th> </tr> </thead> </table>		Controlled Activities	Zones
Controlled Activities	Zones					
			<p><b>SUB-<del>GIZCOM</del>-R1</b></p> <p><i>Policies</i>  <del>SUB-GEN-P1,</del>  <del>SUB-GEN-P2,</del>  <del>SUB-GEN-P3,</del>  <del>SUB-GEN-P9,</del>  <del>SUB-GEN-P10,</del>  <del>CCZ-P1,</del>  <del>GIZ-P1,</del>  <del>CCZ-P3,</del>  <del>COMZ-P2,</del>  <del>CCZ-P4,</del>  <del>GIZ-P3,</del>  <del>DEV1-P7</del></p>	<p><b>Subdivision</b> which complies with the standards in SUB-<del>INDCOM</del>-S1 and SUB-<del>INDCOM</del>-S2 unless specified below</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>(1) Design, appearance and layout of the <b>subdivision</b>.</li> <li>(2) <b>Landscaping</b>.</li> <li>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>(4) Standard, construction and layout of vehicular access.</li> <li>(5) <b>Earthworks</b>.</li> <li>(6) Provision of <b>esplanade reserves</b> and <b>strips</b>.</li> <li>(7) Protection of any special amenity feature.</li> <li>(8) Financial contributions.</li> <li>(9) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>(10) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-<del>INDCOM</del>-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> </ol>	<p><b>CON</b></p> <p><del>Commercial</del>  <del>City Centre</del>  <del>General</del>  <del>Industrial</del></p>	

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R2</b></p> <p><i>Policies</i>  SUB-GEN-P1,  SUB-GEN-P2,  SUB-GEN-P3,  SUB-GEN-P9,  SUB-GEN-P10,  <del>CCZ-P1,</del>  GIZ-P1,  <del>CCZ-P3,</del>  <del>COMZ-P2,</del>  <del>CCZ-P4,</del>  GIZ-P3,  <del>DEV1-P7</del></p>	<p><b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity</b> <u>or industrial activity building</u> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>Residential Unit</b> or <b>commercial activity</b> <u>or industrial activity building</u>.</p> <p><b>Note:</b> this form of <b>subdivision</b> does not need to comply with the minimum <b>net site area</b> requirements of SUB-<del>INDCOM</del>-S1, but does need to meet the access standards of SUB-<del>INDCOM</del>-S2</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>(1) Design, appearance and layout of the <b>subdivision</b>.</li> <li>(2) <b>Landscaping</b>.</li> <li>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>(4) Standard, construction and layout of vehicular access.</li> <li>(5) <b>Earthworks</b>.</li> <li>(6) Provision of <b>esplanade reserves</b> and <b>strips</b>.</li> <li>(7) Protection of any special amenity feature.</li> <li>(8) Financial contributions.</li> <li>(9) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>(10) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-<del>INDCOM</del>-R7 covers subdivision within the Electricity Transmission Corridor.</li> </ol>	CON	<i>Commercial City-Centre General Industrial</i>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R3</b></p> <p><i>Policies</i></p>	<p><b>Subdivision</b> of <b>land</b> for utilities, reserves or <b>conservation</b> purposes.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>(1) Design, appearance and layout of the <b>subdivision</b>.</li> </ol>	CON	<i>Commercial City-Centre General Industrial</i>

**IPI - PROPOSED AMENDMENTS**

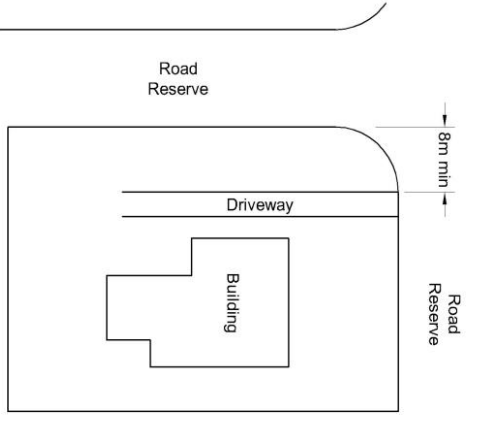
#	Chapter	Change	Track Change			
			<p><i>SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, CCZ-P1, GIZ-P1, CCZ-P3, COMZ-P2, CCZ-P4, GIZ-P3, DEV1-P7</i></p>	<p>(2) <b>Landscaping.</b></p> <p>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</p> <p>(4) Standard, construction and layout of vehicular access.</p> <p>(5) <b>Earthworks.</b></p> <p>(6) Provision of <b>esplanade reserves</b> and <b>strips.</b></p> <p>(7) Protection of any special amenity feature.</p> <p>(8) Financial contributions.</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site.</b></p> <p>(10) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site.</b></p> <p>Note: Rule SUB-<del>INDCOM</del>-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</p>		
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><del>SUB-INDCOM-R4</del></p> <p><i>Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, CCZ-P1, GIZ-P1, CCZ-P3, COMZ-P2, CCZ-P4,</i></p>	<p><b>Subdivision</b> which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b>) that has been lawfully established in terms of the Building Act 2004.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the <b>subdivision.</b></p> <p>(2) <b>Landscaping.</b></p> <p>(3) Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</p> <p>(4) Standard, construction and layout of vehicular access.</p> <p>(5) <b>Earthworks.</b></p>	CON	<p><i>Commercial City Centre General Industrial</i></p>



IPI - PROPOSED AMENDMENTS																											
#	Chapter	Change	Track Change																								
			<p><i>GIZ-P3,</i> <i>DEV1-P7</i></p> <p>(6) Provision of <b>esplanade reserves</b> and <b>strips</b>.</p> <p>(7) Protection of any special amenity feature.</p> <p>(8) Financial contributions.</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</p> <p>(10) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-<del>INDCOM</del>-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</p> <p>(11) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.</p> <p>(12) Allocation of areas.</p> <p><b>Controlled activities – restrictions on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of <b>the Act</b>.</p>																								
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="3">Standards for Controlled Activities</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td rowspan="5"> <b>SUB-<del>INDCOM</del>-S1</b>   <i>Policy</i>  <i>CCZ-P1,</i>  <i>GIZ-P1</i> </td> <td colspan="2">Minimum requirements for <b>subdivision</b></td> <td rowspan="5"> <i>Commercial</i>  <i>City-Centre</i>  <i>General</i>  <i>Industrial</i> </td> </tr> <tr> <td><b>Commercial and Industrial Zones</b></td> <td><b>Minimum net site area</b></td> <td><b>Shape factor</b></td> </tr> <tr> <td><i>Commercial</i></td> <td><i>300m<sup>2</sup></i></td> <td><i>7.5m</i></td> </tr> <tr> <td><i>City-Centre</i></td> <td><i>300m<sup>2</sup></i></td> <td><i>7.5m</i></td> </tr> <tr> <td>General Industrial</td> <td>500m<sup>2</sup></td> <td>20m</td> </tr> <tr> <td colspan="3"><b>Exemptions</b></td> <td></td> </tr> </tbody> </table>	Standards for Controlled Activities			Zone	<b>SUB-<del>INDCOM</del>-S1</b>  <i>Policy</i> <i>CCZ-P1,</i> <i>GIZ-P1</i>	Minimum requirements for <b>subdivision</b>		<i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i>	<b>Commercial and Industrial Zones</b>	<b>Minimum net site area</b>	<b>Shape factor</b>	<i>Commercial</i>	<i>300m<sup>2</sup></i>	<i>7.5m</i>	<i>City-Centre</i>	<i>300m<sup>2</sup></i>	<i>7.5m</i>	General Industrial	500m <sup>2</sup>	20m	<b>Exemptions</b>			
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#	Chapter	Change	Track Change		
				These standards shall not apply to any <b>allotments</b> for utility, reserve or <b>conservation</b> purposes.	
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><del>SUB-INDCOM-S2</del></p> <p><i>Policies SUB-GEN-P1, TP-P4, <del>CCZ-P1,</del> GIZ-P1, <del>CCZ-P2</del></i></p>	<p>Access standards for <b>subdivision</b></p> <ol style="list-style-type: none"> <li>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the <b>road</b> carriageway seal.</li> <li>(2) All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>(3) Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>(4) Vehicular access to a <b>corner allotment</b> lot shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b> lot) join, or in accordance with the diagram below.</li> </ol>	<p><i>Commercial City-Centre General Industrial Development Area1</i></p>

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#	Chapter	Change	Track Change	
				 <p>(5) Where a <b>corner allotment</b> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>(6) At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter.</p> <p>(7) <b>Subdivision</b> with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>
SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-INDCOM-S3</b></p> <p><i>Policies SUB-GEN-P1, NATC-P1</i></p>	<p>Water supply, <b>stormwater</b> and <b>wastewater</b></p> <p>(1) All <b>activities</b> shall comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</p>	<p><i>Commercial, City-Centre General Industrial</i></p>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>Restricted Discretionary Activities</b></p> <p><b>SUB-<del>INDCOM</del>-R5</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, <del>CCZ-P1,</del> GIZ-P1</p>	<p><b>Subdivision</b> which complies with the standards of SUB-<del>INDCOM</del>-S1 but not SUB-<del>INDCOM</del>-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>(2) The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in rule SUB-<del>INDCOM</del>-R1.</p>	RDIS	<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i></p>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R6</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, <del>CCZ-P1,</del> GIZ-P1</p>	<p><b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity or industrial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial or industrial activity</b>, that does not comply with the access standards of SUB-<del>INDCOM</del>-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>(2) The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in rule SUB-<del>INDCOM</del>-R1.</p>	RDIS	<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i></p>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R7</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, <del>CCZ-P1,</del></p>	<p><b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p>In addition to the matters listed in SUB-<del>INDCOM</del>-R1, <b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>(1) The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the <b>line</b>.</li> </ol>	RDIS	<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i></p>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
			<p><i>GIZ-P1, NU-P1</i></p>	<p>(2) The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</p> <p>(3) The extent to which potential adverse <b>effects</b> including risk or injury, <b>property</b> damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</p> <p>(4) The outcome of any consultation with the affected utility operator.</p> <p>(5) Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</p> <p>(6) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>(7) Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects of earthworks, dust</b> generation and <b>construction activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</p> <p><b>Restriction on notification</b></p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>		
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R8</b></p> <p><i>Policies</i>  <i>SUB-GEN-P2,</i>  <i>SUB-GEN-P3,</i>  <i>SUB-GEN-P10,</i>  <del><i>CCZ-P1,</i></del>  <i>GIZ-P1</i></p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>, which results in any undeveloped <b>site</b> that contains no <b>building</b>, and complies with the requirements of SUB-<del>INDCOM</del>-S1</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) The matters contained in Rule SUB-<del>INDCOM</del>-R1.</p> <p>(2) The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</p>	RDIS	<p><i>Commercial</i>  <i>City-Centre</i>  <i>General</i>  <i>Industrial</i></p>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
				<ul style="list-style-type: none"> <li>(3) Ability for a future <b>building</b> to be constructed above the 1 in 25- year flood level.</li> <li>(4) The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>(5) Consent notice restricting the future development to the identified platform.</li> <li>(6) Matters addressing the standards for access under SUB-<del>INDCOM</del>-S2 where any standards are not met.</li> </ul>		
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><del>SUB-INDCOM-R9</del></p> <p><i>Policies</i>  SUB-GEN-P2,  SUB-GEN-P3,  SUB-GEN-P10,  <del>CCZ-P1,</del>  GIZ-P1</p>	<p><b>Subdivision</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>, which results in any undeveloped <b>allotments</b> that contain no <b>building</b>, and complies with the requirements of SUB-<del>INDCOM</del>-S1 and SUB-<del>INDCOM</del>-S4.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) The matters contained in SUB-<del>INDCOM</del>-R1.</li> <li>(2) The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>(3) Ability for a future <b>building</b> to be constructed above the 1 in 100- year flood level.</li> <li>(4) The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>(5) Consent notice restricting the future development to the identified platform.</li> <li>(6) The suitability of the proposed access to the future <b>building</b> platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the <b>Flood Hazard Extent</b>.</li> </ul>	RDIS	<i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<b>Standards for Restricted Discretionary Activities</b>			<b>Zones</b>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
			<p><b>SUB-<del>INDCOM</del>-S4</b></p> <p><i>Policies</i> SUB-GEN-P2 SUB-GEN-P3</p>	<p>Standards for <b>Subdivision</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b></p> <p>(1) Suitable future <b>building</b> platform area must be identified and must not be located within the <b>River Corridor</b>.</p> <p>(2) Where the proposed <b>building</b> platform is located within the <b>Erosion Hazard Area</b>, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed <b>building</b> platform is required in accordance with Section 2.4.10 of Part 1 of this Plan.</p>		<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i></p>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>Discretionary Activities</b></p>			<p><b>Zone</b></p>
			<p><b>SUB-<del>INDCOM</del>-R10</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, <del>CCZ-P1,</del> GIZ-P1</p>	<p><b>Subdivision</b> of a <b>site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1</p>	<p><b>DIS</b></p>	<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i> <i>Development Area1</i></p>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R11</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, <del>CCZ-P1,</del> GIZ-P1</p>	<p><b>Subdivision</b> which does not comply with the standards specified in rule SUB-<del>INDCOM</del>-S1</p>	<p><b>DIS</b></p>	<p><i>Commercial</i> <i>City-Centre</i> <i>General</i> <i>Industrial</i></p>

IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<b>SUB-<del>INDCOM</del>-R12</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, <del>CCZ-P1,</del> GIZ-P1	<b>Subdivision</b> that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.	<b>DIS</b>	<del>Commercial            City-Centre            General            Industrial            Development            Area1</del>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<b>Non-Complying Activities</b>			<b>Zone</b>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<b>SUB-<del>INDCOM</del>-13</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, <del>CCZ-P1,</del> GIZ-P1	Creation of an <b>allotment</b> that does not have formed legal access to a formed legal <b>road</b> , unless the proposal is for a paper <b>road</b> or other access to be formed as a condition of <b>subdivision</b> approval in accordance with the <b>Code of Practice for Civil Engineering Works</b>	<b>NC</b>	<del>Commercial            City-Centre            General            Industrial            Development            Area1</del>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<b>SUB-<del>INDCOM</del>-R14</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3,	<b>Subdivision</b> within the Pinehaven <b>Flood Hazard Extent</b> which results in any undeveloped <b>allotments</b> that contain no <b>building</b> , and does not comply with the requirements of SUB- <del>INDCOM</del> -S1	<b>NC</b>	<del>Commercial            City-Centre            General            Industrial</del>



IPI - PROPOSED AMENDMENTS						
#	Chapter	Change	Track Change			
			SUB-GEN-P10, <del>CCZ-P1,</del> GIZ-P1			
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>SUB-<del>INDCOM</del>-R15</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, <del>CCZ-P1,</del> GIZ-P1</p>	<p><b>Subdivision</b> within the Mangaroa <b>Flood Hazard Extent</b> which results in any undeveloped <b>allotments</b> that contain no <b>building</b>, where one or more of the following occurs:</p> <p>Does not comply with the requirements of SUB-<del>INDCOM</del>-S1;</p> <p>The proposed <b>building</b> platform is located within a <b>River Corridor</b>.</p>	NC	<del>Commercial</del> <del>City-Centre</del> <del>General</del> <del>Industrial</del>
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<p><b>Matters for Consideration</b></p> <p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>		Zone	
			<p><b>SUB-<del>INDCOM</del>-MC1</b></p> <p><b>Subdivision</b></p> <ol style="list-style-type: none"> <li>(1) The design and layout of the <b>subdivision</b> where any <b>allotments</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, <b>regionally significant network utilities</b> (excluding the National Grid), located on or in proximity to the <b>site</b>.</li> <li>(2) The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.  Note: Rule SUB-<del>INDCOM</del>-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>(3) The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>(4) The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	<del>Commercial</del> <del>City-Centre</del> <del>General</del> <del>Industrial</del>		

IPI - PROPOSED AMENDMENTS													
#	Chapter	Change	Track Change										
				<p>(5) Account must be taken of the future development potential of adjoining or adjacent <b>land</b>.</p> <p>(6) Account must be taken of any potential <b>reverse sensitivity effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid).</p> <p>(7) Where located within an identified <b>flood hazard extent</b>, any relevant matters of discretion identified under SUB-<del>INDCOM</del>-R8 or SUB-<del>INDCOM</del>-R9.</p>									
	SUB-COM – Subdivision in Commercial Zones	Consequential Amendment	<del>SUB-INDCOM</del> -MC2	<p><b>Access</b></p> <p>(8) Accessibility for public transport, cyclists and pedestrians.</p> <p>(9) Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>(10) Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</p> <p>(11) Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</p> <p>(12) Whether suitable alternative provision for servicing can be made.</p> <p>(13) Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>(14) The extent to which any <b>subdivision</b> and/or development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>									
<b>SUB-SAZ - Subdivision in the Special Activity Zone</b>													
	SUB-SAZ - Subdivision in the Special Activity Zone	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="2">Matters for Consideration</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td colspan="3">Matters that may be relevant in the consideration of any resource consent may include the following:</td> </tr> <tr> <td><del>SUB-SAZ</del>-MC3</td> <td>Site layout</td> <td>Special Activity</td> </tr> </tbody> </table>		Matters for Consideration		Zone	Matters that may be relevant in the consideration of any resource consent may include the following:			<del>SUB-SAZ</del> -MC3	Site layout	Special Activity
Matters for Consideration		Zone											
Matters that may be relevant in the consideration of any resource consent may include the following:													
<del>SUB-SAZ</del> -MC3	Site layout	Special Activity											

IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
				<p>(1) The arrangement of <b>buildings</b>, car parks and <b>vehicle movements</b> on <b>site</b>.</p> <p>(2) The extent of <b>landscaping</b> and screening particularly where <b>sites</b> adjoin General Residential, <a href="#">High Density Residential</a>, or Open Space Zones.</p> <p>(3) Whether the topography of the <b>site</b> has been taken into account.</p> <p>(4) Whether a better standard of development can be achieved by varying the design.</p>	
	SUB-SAZ - Subdivision in the Special Activity Zone	Consequential Amendment	<b>SUB-SAZ-MC6</b>	<p><b>Additional matters for the St Patrick's Estate Area</b></p> <p><del>(1) Whether flooding <b>effects</b> have been adequately addressed.</del></p> <p><del>(2) Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive.</del></p> <p><del>(3) Whether the <b>landscaping</b> will maintain and enhance the amenity of the area.</del></p> <p><del>(4) Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided.</del></p>	<i>Special Activity</i>
	SUB-SAZ - Subdivision in the Special Activity Zone	Consequential Amendment	<b>SUB-SAZ-MC7</b>	<p><b>Access</b></p> <p>(22) Accessibility for public transport, cyclists and pedestrians.</p> <p>(23) Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>(24) Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</p> <p>(25) Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</p> <p>(26) Whether suitable alternative provision for servicing can be made.</p> <p>(27) Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p>	<p><i>General Rural</i></p> <p><i>Rural</i></p> <p><i>Production</i></p> <p><i>Rural Lifestyle</i></p> <p><i>Commercial</i> <del>and</del> <i>Mixed Use</i></p> <p><a href="#">City Centre</a></p> <p><i>General</i></p> <p><i>Industrial</i></p> <p><i>Open Space</i></p> <p><i>Special Activity</i></p> <p><i>Development</i></p> <p><i>Area 2</i></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			(28) The extent to which any <b>subdivision</b> within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.
SUB-DEV1 - Subdivision in Development Area 1			
	SUB-DEV1 - Subdivision in Development Area 1	Consequential Amendment	This chapter contains the <b>subdivision</b> provisions which relate to the <b>Wallaceville Structure Plan Development Area</b> . These rules apply in addition to the underlying <b>subdivision</b> rules of the <b>General Residential Zone (SUB-RES)</b> , <b>High Density Residential Zone (SUB-HRZ)</b> and the Commercial <b>and Mixed Use Zones (SUB-COMCMU)</b> . Where there is any conflict between the provisions the <b>Wallaceville Structure Plan Development Area</b> provisions shall prevail.
DC – Development Contributions			
	Background	Amend Financial contributions to include urban development infrastructure and transport in IPI zones.	<p><del>Section 77E(1) of the Act authorises rules requiring a empowers Council to impose financial contributions for any class of activity other than a prohibited activity.</del></p> <p><del>Section 108 (9) defines The types of possible financial contributions are described in the Act as</del></p> <p>(a) money, <u>or</u></p> <p>(b) <u>land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of the Te Ture Whenua Maori Act 1993 unless that Act provides otherwise;</u></p> <p>or</p> <p>(c) a combination of money and <b>land</b>.</p> <p>This <del>part of the Plan chapter sets out the objective, policy, methods and rules relating to the imposition of financial contributions for reserves and leisure facilities</del> <u>contains the requirements for financial contributions which can be imposed for subdivision and development of land.</u></p> <p><b>Purpose of Financial Contributions</b></p> <p>Financial contributions received for reserves and leisure facilities may be used anywhere in the City. The allocation of such contributions is made through the Annual Plan process.</p> <p>The purposes for which reserves and leisure facilities contributions may be used are as follows:</p> <ul style="list-style-type: none"> <li>• The provision for <b>community facilities</b>, reserves, amenities and open space.</li> <li>• The protection and <b>conservation</b> of <b>amenity values</b>, and the life supporting capacity of ecosystems and <b>waterbodies</b>.</li> <li>• The provision of access to identified <b>rivers</b>, streams or <b>lakes</b>.</li> </ul>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<ul style="list-style-type: none"> <li>The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or <b>buildings</b>.</li> </ul> <p><u>Financial contributions received for water, wastewater, stormwater, or transport infrastructure will be used to address the specific effects generated by a land use or subdivision for the following purposes:</u></p> <ul style="list-style-type: none"> <li><u>Upgrades to the water, wastewater, or stormwater networks.</u></li> <li><u>Footpaths, streetlighting or pedestrian shelter</u></li> <li><u>Road upgrades;</u></li> <li><u>Shared paths;</u></li> <li><u>cycle parking; or</u></li> <li><u>Offsetting any adverse effect(s) to ensure positive effects on the environment.</u></li> </ul> <p><b>Development <del>Impact Fees</del> Contributions</b> Provisions relating to development <del>impact fees</del> <u>contributions</u> including:</p> <ul style="list-style-type: none"> <li>the <b>effects</b> of specific <b>activities</b>,</li> <li>defining areas affected,</li> <li>methods of calculation, and,</li> <li>methods of application;</li> </ul>
	Background	Consequential amendment	... The development contributions policy is included in the Long Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002. Provisions relating to <b>esplanade reserves</b> and <b>esplanade strips</b> <del>and financial contributions in lieu of car parks</del> are found in <del>the Transport and Parking Chapter (TP) and</del> the Public Access Chapter (PA) <del>respectively</del> .
	Policies	Amend Policy Dc-P1 and add 6 additional policies	<p><b>DC-P1</b> <i>To require subdividers or developers to contribute to the provision of utilities, <b>community facilities</b>, services, roading and amenities.</i></p> <p><del>The most effective means of ensuring that these financial contributions are made is to require them at the time land is either subdivided or developed.</del></p> <p><u><b>DC-P2</b> Subdividers and developers should bear the cost of providing all utility services within the land being subdivided or developed where the benefits accrue to the land being subdivided or developed.</u></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><u><a href="#">DC-P3</a></u> In circumstances where the existing services outside the land being subdivided or developed are adequate but, the proposed subdivision or development will require upgrading or provision of new services and facilities, the subdivider or developer shall pay the full and actual cost of such upgrading or new utility services and facilities.</p> <p><u><a href="#">DC-P4</a></u> Where Council has provided the necessary utility services in advance of land being subdivided or developed, it is necessary for owners of such land to make a fair and reasonable contribution when the land is subdivided or developed.</p> <p><u><a href="#">DC-P5</a></u> Subdivision or development of land can lead to an increase in demand or need for reserves and open space and have adverse effects on the environment. It is important that subdividers or developers make a fair and reasonable contribution, either in cash or land, so that demand or need can be met and adverse effects can be avoided, remedied or mitigated.</p> <p><u><a href="#">DC-P6</a></u> To ensure that developers make a fair and reasonable financial contribution to manage or mitigate adverse transportation or infrastructure effects arising from residential intensification activities.</p> <p><u><a href="#">DC-P7</a></u> A financial contribution may be required for any land use or subdivision application to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.</p>
	Rules	Add new rule R2A to R2E	<p><b><u><a href="#">Financial contribution for Infrastructure and transport for residential intensification activities in Residential zones and Commercial and Mixed Use Zones</a></u></b></p> <p><u><a href="#">DC-R2A</a></u></p> <p><u>In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution shall be a maximum contribution in cash or land to an equivalent value equal to 4% of the value of each new residential unit or allotment up to a maximum of \$10,000 per residential unit or allotment.</u></p> <p>(a) <u>Council recognises that the financial contribution is not appropriate in all cases and in determining whether the base maximum should be adjusted the following matters will be taken into account:</u></p> <p>(i) <u>Whether there will be an increase in the intensity of use of land from that which existed</u></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><a href="#">before the development.</a></p> <p>(ii) <a href="#">Whether there is a change in nature and character of the use of land.</a></p> <p>(iii) <a href="#">The subsidies that council may receive from New Zealand Transport Agency or other central government agencies.</a></p>
			<p><b><a href="#">Financial Contributions relating to transport including roads, private ways, service lanes, accessways, footpaths and walkways</a></b></p>
			<p><b><a href="#">DC-R2B</a></b></p> <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <p>(a) <a href="#">The full and actual costs of providing all new roads, private ways, service lanes, accessways, footpaths and walkways within the land being developed or subdivided. The developer must meet the full and actual cost of providing the necessary road lighting within the land being developed.</a></p> <p>(b) <a href="#">Where existing roads, service lanes, accessways, footpaths and walkways outside the subdivision or development are adequate to serve the existing development but the proposed development will result in such roading facilities being inadequate the developer must pay the full and actual cost for all upgrading and any new facilities. For all Council provided services the council may elect to reduce the financial contribution from full and actual costs where the works address an existing and meaningful level of service deficit or provide significant benefits to other parties, such as other development sites.</a></p> <p>(c) <a href="#">Where Council has upgraded facilities to take into account both vehicular and pedestrian traffic increases from land yet to be developed, developers of such undeveloped land shall be required to pay the full and actual costs of the upgrading and the new facilities based on trips generated by the development and taking into account the time value of money.</a></p>
			<p><b><a href="#">Financial Contributions relating to site formation and development works, electricity, gas and telephone supply in all zones</a></b></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><u><a href="#">DC-R2C</a></u></p> <p>(a) <u>Within the land being subdivided or developed the subdivider or developer must pay for the full and actual cost of providing the necessary site formation and development works, electricity, gas and telephone services for the site.</u></p> <p>(b) <u>The subdivider or developer must pay for the full and actual cost of all site formation and development works within the land being subdivided or developed.</u></p> <p>(c) <u>Where site formation and development works within the land being subdivided or developed require remedial or stabilising work to be carried out on land adjoining or adjacent to the land being subdivided or developed the subdivider or developer must pay the full and actual cost of such work.</u></p>
			<p><b><u>Financial Contributions relating to water supply, disposal of waste water and stormwater for subdivision or development of land</u></b></p>
			<p><u><a href="#">DC-R2D</a></u></p> <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <p>(a) <u>Within the land being subdivided or developed the subdivider or developer must pay the full and actual cost of providing the necessary water supply, wastewater and stormwater disposal facilities for the proposed allotments or dwellings.</u></p> <p>(b) <u>Where the existing water supply, wastewater and/or stormwater capacity and pressure is adequate to serve existing development but the proposed subdivision will result in the capacity and/or pressure being inadequate the subdivider or developer must pay the full and actual costs for all such upgrading and new facilities.</u></p> <p>(c) <u>Where the Council provides the necessary water, sewage or stormwater disposal system for vacant land in advance of such land being subdivided or developed either by carrying out the necessary work the Council shall require a contribution from the subdivider or developer when such land is subdivided or developed based on the actual and full cost of providing the service to that land after taking into account the time value of money.</u></p> <p>(d) <u>The above provisions shall also apply to all staged subdivisions.</u></p>



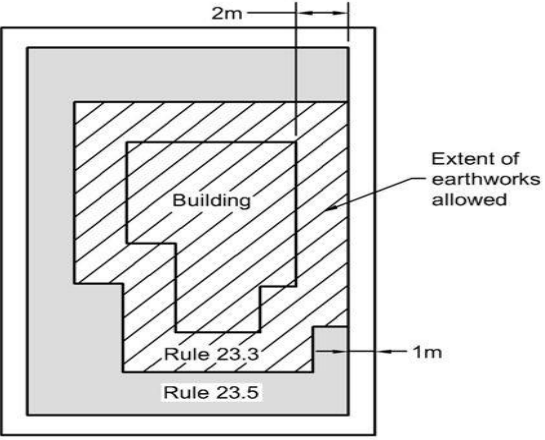
IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p><a href="#">Offsetting of adverse environmental effects</a></p> <p><a href="#">DC-R2E</a></p> <p><a href="#">In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution may be required for the amount of money or land or both needed to offset any adverse environmental effects that cannot otherwise be avoided, remedied or mitigated.</a></p>
	DC-R2-Requirements for financial contributions	Consequential Amendment	<p><b>Financial Contributions</b></p> <p><b>DC-R2</b></p> <p><i>Policy DC-P1</i></p> <p><b>Requirements for financial contributions</b></p> <ol style="list-style-type: none"> <li>(1) All financial contributions on <b>subdivisions</b> are payable prior to the release of the completion certificate for the <b>subdivision</b>.</li> <li>(2) All financial contributions for any additional <b>residential unit</b> or multiple <b>residential unit/unit</b> development, where a <b>subdivision</b> has not taken place, are payable prior to the issuing of the <a href="#">Code Compliance Certificate for Building Consent(s)</a> for the second or more <b>residential unit/unit</b>.</li> <li>(3) The valuation shall apply to the <b>land</b> only. For the purposes of the valuation, where the size of the <b>site</b> is larger than 1000m<sup>2</sup> the valuation will be based on a hypothetical 1000m<sup>2</sup> <b>building</b> site.</li> <li>(4) Where staged and further development takes place within 10 years, then a credit will apply against the reserves and leisure facilities contribution for the earlier payment, but no refunds will be given.</li> <li>(5) Contributions in accordance with the above are exclusive of GST.</li> </ol> <p><b>Exemptions:</b> The following forms of <b>subdivision</b> will not be required to provide financial contributions:</p> <ol style="list-style-type: none"> <li>(6) <b>Subdivision</b> around any existing principal <b>buildings</b> lawfully established prior to 4 August 2006 that do not create any vacant <b>sites</b>.</li> <li>(7) <a href="#">Subdivision around existing a residential unit(s) where a financial contribution has been paid previously for the residential unit(s).</a></li> <li><del>(8) (7)</del> <b>Allotments</b> set aside as reserves or for <b>conservation</b> purposes.</li> <li><del>(9) (8)</del> Access lots.</li> </ol>

IPI - PROPOSED AMENDMENTS									
#	Chapter	Change	Track Change						
			<p><a href="#">(10)</a> <del>(9)</del> Rural <b>allotments</b> where there is a legal instrument preventing use of the <b>allotment</b> for residential purposes (e.g. – a <b>forestry allotment</b>).</p> <p><a href="#">(11)</a> <del>(10)</del> <b>Allotments</b> created for unstaffed utility services up to 200m<sup>2</sup> in area.</p> <p><a href="#">(12)</a> <del>(11)</del> <b>Boundary adjustments</b> or amalgamation of <b>allotments</b> with no resulting increase in titles.</p>						
GENERAL DISTRICT WIDE MATTERS									
AIR - Air									
	AIR - Air	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="2">Permitted Activities</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td><b>AIR-R1</b></td> <td>All <b>activities</b> that comply with AIR-S1</td> <td> <b>PER</b>  <i>General Residential</i>  <a href="#">High Density Residential</a>  <a href="#">Commercial and Mixed Use</a>  <i>City Centre</i>  <i>General Industrial</i>  <i>Open Space</i>  <i>Special Activity Development</i>  <i>Area 1</i> </td> </tr> </tbody> </table>	Permitted Activities		Zones	<b>AIR-R1</b>	All <b>activities</b> that comply with AIR-S1	<b>PER</b> <i>General Residential</i> <a href="#">High Density Residential</a> <a href="#">Commercial and Mixed Use</a> <i>City Centre</i> <i>General Industrial</i> <i>Open Space</i> <i>Special Activity Development</i> <i>Area 1</i>
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IPI - PROPOSED AMENDMENTS										
#	Chapter	Change	Track Change							
			SAZ-P2	Special Activity Development Area 1						
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IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
			<b>AIR-MC1</b>	<b>Nuisance</b> (1) The potential impacts of <b>noise, dust</b> , glare, vibration, fumes, smoke, other <b>discharges</b> or pollutants or the excavation or deposition of earth.	<i>General Residential</i> <a href="#">High Density Residential</a> <a href="#">Commercial and Mixed Use</a> <i>City-Centre</i> <i>General Industrial</i> <i>Open Space</i> <i>Special Activity Development</i> <i>Area 1</i>
	AIR - Air	Consequential Amendment	<b>AIR-MC2</b>	<b>Cumulative effects</b> (1) Whether cumulative <b>effects</b> such as pollution, risk to public safety and nuisances have been assessed.	<i>General Residential</i> <a href="#">High Density Residential</a> <a href="#">Commercial and Mixed Use</a> <i>City-Centre</i> <i>General Industrial</i> <i>Open Space</i> <i>Special Activity Development</i> <i>Area 1</i>
EW - Earthworks					
	EW - Earthworks	Consequential Amendment	<b>Standards for Permitted Activities</b>		
			<b>EW-S1</b> <i>Policies</i>	(1) Existing <b>ground level</b> shall not be altered by cutting by a vertical <b>height</b> of more than 1.5m, or filling by a vertical <b>height</b> of more than 0.5m.	<i>General Residential</i>

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#	Chapter	Change	Track Change		
			<p><i>EW-P1, EW-P2</i></p>	<p><b>Exemption</b></p> <p>(2) The above shall not apply where the area of <b>earthworks</b> for a specific <b>building</b> extends no more than 2 metres beyond the exterior foundations of the proposed <b>building</b> but no closer than 1 metre to a <b>boundary</b> and complies with an <b>earthworks plane</b> (as defined in Section 3.1) measured from a <b>height</b> of 1.5 metres at the <b>ground level boundary</b> and an angle of 45° into the <b>site</b>.</p> 	<p><i>High Density Residential Commercial and Mixed Use City-Centre General Industrial Special Activity Development Area 1</i></p>
	<p>EW - Earthworks</p>	<p>Consequential Amendment</p>	<p><b>EW-S3</b></p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>(1) The physical extent of <b>earthworks</b> shall not exceed 150m<sup>2</sup> in surface area on any one <b>site</b> within any continuous 12 month period.</p> <p><b>Exemption</b></p> <p>(2) In the General Residential, <a href="#">High Density Residential</a>, <a href="#">Commercial and Mixed Use</a>, <a href="#">City Centre</a>, General Industrial, Special Activity, General Rural, Rural Production and Rural Lifestyle Zones, <b>earthworks</b> exceeding the foundations of a specific <b>building</b> by more than 2 metres are exempt from the 150m<sup>2</sup> surface area limit provided that the <b>earthworks</b> beyond the 2 metre foundation line of a <b>building</b>:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a vertical cut <b>height</b> of 1.5m or a vertical fill <b>height</b> of 0.5m; and</li> <li>(b) do not go closer than 1 metre to any <b>boundary</b>; and</li> </ul>	<p><i>All</i></p>

IPI - PROPOSED AMENDMENTS												
#	Chapter	Change	Track Change									
				(c) comply with an <b>earthworks plane</b> (as defined in Section 3.1) measured from a <b>height</b> of 1.5 metres at the <b>ground level boundary</b> and an angle of 45° into the <b>site</b> .								
LIGHT - Light												
	LIGHT - Light	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="2">Permitted Activities</th> <th>PER</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>LIGHT-R1</td> <td>All activities complying with LIGHT-S1</td> <td></td> <td> <i>General Residential</i>  <a href="#">High Density Residential</a>  <i>General Rural Rural</i>  <i>Production Rural Lifestyle</i>  <i>Commercial and</i>  <a href="#">Mixed Use</a>  <i>City-Centre</i>  <i>General Industrial, ,</i>  <i>Open Space (excluding Speedway Area)</i>  <i>Special Activity (including St. Patrick's Estate Area)</i>  <i>Development Area 1</i>  <i>Development Area 2</i> </td> </tr> </tbody> </table>		Permitted Activities		PER	Zones	LIGHT-R1	All activities complying with LIGHT-S1		<i>General Residential</i> <a href="#">High Density Residential</a> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Commercial and</i> <a href="#">Mixed Use</a> <i>City-Centre</i> <i>General Industrial, ,</i> <i>Open Space (excluding Speedway Area)</i> <i>Special Activity (including St. Patrick's Estate Area)</i> <i>Development Area 1</i> <i>Development Area 2</i>
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			<b>LIGHT-S1</b>  <i>Policies</i> <i>LIGHT P1,</i> <i>GRZ-P3</i> <i>GRUZ-P1,</i> <i>RPROZ-P1,</i> <i>RLZ-P1</i> <i>COMZ-P1,</i> <i>CCZ-P3,</i> <i>GIZ-P2</i> <i>OSZ-P4</i> <i>SAZ-P2</i>	<b>Artificial light</b>  (1) Light emissions from a <b>site</b> shall not exceed a measurement of 8 lux (lumens per m2) measured in both the horizontal and vertical planes, 1.5m above the ground at the <b>site boundary</b> .  (2) Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.  (3) Light emissions from a <b>site</b> shall not spill directly onto <b>roads</b> .	<i>General Residential</i> <i>High Density Residential</i> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Commercial and Mixed Use</i> <i>City-Centre</i> <i>General Industrial, Open Space</i> <i>(excluding Speedway Area)</i> <i>Special Activity</i> <i>(including St. Patrick's Estate Area)</i> <i>Development Area 1</i> <i>Development Area 2</i>
	LIGHT - Light	Consequential Amendment	<b>Discretionary Activities</b>		<b>Zones</b>
			<b>LIGHT-R4</b>	All <b>activities</b> that do not complying with permitted activity standards in Light-S1	<b>DIS</b>  <i>General Residential</i> <i>High Density Residential</i> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i>

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#	Chapter	Change	Track Change			
					Commercial <i>and</i> Mixed Use City-Centre General Industrial Special Activity (excluding St-Patrick's Estate Area) Development Area 1 Development Area 2	
	LIGHT - Light	Consequential Amendment	<b>Non-complying Activities</b>			<b>Zones</b>
			<del>LIGHT R6</del>	<del>All activities that do not complying with permitted activity standards in Light S1</del>	<del>NC</del>	<del>Special Activity- St. Patrick's Estate Area only</del>
PK – Papakāinga						
	PK-Papakāinga	Insert new papakāinga chapter	<p><b><u>PK – Papakāinga</u></b></p> <p><b><u>Background</u></b></p> <p>The purpose of the <b>Papakāinga</b> Chapter is to assist <b>tangata whenua</b> in the development and use of <b>papakāinga</b> on their <b>ancestral land</b>. <b>Ancestral land</b> is <b>land</b> that belonged to <b>tipuna/tupuna</b>. It was a base upon which the <b>hapū</b> was nurtured and was handed down in succession through generations by continuous occupation. This is known as ahi kā or ahi kā roa. In the context of the District Plan, <b>ancestral Māori land</b> includes <b>land</b> held under the Te Ture Whenua Māori Act 1993, <b>Māori customary land</b>, <b>Māori freehold land</b>, and <b>general title land</b> owned by Māori.</p> <p>It is recognised that <b>tangata whenua</b> face barriers to developing and using their <b>land</b> in the way that fits into the principle of <b>Tino Rangatiranga</b>, and that this is different to <b>land</b> held in European title. The emergence of these barriers can be linked to the process of <b>land</b> alienation. This process occurred alongside the introduction by the Crown of a system of <b>land</b> tenure that individualised title to <b>land</b> in a manner that did not provide for the communal approach that underpinned Māori institutions,</p>			



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#	Chapter	Change	Track Change
			<p><u>including Māori decision-making around the traditional use and development of <b>land</b>. Over time, this has contributed to the fragmentation and loss of <b>land</b> owned by <b>tangata whenua</b>, and created barriers to the development of the <b>land</b> that does remain in the ownership of <b>tangata whenua</b>.</u></p> <p><u>The status of <b>Māori land</b> held under Te Ture Whenua Māori Act 1993 creates unique ownership issues, demonstrating the need for <b>Māori land</b> to be treated differently to <b>land</b> under European title. The costs associated with obtaining approval for <b>papakāinga</b> development from <b>Council</b> and other organisations are an issue for <b>tangata whenua</b>. The provisions in this Chapter seek to reduce the barriers that <b>tangata whenua</b> face in the development of <b>papakāinga</b> on their <b>ancestral land</b>.</u></p> <p><u><b>Papakāinga</b> developments are developments led by Māori landowners on their <b>ancestral land</b>. These developments reconnect Māori to their <b>land</b>. <b>Papakāinga</b> development provides a pathway to sustain the social, economic and cultural well-being of <b>tangata whenua</b>. <b>Papakāinga</b> developments include housing and associated <b>activities</b> such as social, cultural, educational, recreational and <b>commercial activities</b>.</u></p> <p><u>This Chapter contains the provisions that provide for the development and use of <b>papakāinga</b> by <b>tangata whenua</b> on <b>land</b> where there is a <b>whakapapa</b> or ancestral connection. In addition to providing for <b>papakāinga</b> through these provisions, the <b>Council</b> is committed to working actively with <b>tangata whenua</b> on the development of <b>papakāinga</b> through the range of other strategies and plans that it prepares and implements (including the Long Term Plan and Infrastructure Strategy).</u></p> <p><u>The Objectives and Policies, rules and standards contained within this Chapter apply to <b>papakāinga</b> throughout the <b>City</b>. <b>Papakāinga</b> is specifically provided for within the following zones:</u></p> <ul style="list-style-type: none"> <li>(i) <u>The <b>General Residential Zone</b>;</u></li> <li>(ii) <u>The <b>High Density Residential Zone</b></u></li> <li>(iii) <u>The <b>General Rural Zone</b>;</u></li> <li>(iv) <u>The <b>Rural Production Zone</b>;</u></li> <li>(v) <u>The <b>Rural Lifestyle Zone</b>;</u></li> <li>(vi) <u>The <b>City Centre Zone</b>;</u></li> <li>(vii) <u><b>Town Centre Zone</b></u></li> <li>(viii) <u><b>Local Centre Zone</b>;</u></li> <li>(ix) <u><b>Neighbourhood Centre Zone</b>; and</u></li> <li>(x) <u><b>Mixed Use Zone</b>.</u></li> </ul>

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#	Chapter	Change	Track Change
			<p><b><u>Objectives</u></b></p>
			<p><b><u>PK-01</u></b>      <b><u>Papakāinga – Papakāinga are a Taonga</u></b>  <i>To provide for traditional <b>papakāinga</b>, which are a <b>taonga</b> that:</i></p> <ul style="list-style-type: none"> <li><i>(i) empower and enable <b>tangata whenua</b> to live on their <b>ancestral land</b>;</i></li> <li><i>(ii) provide for <b>tangata whenua</b> to maintain and enhance their traditional and cultural relationship with their <b>ancestral land</b>; and</i></li> <li><i>(iii) are developed and used in accordance with <b>tikanga Māori</b>, while recognising that <b>papakāinga</b> may develop their own <b>tikanga</b>.</i></li> </ul>
			<p><b><u>PK-02</u></b>      <b><u>Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)</u></b>  <i>Oranga is central to a thriving whānau/hapū/iwi. <b>Tangata whenua</b> are supported to ensure they can thrive as a Māori community living on and around their <b>papakāinga</b>.</i></p> <p><i>To provide for <b>papakāinga</b> development that achieves:</i></p> <ul style="list-style-type: none"> <li><i>(i) a place where kaupapa and <b>Tikanga Māori</b> are in the ascendant;</i></li> <li><i>(ii) affordable, warm, dry and safe housing for <b>tangata whenua</b>;</i></li> <li><i>(iii) security of tenure, connection and participation for <b>tangata whenua</b> in their community; and</i></li> <li><i>(iv) access to the services needed by <b>tangata whenua</b> to sustain their housing.</i></li> </ul>
			<p><b><u>PK-03</u></b>      <b><u>Papakāinga – Provide for the sustained occupation of ancestral land</u></b>  <i>To provide for the sustained occupation of <b>ancestral land</b> by <b>tangata whenua</b>, through <b>papakāinga</b> development that provides for the <b>land</b> to be held and managed for the benefit of current and future generations.</i></p>
			<p><b><u>PK-04</u></b>      <b><u>Papakāinga – Provide for the development of land owned by Tangata Whenua</u></b>  <i>To provide for the connection between <b>tangata whenua</b> and their <b>ancestral land</b> through providing for the development of <b>papakāinga</b> on <b>land</b> owned by <b>tangata whenua</b>.</i></p>
			<p><b><u>PK-05</u></b>      <b><u>Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga</u></b></p>

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			<p>To work in partnership with <b>tangata whenua</b> to exercise their <b>tinu rangatiratanga</b> through the development of <b>papakāinga</b>, by providing maximum flexibility for <b>tangata whenua</b> to develop and live on their <b>ancestral land</b>, within the limitations of the <b>site</b>.</p>
			<p><b>PK-06</b> <u><b>Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga</b></u>  To increase the visibility of <b>tangata whenua</b> through <b>papakāinga</b> design that is led by <b>tangata whenua</b> and guided by <b>tikanga Māori</b>.</p>
			<p><b>PK-07</b> <u><b>Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development</b></u>  To protect and enhance ecological, cultural and environmental and indigenous values through the design, development and use of <b>papakāinga</b>.</p>
			<p><b>Policies</b></p>
			<p><b>PK-P1</b> <u><b>Providing for papakāinga on Māori owned land</b></u>  <b>Papakāinga</b> will be:  (i) <u>provided for on <b>land</b> held under Te Ture Whenua Māori Act 1993; and</u>  (ii) <u>allowed on <b>general title land</b> where it can be demonstrated that there is a <b>whakapapa</b> or <b>ancestral connection</b> to the <b>land</b>, and the <b>land</b> will remain in Māori ownership.</u></p>
			<p><b>PK-P2</b> <u><b>Papakāinga development to be led by Tangata Whenua</b></u>  The design and development of <b>papakāinga</b> will be led by <b>tangata whenua</b>.</p>
			<p><b>PK-P3</b> <u><b>Location, extent and design of papakāinga</b></u>  The location, extent and design of <b>papakāinga</b>, including extensions to existing <b>papakāinga</b>, will be guided by <b>kaupapa Māori</b> in accordance with <b>tikanga Māori</b>.</p>
			<p><b>PK-P4</b> <u><b>Maximum scale of papakāinga development</b></u>  The maximum intensity and scale of <b>papakāinga</b> development will be determined by the limitations of the <b>site</b>, including:  (i) <u>adequate provision of on-site or off-site infrastructure to serve the <b>papakāinga</b>; and</u>  (ii) <u>adverse <b>effects</b> on adjoining <b>properties</b> and the <b>environment</b> are avoided, remedied or mitigated;</u></p>

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			<p><i>while recognising that <b>papakāinga</b> may contain <b>activities</b> of a character, scale, intensity or range that are not provided for in the surrounding area.</i></p>
			<p><b><u>PK-P5</u></b></p> <p><b><u>Non-residential aspects of papakāinga</u></b>  <i>Social, cultural, educational, recreation and <b>commercial activities</b> will be provided for as part of a <b>papakāinga</b>, where they:</i></p> <ul style="list-style-type: none"> <li><i>(i) are consistent with <b>tangata whenua</b> aspirations for the <b>papakāinga</b>; and</i></li> <li><i>(ii) are of a scale, character and intensity that are consistent with kaupapa, kawa and <b>tikanga Māori</b>.</i></li> </ul> <p><b>Note:</b> refer to the commercial and mixed use chapters for objectives and policies on <b>commercial activities</b> outside of commercial and mixed use zones.</p>
			<p><b><u>PK-P6</u></b></p> <p><b><u>Papakāinga Design Guides and Development Plans</u></b>  <i>The <b>Council</b> will actively partner with <b>tangata whenua</b> to prepare <b>papakāinga</b> design guides that are clearly underpinned by kaupapa Māori. The guidelines should draw on traditional <b>land</b> use and other environmental features distinctive to the takiwā. As an <b>ecosystem</b> it should give expression to the whānau/hapū/iwi traditional <b>papakāinga</b>.</i></p> <p><i><b>Tangata whenua</b> will be encouraged to prepare development plans for <b>papakāinga</b> that are consistent with these design guides.</i></p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <i>Where these Objectives and Policies are relevant to the consideration of a resource consent application, the <b>Council</b> will seek advice from the relevant <b>iwi authority</b> and will rely on this advice. The matters that <b>Council</b> will seek advice from <b>iwi authorities</b> on include:</i> <ul style="list-style-type: none"> <li><i>▪ where the <b>papakāinga</b> is on <b>general title land</b>, whether the applicant has demonstrated a <b>whakapapa</b> or ancestral connection to the <b>land</b>;</i></li> <li><i>▪ any other matter related to <b>tikanga Māori</b>.</i></li> </ul> </li> <li>2. <i>Subject to the requirements of section 33 of the Resource Management Act 1991, the <b>Council</b> is able to transfer its powers to the relevant <b>iwi authority</b> for the <b>rohe</b> in which the <b>land</b> is located.</i></li> <li>3. <i>Provisions in other chapters of the Plan may also be relevant.</i></li> </ol>

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			<p><u><a href="#">Rules</a></u></p> <p><u><a href="#">District-wide matters</a></u></p> <p><u><a href="#">Papakāinga shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.</a></u></p> <table border="1"> <tr><td><u><a href="#">District-wide matters</a></u></td></tr> <tr><td><u><a href="#">TEMP - Temporary Activities</a></u></td></tr> <tr><td><u><a href="#">SIGN - Signs</a></u></td></tr> <tr><td><u><a href="#">EW - Earthworks</a></u></td></tr> <tr><td><u><a href="#">NATC – Natural Character</a></u></td></tr> <tr><td><u><a href="#">DC – Development Contributions</a></u></td></tr> <tr><td><u><a href="#">HH - Historical Heritage</a></u></td></tr> <tr><td><u><a href="#">TREE - Notable Trees</a></u></td></tr> <tr><td><u><a href="#">UTG - Urban Tree Groups</a></u></td></tr> <tr><td><u><a href="#">ECO - Ecosystems and Indigenous Biodiversity</a></u></td></tr> <tr><td><u><a href="#">NFL - Natural Features and Landscapes</a></u></td></tr> <tr><td><u><a href="#">PA – Public Access</a></u></td></tr> <tr><td><u><a href="#">ASW - Activities on the Surface of Water</a></u></td></tr> <tr><td><u><a href="#">NU – Network Utilities</a></u></td></tr> <tr><td><u><a href="#">REG - Renewable Energy Generation</a></u></td></tr> <tr><td><u><a href="#">TP – Transport and Parking</a></u></td></tr> <tr><td><u><a href="#">NOISE - Noise</a></u></td></tr> <tr><td><u><a href="#">NH - Natural Hazards</a></u></td></tr> <tr><td><u><a href="#">CL – Contaminated Land</a></u></td></tr> </table>	<u><a href="#">District-wide matters</a></u>	<u><a href="#">TEMP - Temporary Activities</a></u>	<u><a href="#">SIGN - Signs</a></u>	<u><a href="#">EW - Earthworks</a></u>	<u><a href="#">NATC – Natural Character</a></u>	<u><a href="#">DC – Development Contributions</a></u>	<u><a href="#">HH - Historical Heritage</a></u>	<u><a href="#">TREE - Notable Trees</a></u>	<u><a href="#">UTG - Urban Tree Groups</a></u>	<u><a href="#">ECO - Ecosystems and Indigenous Biodiversity</a></u>	<u><a href="#">NFL - Natural Features and Landscapes</a></u>	<u><a href="#">PA – Public Access</a></u>	<u><a href="#">ASW - Activities on the Surface of Water</a></u>	<u><a href="#">NU – Network Utilities</a></u>	<u><a href="#">REG - Renewable Energy Generation</a></u>	<u><a href="#">TP – Transport and Parking</a></u>	<u><a href="#">NOISE - Noise</a></u>	<u><a href="#">NH - Natural Hazards</a></u>	<u><a href="#">CL – Contaminated Land</a></u>
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			<p>b. <a href="#">The gross floor area of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</a></p>		
			<p><b>2. <a href="#">Activity Status: Discretionary</a></b></p> <p><b><a href="#">Where:</a></b></p> <p>a. <a href="#">Compliance is not achieved with one or more of the standards under rule PK-R1.</a></p> <p><b><a href="#">Restriction on Notification:</a></b>  <a href="#">Except where compliance with rule PK-R1 standard (b) is not met, public notification of an application for resource consent under this rule is precluded.</a></p>		
			<table border="1"> <tr> <td><b><a href="#">PK-R2</a></b></td> <td><b><a href="#">Papakāinga on general title land.</a></b></td> </tr> </table>	<b><a href="#">PK-R2</a></b>	<b><a href="#">Papakāinga on general title land.</a></b>
<b><a href="#">PK-R2</a></b>	<b><a href="#">Papakāinga on general title land.</a></b>				
			<p><b><a href="#">Activity Status: Restricted Discretionary</a></b></p> <p><b><a href="#">Where:</a></b></p> <p>a. <a href="#">The applicant is a member of Ngāti Toa Rangatira, Port Nicholson Block Settlement Trust, Wellington Tenth Trust, or Palmerston North Māori Reserve Trust.</a></p> <p><b><a href="#">Matters of Discretion:</a></b></p> <p>a. <a href="#">Whether the applicant has demonstrated their <b>whakapapa</b> or ancestral connection to the <b>land</b>;</a>  b. <a href="#">Evidence of appropriate legal mechanism(s) to ensure that <b>land</b> is maintained in Māori ownership.</a>  c. <a href="#">The matters contained in the Code Civil Engineering Works.</a>  d. <a href="#">The matters contained in the Medium and High Density Design Guide in Appendix 1.</a></p> <p><b><a href="#">Restriction on notification:</a></b>  <a href="#">Public notification of an application for resource consent under this Rule is precluded.</a></p> <p><b><a href="#">Notes:</a></b></p> <p>1. <a href="#">For resource consent applications under this rule, the <b>Council</b> will seek advice from the relevant <b>iwi authority</b> and will rely on this advice. The matters that <b>Council</b> will seek advice from <b>iwi authorities</b> on include:</a></p>		

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
			<p>(i) <a href="#">where the papakāinga is on general title land</a>, whether the applicant has demonstrated a <a href="#">whakapapa or ancestral connection to the land</a>; and</p> <p>(ii) <a href="#">any other matter related to tikanga Māori</a>.</p>
			<p><b>PK-R3</b>      <a href="#">Papakāinga on land on general title land</a></p>
			<p><a href="#">Activity Status: Discretionary</a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with one or more of the permitted activity standards set out under Rule PK-R1.</a></p> <p><a href="#">Restriction on Notification</a>  <a href="#">Except where compliance with rule PK-R1 standard (b) is not met, public notification of an application for resource consent under this Rule is precluded.</a></p> <p><a href="#">Notes:</a></p> <p>2. <a href="#">For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority and will rely on this advice. The matters that Council will seek advice from iwi authorities on include:</a></p> <p>(iii) <a href="#">where the papakāinga is on general title land</a>, whether the applicant has demonstrated a <a href="#">whakapapa or ancestral connection to the land</a>; and</p> <p>(iv) <a href="#">any other matter related to tikanga Māori</a>.</p>

**PK – Papakāinga amendments – multi-zone**

Amendments to the District-wide matters table at the top of the rules tables within the following zone chapters: (i) General Residential Zone	Insert references to PK-Papakāinga chapter.	<b>District-wide matters</b>
		TEMP - Temporary Activities
		SIGN - Signs
		EW - Earthworks
		NATC – Natural Character
		DC – Development Contributions



IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
	(ii) High Density Residential Zone		HH - Historical Heritage
	(iii) City Centre Zone		TREE - Notable Trees
	(iv) Town Centre Zone		UTG - Urban Tree Groups
	(v) Local Centre Zone		ECO - Ecosystems and Indigenous Biodiversity
	(vi) Neighbourhood Centre Zone		NFL - Natural Features and Landscapes
	(vii) Mixed Use Zone		PA – Public Access
	(viii) General Rural Zone		<a href="#">PK - Papakāinga</a>
	(ix) Rural Production Zone		ASW - Activities on the Surface of Water
	(x) Rural Lifestyle Zone		NU – Network Utilities
			REG - Renewable Energy Generation
			TP – Transport and Parking
			NOISE - Noise
			NH - Natural Hazards
			CL – Contaminated Land
			HS - Hazardous Substances
			WM – Waste Management
			SUB - Subdivision
			AIR - Air
			LIGHT - Light
NOISE - Noise			
			<p><b>Policies</b></p> <p><b>NOISE-P2</b> <i>To mitigate the adverse <b>effects</b> of <b>noise</b> within the General Residential <a href="#">and High Density Residential Zones</a> to a level consistent with a predominantly residential <b>environment</b>.</i></p>

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
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**Noise** is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that **noise** levels experienced are reasonable for a General Residential [and High Density Residential Zones](#). In the **Wallaceville Structure Plan Development Area**, fencing, **noise** insulation and/or ventilation standards seek to mitigate the reasonable adverse **effects** of **noise** arising from adjoining **activities**. The standards ensure a reasonable level of acoustic amenity within **buildings** that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

	NOISE - Noise	Consequential Amendment	<b>Standards for Permitted Activities</b>
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<b>NOISE-S3</b>  <i>Policies</i> NOISE-P1 NOISE-P2	<b>Noise from all other activities</b>																							
	(1) The following <b>noise</b> rules shall not apply to: (a) Normal agricultural and <b>forestry</b> practices undertaken for a limited duration. (b) Normal <b>residential activities</b> such as lawn mowing. (c) <b>Noise</b> generated by sirens and alarms used by emergency services. (2) All <b>activities</b> , other than those specified above, shall not exceed the following <b>noise</b> standards:																							
	<table border="1"> <thead> <tr> <th></th> <th colspan="2">Mon to Sat 7:00am – 7:00pm</th> <th colspan="2">All other times, Sundays &amp; public holidays</th> </tr> <tr> <th>dba</th> <th>L10</th> <th>Lmax</th> <th>L10</th> <th>Lmax</th> </tr> </thead> <tbody> <tr> <td>Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b>) in the General Residential, <a href="#">High Density Residential</a>, General Rural, Rural Production, Rural Lifestyle and Open Space Zones.</td> <td>50</td> <td>-</td> <td>40</td> <td>70</td> </tr> <tr> <td>Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b>) in the Commercial <a href="#">and Mixed Use</a>, <a href="#">Industrial</a> and Special Activity Zones.</td> <td>65</td> <td>-</td> <td>45</td> <td>75</td> </tr> </tbody> </table>			Mon to Sat 7:00am – 7:00pm		All other times, Sundays & public holidays		dba	L10	Lmax	L10	Lmax	Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the General Residential, <a href="#">High Density Residential</a> , General Rural, Rural Production, Rural Lifestyle and Open Space Zones.	50	-	40	70	Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the Commercial <a href="#">and Mixed Use</a> , <a href="#">Industrial</a> and Special Activity Zones.	65	-	45	75		
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dba	L10	Lmax	L10	Lmax																				
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Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the Commercial <a href="#">and Mixed Use</a> , <a href="#">Industrial</a> and Special Activity Zones.	65	-	45	75																				
(3) The following standards apply to the Business Industrial Land on Eastern Hutt Road																								

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change					
					<b>Day-time 7:00am – 9:00pm</b>		<b>Night-time 9:00pm – 7:00am</b>	
					<b>L10</b>	<b>Lmax</b>	<b>L10</b>	<b>Lmax</b>
				Maximum <b>noise</b> levels from <b>activities</b> in the General Industrial Zone located on Eastern Hutt Road measured at or within the <b>boundary</b> of any <b>site</b> : (1) In the <b>General Residential Zone</b> ; (2) In the Residential Conservation Precinct and in the General Rural Zone, but assessed no closer than 100m from the zone boundary of the General Industrial zone; (3) <del>In the Special Activity Zone that is St Patricks Estate area.</del> <u>In the High Density Residential Zone.</u>	50	-	40	70
				Maximum <b>noise</b> levels from <b>activities</b> in the General Industrial zone on Eastern Hutt Road* measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the General Industrial zone on Eastern Hutt Road and at or within the <b>boundary</b> of any <b>site</b> within a Commercial and Mixed Use zone.	65	-	65	-
				<b>Exemption</b> * Except that primary warehousing operations including: (1) Truck movements on <b>sites</b> and on access <b>roads</b> ; and (2) <b>Loading</b> and <b>unloading activities</b> – shall be exempt from the <b>noise</b> rules only as they apply to receiving <b>sites</b> within the General Industrial zone on Eastern Hutt Road.				
			<b>Notes</b>					

IPI - PROPOSED AMENDMENTS									
#	Chapter	Change	Track Change						
			<ul style="list-style-type: none"> <li>• <b>Noise</b> levels shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound, and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.</li> <li>• <b>Noise</b> levels shall be measured with a sound level meter complying with International Standard IEC 60651 (1979): Sound Level Meters, Type 2.</li> <li>• Adjustments for <b>special audible characteristics</b>, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the <b>effect</b> of imposing a maximum permitted <b>noise</b> level 5dBA more stringent than the L10 levels stated above. This condition shall not apply to impulse <b>noise</b> emissions arising from firing and detonation <b>activities</b> at the Trentham Ranges.</li> <li>• The definitions of dBA, dBC, L10 and Lmax are those found in NZS 6802:1991.</li> </ul>						
SIGN - Signs									
	SIGN - Signs	Consequential Amendment	<table border="1"> <thead> <tr> <th colspan="2">Standards for Permitted Activities</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td><b>SIGN-S2</b></td> <td> <p><b>Signs in General Residential Zones, <a href="#">High Density Residential Zones</a>, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones and Open Space Zones and in Development Area 1 (except for the Gateway Precinct) and Development Area 2</b></p> <p>(1) In Residential Zones and Rural Zones, a maximum of one <b>sign per site</b>, visible in any one direction.</p> <p>(2) In Open Space Zones there shall be no more than one freestanding <b>sign</b> per 100m of <b>road</b> frontage.</p> <p>(3) The maximum area of any <b>sign</b> visible in any one direction shall not exceed:</p> <p>(a) 1.5m<sup>2</sup> in Residential Zones;</p> <p>(b) 3.0 m<sup>2</sup> in Rural Zones;</p> <p>(c) In Open Space Zones:</p> <p>(i) 4.5m<sup>2</sup> for free-standing <b>signs</b>,</p> <p>(ii) 3m<sup>2</sup> for any <b>sign</b> attached to a <b>building</b>;</p> </td> <td> <p><i>General Residential</i> <i><a href="#">High Density Residential</a></i> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Open Space Development Area 1 (excluding Gateway Precinct)</i> <i>Development Area 2</i></p> </td> </tr> </tbody> </table>	Standards for Permitted Activities		Zones	<b>SIGN-S2</b>	<p><b>Signs in General Residential Zones, <a href="#">High Density Residential Zones</a>, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones and Open Space Zones and in Development Area 1 (except for the Gateway Precinct) and Development Area 2</b></p> <p>(1) In Residential Zones and Rural Zones, a maximum of one <b>sign per site</b>, visible in any one direction.</p> <p>(2) In Open Space Zones there shall be no more than one freestanding <b>sign</b> per 100m of <b>road</b> frontage.</p> <p>(3) The maximum area of any <b>sign</b> visible in any one direction shall not exceed:</p> <p>(a) 1.5m<sup>2</sup> in Residential Zones;</p> <p>(b) 3.0 m<sup>2</sup> in Rural Zones;</p> <p>(c) In Open Space Zones:</p> <p>(i) 4.5m<sup>2</sup> for free-standing <b>signs</b>,</p> <p>(ii) 3m<sup>2</sup> for any <b>sign</b> attached to a <b>building</b>;</p>	<p><i>General Residential</i> <i><a href="#">High Density Residential</a></i> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Open Space Development Area 1 (excluding Gateway Precinct)</i> <i>Development Area 2</i></p>
Standards for Permitted Activities		Zones							
<b>SIGN-S2</b>	<p><b>Signs in General Residential Zones, <a href="#">High Density Residential Zones</a>, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones and Open Space Zones and in Development Area 1 (except for the Gateway Precinct) and Development Area 2</b></p> <p>(1) In Residential Zones and Rural Zones, a maximum of one <b>sign per site</b>, visible in any one direction.</p> <p>(2) In Open Space Zones there shall be no more than one freestanding <b>sign</b> per 100m of <b>road</b> frontage.</p> <p>(3) The maximum area of any <b>sign</b> visible in any one direction shall not exceed:</p> <p>(a) 1.5m<sup>2</sup> in Residential Zones;</p> <p>(b) 3.0 m<sup>2</sup> in Rural Zones;</p> <p>(c) In Open Space Zones:</p> <p>(i) 4.5m<sup>2</sup> for free-standing <b>signs</b>,</p> <p>(ii) 3m<sup>2</sup> for any <b>sign</b> attached to a <b>building</b>;</p>	<p><i>General Residential</i> <i><a href="#">High Density Residential</a></i> <i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Open Space Development Area 1 (excluding Gateway Precinct)</i> <i>Development Area 2</i></p>							

IPI - PROPOSED AMENDMENTS				
#	Chapter	Change	Track Change	
				<p>(iii) 0.5m<sup>2</sup> for <b>signs</b> used for marking tracks; and</p> <p>(iv) 2m<sup>2</sup> for <b>signs</b> providing interpretation or identification.</p> <p>(4) The maximum <b>height</b> above <b>ground level</b> of any part of a free-standing <b>sign</b> above <b>ground level</b> shall not exceed 3 metres.</p> <p>(5) No <b>sign</b> shall extend beyond the elevation of the <b>building</b> to which it is attached, or extend above the roofline of the <b>building</b>.</p> <p>(6) The maximum width of any free-standing <b>sign</b> shall not exceed 2 metres.</p> <p>(7) In Residential Zones, <b>signs</b> on <b>buildings</b> must not cover any windows.</p> <p>(8) In Open Space Zones, <b>signs</b> not directly visible from any public <b>road</b> or the boundary of any residential zone are not limited in size and number.</p> <p>(9) No illumination (internal or external) of <b>signs</b> in the Residential and Rural zones.</p> <p>(10) No illumination (internal or external) of <b>signs</b> in the Open Space zone.</p>
	SIGN - Signs	Consequential Amendment	<b>SIGN-S3</b>	<p>Free-Standing <b>Signs</b> in Commercial <a href="#">and Mixed Use Zones</a>, <del>City Centre</del>, General Industrial Zones and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <p>(1) The number of free-standing <b>signs</b> on a <b>site</b> visible in any one direction shall not exceed:</p> <p>(a) One <b>sign</b> per <b>site</b> on <b>sites</b> with <b>road</b> frontages less than 50m; or</p> <p>(b) Two <b>signs</b> per <b>site</b> where the <b>road</b> frontage exceeds 50m.</p> <p>(2) The maximum <b>height</b> above <b>ground level</b> of any part of a free-standing <b>sign</b> above <b>ground level</b> shall not exceed:</p> <p>(a) 8m in Commercial <a href="#">and Mixed Use</a> <del>and City Centre</del> Zones.</p> <p>(b) 9m in General Industrial and Special Activity Zones.</p> <p>(3) The maximum width of any free-standing <b>sign</b> shall not exceed 2m.</p> <p>(4) The maximum area of any free-standing <b>sign</b>, visible in any one direction shall not exceed 7.5m<sup>2</sup></p>
				<p><i>Commercial <a href="#">and Mixed Use</a> <del>City Centre</del> General Industrial Special Activity Development Area 1 (Gateway Precinct only)</i></p>

IPI - PROPOSED AMENDMENTS				
#	Chapter	Change	Track Change	
				<p>(5) In General Industrial Zones, free-standing <b>signs</b> greater than 4 metres in <b>height</b> on any <b>site</b> must be located a minimum distance of 15m from any other free-standing <b>sign</b> that is greater than 4m in <b>height</b> on an adjoining <b>site</b>; and</p> <p>(6) <b>Signs on land</b> identified in the <del>Commercial</del>-<u>Neighbourhood Centre</u> Zone in <del>COMZ</del><u>NCZ</u>-Figure1 one free-standing <b>sign</b> per <b>site</b> visible in any one direction with a maximum area of 7.5m<sup>2</sup>.</p> <p>(7) No illumination (internal or external) of <b>signs</b> in the Business Commercial <u>and Mixed Use</u>, <del>City-Centre</del> and General Industrial zones within 10m of a General residential <u>or High Density Residential zone</u> boundary.</p>
	SIGN - Signs	Consequential Amendment	<b>SIGN-S4</b>	<p><b>Signs on buildings and other structures</b> in Commercial <u>and Mixed Use</u>, <del>City-Centre</del> and General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <p>(1) No <b>sign</b> shall extend beyond the elevation of the <b>building</b> or beyond the <b>height</b> of the <b>structure</b> to which it is to be attached to, or extend above the roofline of the <b>building</b>, except where;</p> <p style="padding-left: 40px;">(a) The <b>sign</b> is positioned at 90 degrees to the front elevation of the <b>building</b>; and</p> <p style="padding-left: 40px;">(b) must not extend from the wall by more than 1m.</p> <p>(2) The maximum area of any single <b>sign</b> is:</p> <p style="padding-left: 40px;">(a) 5m<sup>2</sup> for Commercial <u>and Mixed Use Zones</u>, <del>City-Centre</del> and Special Activity Zones;</p> <p style="padding-left: 40px;">(b) 10m<sup>2</sup> for General Industrial Zone.</p> <p>(3) the total area of all combined <b>signs</b> on any elevation does not exceed 30% of the total area of the <b>building</b> elevation or <b>structure</b>.</p> <p>(4) For <b>signs</b> located above a <b>building's</b> ground floor level there shall be a minimum horizontal separation distance of 5 metres between <b>signs</b> on the same floor level.</p> <p>(5) Any <b>sign</b> located on the parapet of a <b>building</b> shall not exceed an area of 5m<sup>2</sup>, or an area of 30% of the total area of the parapet, whichever is the lesser.</p>

*Commercial and Mixed Use  
~~City-Centre~~  
General Industrial  
Special Activity  
Development  
Area 1  
(Gateway Precinct only)*

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>(6) The maximum <b>height</b> above <b>ground level</b> of any <b>sign</b> located on the fascia of a veranda must not exceed a <b>height</b> of:</p> <ul style="list-style-type: none"> <li>(a) 0.6 metres; or</li> <li>(b) where the <b>height</b> of the fascia is 0.6m or greater, an additional 25% of the fascia <b>height</b>.</li> </ul> <p>(7) <b>Signs</b> below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above ground level.</p> <p>(8) <b>Signs</b> must;</p> <ul style="list-style-type: none"> <li>(a) not have changing content;</li> <li>(b) not be in a digital format;</li> <li>(c) be situated on the <b>site</b> to which the <b>sign</b> relates; and,</li> <li>(d) have no illumination (internally or externally) of <b>signs</b> in the Commercial <a href="#">and Mixed Use</a> and General Industrial zones within 10m of a General Residential <a href="#">or High Density Residential zone</a> boundary.</li> </ul> <p>(9) In the General Industrial zone on Eastern Hutt Road identified in GIZ-Figure2:</p> <ul style="list-style-type: none"> <li>(a) no <b>sign</b> shall be located within 6m of Eastern Hutt Road.</li> <li>(b) no <b>sign</b> shall be located on the elevation of any <b>building</b> facing Eastern Hutt Road.</li> <li>(c) there shall be a maximum of one free-standing <b>sign</b> which may be located at the <b>road</b> entrance to the General Industrial Zone and it shall not exceed a face area of 20m<sup>2</sup> visible from any one direction; or be more than 9m above ground level.</li> </ul> <p>(10) On <b>land</b> identified in the <a href="#">Commercial Neighbourhood Centre</a> Zone at Riverstone Terrace in <a href="#">COMZNCZ</a>-Figure1, the area of any <b>signs</b> attached to <b>buildings</b> shall not exceed a total area of 7.5m<sup>2</sup>.</p>

IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
	SIGN - Signs	Consequential Amendment	<b>SIGN-S5</b>	<p><b>Signs</b> for direction of traffic on a <b>site</b> in Commercial <a href="#">and Mixed Use</a>, <del>City Centre</del>, General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <p>(1) The maximum vertical dimension of the <b>sign</b> shall not exceed 1.2m</p> <p>(2) The maximum area of the <b>sign</b>, visible in any one direction, shall not exceed 1m<sup>2</sup>.</p> <p>(3) The content of the <b>sign</b> must be limited to directional purposes.</p>	<p><i>Commercial <a href="#">and Mixed Use</a> City Centre General Industrial Special Activity Development Area 1 (Gateway Precinct only)</i></p>
TEMP – Temporary Activities					
	TEMP – Temporary Activities	Consequential Amendment	<p><b>Standards for Permitted Activities</b></p>		<b>Zones</b>
			<b>TEMP-S3</b>	<p><b>Outdoor Amplified Noise</b></p> <p>(1) Any outdoor amplified sound from a <b>temporary event</b> ...</p> <p>(a) Be emitted for ...</p> <p>...</p> <p>(b) Be emitted for a consecutive ...</p> <p>(c) Be emitted for no ...</p> <p>When measured:</p> <p>(d) At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) within a General-Residential <a href="#">or High Density Residential zone</a>; and</p> <p>(e) At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site/s</b>) within a General Rural, Rural Production or Rural Lifestyle zone; and</p> <p>(f) At any point ...</p> <p><b>Exemptions:</b></p>	<p><i>All</i></p>



IPI - PROPOSED AMENDMENTS				
#	Chapter	Change	Track Change	
				(2) ... (3) ...
	TEMP – Temporary Activities	Consequential Amendment	<b>TEMP-S4</b> <b>Non-amplified Noise</b> (1) Any <b>noise</b> resulting from a <b>temporary event</b> ... (a) ... (b) ... When measured: (c) At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b> ) within a General Residential <u>or High Density Residential zone</u> ; and (d) At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site/s</b> ) within a General Rural, Rural Production or Rural Lifestyle zone; and (e) At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b> ) occupied by a hotel, motel, motor camp, <b>early childhood centre</b> , school or education facility, health care facility or aged care facility within any zone. (2) Any such <b>noise</b> shall also be pursuant to the general hours of operation in TEMP-S1. (a) Any <b>noise</b> ... <b>Exemptions:</b> (3) ... (4) ...	All
	TEMP – Temporary Activities	Consequential Amendment	<b>Standards for Restricted Discretionary Activities</b> <b>Zones</b>	
			<b>TEMP-S10</b> <b>Noise</b> (1) Any <b>noise</b> from any <b>temporary event</b> which exceeds 80 dB <b>LAeq</b> (5 mins) or 85dB <b>LAm<sub>ax</sub></b> .	All

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#	Chapter	Change	Track Change
			<p>When measured:</p> <ul style="list-style-type: none"> <li>(a) At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) within a General Residential or <b>High Density Residential zone</b>; and</li> <li>(b) At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site/s</b>) within a General Rural, Rural Production or Rural Lifestyle zone; and</li> <li>(c) At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) occupied by a hotel, motel, motor camp, <b>early childhood centre</b>, school or education facility, health care facility or aged care facility within any zone.</li> </ul> <p><b>Exemptions:</b></p> <ul style="list-style-type: none"> <li>(2) <b>Noise</b> produced by crowds;</li> <li>(3) All <b>activities</b> occurring at the Speedway Area (including <b>temporary events</b>) shall be subject to specific rules pertaining to the Speedway Area in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and</li> <li>(4) <b>Organised fireworks displays</b> undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6.</li> </ul>

**PART 3 – AREA SPECIFIC MATTERS**

**RESIDENTIAL ZONES**

**GRZ – General Residential Zone**

	GRZ – General Residential Zone	Amend Background	<p><b>Background</b></p> <p>The residential areas within the City are characterised by mainly low rise <b>residential units</b> sited on individual <b>allotments</b>. Past architectural styles, settlement patterns and geographical factors have resulted in diverse residential characteristics and form, resulting in a range of individual neighbourhoods. <a href="#"><u>These residential areas make an important contribution towards a well-functioning urban environment; however it is important to recognise that the past character, densities and styles of residential development currently enjoyed by the community will develop and change over time in response to the diverse and changing needs of the community and future generations.</u></a></p>
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IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>Demand for higher density residential development is increasing in the City <del>and the manner in which the District Plan provides for higher density residential development is important to the character and amenity of existing established neighbourhoods</del>. Higher density residential development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.</p> <p><del>A mix of housing densities are provided for, with medium density housing enabled across the General Residential Zone by the incorporation of the Medium Density Residential Standards. Higher density residential development is best located in close proximity to retail, service and public transport centres specifically near the City Centre Zone (central business district), neighbourhood centres and major transport nodes. Higher density residential development is provided for in these areas in the form of Comprehensive Residential Development and by way of an increased density for residential development. The development of papakāinga is also provided for within the Zone.</del></p> <p>Within the <del>General Residential Zone</del> the <del>Residential Conservation and Residential Hill</del> <b>Indigenous Biodiversity Precincts</b> reflects the <del>particular environmental and topographical</del> <b>significant indigenous vegetation and habitats that have been identified in the characteristics of those areas</b>. <del>The Precinct encourage the protection and retention of indigenous biodiversity values.</del></p> <p><del>It is anticipated that the character, form and amenity of residential areas within the General Residential Zone will change over time. These changes may be significant and may detract from amenity values appreciated by the community but may improve the amenity values appreciated by other people and future generations, including by providing for increased and varied housing densities and types. To help manage this change, the Medium and High Density Design Guide in Appendix 1 promotes a high standard of urban design are included in the District Plan. It is anticipated this will encourage new development to make a positive contribution toward the evolving character of the General Residential Zone.</del></p> <p>The City's residential areas are also characterised by the presence of non-residential activities and community facilities. These activities tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential activities and community facilities are generally accepted within residential areas provided they do not give rise to significant adverse effects.</p>
	GRZ – General Residential Zone	Delete Issues	<p><b><del>Resource Management Issues</del></b></p> <p><del>GRZ 11 – The loss of environmental quality within residential areas caused by adverse effects of activities.</del></p> <p><del>Amenity values are those inherent qualities or characteristics which contribute to people's appreciation or enjoyment of the local environment. Components of amenity include privacy, sunlight admission, open space, visual streetscape, noise and public health and safety.</del></p> <p><del>Factors which could adversely affect the amenity values of the local residential environment include:</del></p>

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#	Chapter	Change	Track Change
			<p><del>(1) — Noise and illumination.</del></p> <p><del>(2) — The presence of non-residential activities and facilities.</del></p> <p><del>(3) — Signs.</del></p> <p><del>(4) — The design, appearance and siting of buildings.</del></p> <p><del>(5) — Toxic, noxious, offensive, dangerous or hazardous elements.</del></p> <p><del>Residential units and other buildings can block out sunlight, and reduce privacy and amenity in residential areas. Council seeks to minimise these adverse effects while maintaining a choice of residential unit styles and development opportunities.</del></p> <p><del>Operating non-residential activities in residential areas may also have adverse effects including noise, increased traffic flows and the appearance of utilitarian buildings. Council seeks to maintain a high standard of residential amenity in residential environments.</del></p> <p><del>GRZ-12 — The effects on amenity values of infill development, redevelopment within and adjoining established residential areas.</del></p> <p><del>The amount of land suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General Residential Zone covers the existing residential areas as well as undeveloped land suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate environments with the existing urban areas being the preferred location for higher density development. Council will promote the maintenance of the general character and amenity values of particular neighbourhoods.</del></p>
	GRZ – General Residential Zone	Amend Objective	<p><b>GRZ-01</b> <i>The promotion of a high quality residential environment which <del>maintains and enhances</del> <u>acknowledges</u> the physical character of the residential areas, <del>and</del> <u>provides a choice of living styles and types while recognising that character and amenity values develop and change over time</u> and a high level of residential amenity.</i></p> <p><del>The essential components of residential amenity values include adequate daylight and open space, satisfactory design standards, a reasonable degree of privacy and low noise levels.</del></p> <p><del>The primary role of the General Residential Zone is to provide opportunities for residential activity. Residents want a range of living styles to reflect their various needs, while maintaining high levels of amenity and residential character. In the General Residential Zone, the provisions of the Plan seek to ensure that new development will be provided for in a manner that will respect existing forms. Appropriate activities are provided for as permitted and others will be assessed by way of resource consent applications.</del></p>

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#	Chapter	Change	Track Change
			<del>Certain non-residential activities are most appropriately located within the General Residential Zone provided that the effects of these activities, such as noise and traffic, are appropriately managed.</del>
	GRZ – General Residential Zone	Add mandatory MDRS Objective	<p><b>GRZ-O2</b> <u>Well-functioning Urban Environments</u></p> <p><u>A well-functioning urban <b>environment</b> that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</p>
	GRZ – General Residential Zone	Add mandatory MDRS Objective	<p><b>GRZ-O3</b> <u>Housing Variety</u></p> <p><u>A relevant residential zone provides for a variety of housing types and sizes that respond to—</u></p> <ul style="list-style-type: none"> <li>a. <u>housing needs and demand; and</u></li> <li>b. <u>the neighbourhood’s planned urban built character, including 3-storey <b>buildings</b>.</u></li> </ul> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</p>
	GRZ – General Residential Zone	Insert new objective	<p><b>GRZ-O4</b> <u>There is no increase in the peak demand on stormwater management systems and increase in flooding from new <b>buildings</b> and development.</u></p>
	GRZ – General Residential Zone	Add mandatory MDRS Policies	<p><b>GRZ-P1A</b> <u>Enable a variety of housing types with a mix of densities within the <b>General Residential Zone</b>, including 3-storey attached and detached <b>dwelling</b>s, and low-rise <b>apartments</b>.</u></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</p>
	GRZ – General Residential Zone	Add mandatory MDRS Policies	<p><b>GRZ-P1B</b> <u>Apply the <b>MDRS</b> across all <b>relevant residential zones</b> in the district plan except in circumstances where a <b>qualifying matter</b> is relevant (including matters of significance such as significant natural areas, <b>historic heritage</b> and the relationship of Māori and their culture and traditions with their <b>ancestral lands, water, sites, wāhi tapu, and other taonga</b>).</u></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</p>
	GRZ – General Residential Zone	Add mandatory MDRS Policies	<p><b>GRZ-P1C</b> <u>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for <b>passive surveillance</b>.</u></p>

IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</a>
	GRZ – General Residential Zone	Add mandatory MDRS Policies	<a href="#">GRZ-P1D Enable housing to be designed to meet the day-to-day needs of residents.</a> <a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</a>
	GRZ – General Residential Zone	Add mandatory MDRS Policies	<a href="#">GRZ-P1E Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</a>
	GRZ – General Residential Zone	Amend Policy	<p><b>GRZ-P1</b> <i>To provide for a range of <b>building</b> densities within the residential areas <a href="#">that are compatible in form and scale with the neighbourhood's planned built form and character</a> which takes into account <del>the existing character of the area, topography and</del> the capacity of the infrastructure.</i></p> <p><del>A number of housing density standards are provided for within the General Residential Zone to provide choice, and to take into account existing characteristics, topography and infrastructure. These differences were recognised under zoning policies relating to the General Residential Zone and Residential Conservation Precinct in the previous District Plan. In addition the Plan makes specific provision for higher density housing through reduced minimum <b>net site area</b> standards and <b>Comprehensive Residential Developments</b> in identified areas of the City within which this form of development is considered to be most appropriate. These locations are called the <b>Residential Centres Precinct</b>.</del></p> <p><del>Density refers to the amount of built development in a given area, together with the relationship between <b>buildings</b> and open spaces on <b>sites</b>. Density affects the potential number of people living in an area, the area occupied by <b>buildings</b> and the amount of hard surfacing, as well as the available space for gardens. The controls on allowable levels of development provide a degree of certainty to residents on such matters.</del></p> <p><del>Increasing the amount of <b>buildings</b> and hard surfaces on a <b>site</b> also has an impact on infrastructure, in particular on the amount of <b>stormwater</b> runoff. Over time, incremental change can have a significant <b>effect</b> on infrastructure operations. The Plan includes a requirement for new <b>Comprehensive Residential Developments</b> to include a specified amount of on <b>site stormwater</b> soakage, in order to reduce this impact.</del></p>
	GRZ – General Residential Zone	Amend Policy	<p><b>GRZ-P2</b> <i>To ensure that the scale, appearance and siting of <b>buildings, structures and activities</b> are compatible <a href="#">with the in form and scale with the neighbourhood's planned built form and character</a> <del>and desired amenity values of the area.</del></i></p> <p><del><b>Buildings, structures and activities</b> need to be of a scale or type that reflects the character of the neighbourhood. The overall aim of this policy is to promote residential character, and to ensure the compatibility of <b>activities</b> with the surrounding <b>environment</b>. Assessment of new developments may include the degree of integration a proposal achieves with not only the adjoining <b>sites</b>, but with the streetscape and, in some cases, the wider townscape.</del></p>

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			<p><del>The Plan includes visual amenity standards, including controls over the location of residential <b>buildings</b>, and the screening of non-residential <b>buildings</b>. The relocation of residential <b>buildings</b> requires resource consent as it can cause adverse visual <b>effects</b>.</del></p>
	GRZ – General Residential Zone	Amend Policy	<p><b>GRZ-P4</b> <i>To ensure that the location and design of <b>buildings</b> and <b>earthworks</b> do not significantly detract from the residential amenity of the area, <u>while recognising that amenity values may change over time to reflect the neighbourhood’s planned built form.</u></i></p> <p>There are a number of matters that influence residential amenity. These include:</p> <ol style="list-style-type: none"> <li>(1) The density and topography of <b>sites</b>.</li> <li>(2) The closeness of residential units to <b>boundaries</b> and other <b>buildings</b>.</li> <li>(3) The <b>height</b> and orientation of <b>buildings</b>.</li> <li>(4) The <b>height</b> or existence of fences, trees or other vegetation.</li> <li>(5) The size, location and appearance of <b>earthworks</b>, retaining walls and fill batters.</li> </ol> <p><del>Private open space is an important factor in the use and enjoyment of a residential <b>site</b>. Open space provides an area for outdoor leisure <b>activities</b>. This policy seeks to provide a reasonably open and private outlook protecting residential <b>sites</b> from being ‘closed in’ by neighbouring <b>buildings</b>.</del></p> <p><del>Access to sunlight and daylight also contribute to the use and enjoyment of a residential <b>site</b>. <u>To avoid excessive shading <b>effects</b> and allow the admission of daylight to a <b>site</b>, the Plan provides daylight controls on all side and rear <b>boundaries</b>.</u> Similarly, to control the size and <b>height</b> of <b>earthworks</b> and associated retaining, the Plan provides for <b>earthworks plane</b> controls along all <b>boundaries</b> in order to avoid or mitigate adverse <b>effects</b>.</del></p>
	GRZ – General Residential Zone	Amend Policy	<p><b>GRZ-P5</b> <i>To <del>ensure that</del> <u>encourage sites</u> fronting streets <u>to</u> present a pleasant and coherent residential appearance.</i></p> <p><del>The setback of buildings from the front boundary assists with privacy and provides for landscaping. The front setback provides an open style streetscape which is part of the established residential character of Upper Hutt.</del></p>
	GRZ – General Residential Zone	Amend Policy	<p><b>GRZ-P9</b> <i>To promote residential development with a high level of amenity and ensure that it has adequate access to infrastructural requirements, <u>while recognising that amenity values develop and change over time.</u></i></p> <p><del>The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse effects can be avoided, remedied or mitigated.</del></p>

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#	Chapter	Change	Track Change									
	GRZ – General Residential Zone	Delete Policy	<p><del><b>GRZ-P10</b> — To identify and maintain <b>amenity values</b> that the community wishes to protect while recognising that character and <b>amenity values</b> resulting from the built <b>environment</b> develop and change over time.</del></p> <p><del><b>Amenity values</b> are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. <b>Activities</b> which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own <b>properties</b> and the need for utilities to operate effectively and safely.</del></p> <p><del>A particular concern of the Upper Hutt community relates to the <b>effects</b> of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.</del></p> <p><del>It is Council's view that the adverse effects of these fortifications on the <b>environment</b>, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the <b>amenity values</b> of the Upper Hutt <b>environment</b>, are such that these <b>activities</b> should not be permitted. The <b>activity</b> is therefore prohibited anywhere in Upper Hutt City.</del></p>									
	GRZ – General Residential Zone	Add new policy	<b>GRZ-P11</b> <i>New buildings and development will be designed to achieve hydraulic neutrality.</i>									
	GRZ – General Residential Zone	Amend Rule	<table border="1"> <thead> <tr> <th colspan="3">Permitted Activities</th> </tr> <tr> <th colspan="3">Residential Activities</th> </tr> </thead> <tbody> <tr> <td><b>GRZ-R2</b></td> <td> <del>One</del> <b>Three residential units</b> per site.                      [s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A]                      [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]                 </td> <td><b>PER</b></td> </tr> </tbody> </table>	Permitted Activities			Residential Activities			<b>GRZ-R2</b>	<del>One</del> <b>Three residential units</b> per site. [s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]	<b>PER</b>
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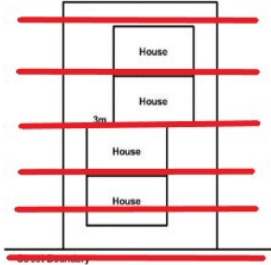


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#	Chapter	Change	Track Change
			<p><b>GRZ-R8</b></p> <p><i>Policies</i> GRZ-P1, GRZ-P2, GRZ-PREC1-P2, GRZ-P4, GRZ-PREC1-P3, DC-P1</p> <p>Two or more <b>residential units</b> on a <b>site</b> complying with the <b>net site area</b> standard of GRZ-S2</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ul style="list-style-type: none"> <li>(1) <del>Design, appearance and layout of the development.</del></li> <li>(2) <del>Landscaping.</del></li> <li>(3) <del>Provision of and <b>effects</b> on utilities and/or services.</del></li> <li>(4) <del>Standard, construction and layout of vehicular access.</del></li> <li>(5) <del>Earthworks.</del></li> <li>(6) <del>Provision of <b>esplanade reserves</b> and strips.</del></li> <li>(7) <del>Protection of any special amenity feature.</del></li> <li>(8) <del>Financial contributions.</del></li> </ul> <p><b>CON</b></p>
	GRZ – General Residential Zone		<p><b>GRZ-R9</b></p> <p><i>Policy</i> GRZ-P2</p> <p>Establishment of a <b>relocated building</b> from another <b>site</b></p> <p><b>Council</b> may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) <del>Reinstatement works to the condition and appearance of the <b>building</b> relating to:</del> <ul style="list-style-type: none"> <li>(a) <del>Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements;</del></li> <li>(b) <del>Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary; Cladding or other means of enclosing open subfloor areas below the <b>building</b>;</del></li> <li>(c) <del>Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area.</del></li> </ul> </li> <li>(2) <del>The timeframe for the work to be completed;</del></li> <li>(3) <del>Landscaping, screening and <b>boundary</b> treatment;</del></li> <li>(4) <del>Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent;</del></li> <li>(5) <del>Provision of and <b>effects</b> on utilities and/or services;</del></li> </ul> <p><b>CON</b></p>

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#	Chapter	Change	Track Change
			<p><del>(6) Standard, construction and layout of vehicular access.</del></p> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> <li><del>• A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.</del></li> <li><del>• The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.</del></li> <li><del>• The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.</del></li> </ul>
	GRZ – General Residential Zone	Delete Standard	<p><b>Standards for Permitted and Controlled Activities</b></p> <p><del>GRZ-S2</del></p> <p><del>Minimum net site area for residential units</del></p> <p><del>The minimum net site area required for any residential unit to be erected on a site is the same as the minimum required for subdivision.</del></p> <p><i>Policies</i> <del>GRZ-P1,</del> <del>GRZ-P2</del></p>
	GRZ – General Residential Zone	Amend Standard	<p>GRZ-S3</p> <p><i>Policies</i> <a href="#">GRZ-P1A,</a> <a href="#">GRZ-P1B,</a> <a href="#">GRZ-P1C,</a> <a href="#">GRZ-P1D,</a> <a href="#">GRZ-P1E,</a> <a href="#">GRZ-P1,</a></p> <p><b>Building coverage</b></p> <p>(1) The maximum <b>building coverage</b> <del>by buildings on the net area of a site shall</del> <b>must not exceed 50% of the net site area:</b></p> <p><del>(a) 35% in the General Residential Zone</del></p> <p><a href="#">[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</a></p> <p><a href="#">[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</a></p>

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#	Chapter	Change	Track Change																		
			GRZ-P2, DEV1-P5 <b>Exemption:</b> <del>(2) Non-enclosed and uncovered decks.</del>																		
	GRZ – General Residential Zone	Amend Standard	<p><b>GRZ-S4</b></p> <p><i>Policies</i>  <a href="#">GRZ-P1A</a>,  <a href="#">GRZ-P1B</a>,  <a href="#">GRZ-P1C</a>,  <a href="#">GRZ-P1D</a>,  <a href="#">GRZ-P1E</a>,            GRZ-P2,            GRZ-PREC1-P2,            GRZ-P4,</p> <p><b>Setbacks from boundaries</b></p> <p>(1) <a href="#">Buildings</a> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the <a href="#">yards</a> table below:</p> <table border="1"> <thead> <tr> <th><a href="#">Yard</a></th> <th><a href="#">Minimum depth</a></th> </tr> </thead> <tbody> <tr> <td><a href="#">Front</a></td> <td><a href="#">1.5 metres</a></td> </tr> <tr> <td><a href="#">Side</a></td> <td><a href="#">1 metre</a></td> </tr> <tr> <td><a href="#">Rear</a></td> <td><a href="#">1 metre (excluding corner sites)</a></td> </tr> </tbody> </table> <p>(2) <a href="#">This standard does not apply to site boundaries</a> where there is an existing common wall between 2 <a href="#">buildings</a> on adjacent sites or where a common wall is proposed.</p> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]            [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p> <p><del>(1) The setback distance for residential and non-residential buildings (excluding accessory buildings) shall not be less than:</del></p> <table border="1"> <thead> <tr> <th><b>Boundary</b></th> <th><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td><del>(a) Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.</del></td> <td>6m</td> </tr> <tr> <td><del>(b) Front boundaries along all other roads.</del></td> <td>4m</td> </tr> <tr> <td><del>(c) Rear boundaries.</del></td> <td>3m</td> </tr> <tr> <td><del>(d) Side boundaries</del></td> <td>One of 1.5m &amp; one of 3m</td> </tr> </tbody> </table>	<a href="#">Yard</a>	<a href="#">Minimum depth</a>	<a href="#">Front</a>	<a href="#">1.5 metres</a>	<a href="#">Side</a>	<a href="#">1 metre</a>	<a href="#">Rear</a>	<a href="#">1 metre (excluding corner sites)</a>	<b>Boundary</b>	<b>Minimum setback</b>	<del>(a) Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.</del>	6m	<del>(b) Front boundaries along all other roads.</del>	4m	<del>(c) Rear boundaries.</del>	3m	<del>(d) Side boundaries</del>	One of 1.5m & one of 3m
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<del>(c) Rear boundaries.</del>	3m																				
<del>(d) Side boundaries</del>	One of 1.5m & one of 3m																				

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#	Chapter	Change	Track Change
			<p><b>Exemptions:</b></p> <p>(2) <del>Eaves, bay windows or similar features may encroach into boundary setbacks by up to 0.7m.</del></p> <p>(3) <del>Non-enclosed and uncovered decks of 1.0m or less in height above ground level.</del></p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>On a <b>rear allotment</b>, as defined in Section 3.1, rear <b>boundary setbacks</b> apply to all <b>boundaries</b>.</li> </ul> <p>[s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</p>
	GRZ – General Residential Zone	Amend Standard	<p><b>GRZ-S5</b></p> <p><i>Policies</i>  <a href="#">GRZ-P1A</a>,  <a href="#">GRZ-P1B</a>,  <a href="#">GRZ-P1C</a>,  <a href="#">GRZ-P1D</a>,  <a href="#">GRZ-P1E</a>,            GRZ-P2,            DEV1-P5</p> <p><b>Outdoor living space (per residential unit)</b></p> <p>(1) <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that—</u></p> <p>(a) <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>(b) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>(c) <u>is accessible from the residential unit; and</u></p> <p>(d) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></p> <p>ii. <u>located directly adjacent to the unit; and</u></p> <p>(e) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>(2) <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <p>(a) <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>(b) <u>is accessible from the residential unit; and</u></p> <p>(c) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p>

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#	Chapter	Change	Track Change
			<p>ii. <a href="#">located directly adjacent to the unit.</a></p> <p><a href="#">[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</a></p> <p><a href="#">[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</a></p> <p><del>(1) One <b>outdoor living space</b> capable of containing a 6m diameter circle shall be provided for each <b>residential unit</b> and be located at its northern aspect, or directly accessible from a living area.</del></p> <p><b>Exemptions:</b></p> <p><del>(2) Non-enclosed <b>verandahs</b>, decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m<sup>2</sup> may encroach over or into 25% of the <b>outdoor living space</b>.</del></p> <p><a href="#">[s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</a></p>
	GRZ – General Residential Zone	Delete Standard	<p><del><b>GRZ-S6</b></del></p> <p><del><i>Policies</i></del></p> <p><del><i>GRZ-P2,</i></del></p> <p><del><i>GRZ-P4</i></del></p> <p><del><b>Building form</b></del></p> <p><del>Where three or more <b>residential units</b> are attached, a step in plan of at least 3m shall be provided between every second unit, as shown in the following diagram:</del></p> 
	GRZ – General Residential Zone	Amend Standard	<p><del><b>GRZ-S7</b></del></p> <p><del><i>Policies</i></del></p> <p><del><i>GRZ-P1A,</i></del></p> <p><del><i>GRZ-P1B,</i></del></p> <p><del><i>GRZ-P1C,</i></del></p> <p><del><i>GRZ-P1D,</i></del></p> <p><del><b>Building height</b></del></p> <p><del><a href="#">Buildings must not exceed 11 metres in height, except that 50% of a <b>building's</b> roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</a></del></p>

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#	Chapter	Change	Track Change
			<p><a href="#">GRZ-P1E</a>, <a href="#">GRZ-P2</a>, <a href="#">GRZ-P4</a></p> <div data-bbox="1207 277 1783 711" data-label="Diagram"> </div> <p><a href="#">[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</a> <a href="#">[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</a></p> <p><del>(1) — The maximum height above ground level of any building shall not exceed 8m.</del></p> <p><b>Exemption:</b></p> <p><del>(2) — Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.</del></p> <p><a href="#">[s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</a></p>
	GRZ – General Residential Zone	Amend Standard	<p><b>GRZ-S8</b></p> <p><i>Policies</i> <a href="#">GRZ-P1A</a>, <a href="#">GRZ-P1B</a>, <a href="#">GRZ-P1C</a>, <a href="#">GRZ-P1D</a>, <a href="#">GRZ-P1E</a>,</p> <p><del>Sunlight access</del> <b>Height in relation to boundary</b></p> <p>(1) <b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</p>

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#	Chapter	Change	Track Change
			<p>GRZ-P2, GRZ-P4</p> <div data-bbox="1173 277 1774 737" data-label="Diagram"> </div> <p>(2) <u>This standard does not apply to—</u></p> <ul style="list-style-type: none"> <li>(a) <u>a <b>boundary</b> with a road:</u></li> <li>(b) <u>existing or proposed internal <b>boundaries</b> within a <b>site</b>:</u></li> <li>(c) <u><b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</u></li> </ul> <p><u>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</u></p> <p><u>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</u></p> <p><del>(1) <b>Height</b> control planes apply to all <b>buildings</b>:</del></p> <ul style="list-style-type: none"> <li><del>(a) <b>In, or adjacent to, a General Residential Zone.</b></del></li> <li><del>(b) <b>On sites smaller than 1500m<sup>2</sup> in a General Rural, Rural Production or Rural Lifestyle Zone.</b></del></li> </ul> <p><del>(2) <b>Buildings</b> shall be designed so that they fit within the <b>height</b> control planes defined below:</del></p>

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#	Chapter	Change	Track Change	
				<div data-bbox="1227 277 1771 751" data-label="Image"> </div> <p data-bbox="875 775 1016 799"><b>Exemptions:</b></p> <ul data-bbox="920 823 2078 1110" style="list-style-type: none"> <li>(3) — Chimneys, flues, and minor decorative features may extend beyond the <b>height</b> control plane by up to 1m.</li> <li>(4) — The top of a dormer or gable, but not the eaves, may extend beyond the <b>height</b> control plane by up to 0.5m provided that the aggregate length of all projections through the plane does not exceed 25% of the total <b>building</b> length.</li> <li>(5) — Where the <b>boundary</b> involved in the measurement of the <b>height</b> control plane adjoins an access strip or right-of-way to a <b>rear allotment</b>, the outside <b>boundary</b> of such an access strip or right-of-way may be substituted for the nearest <b>site boundary</b>.</li> </ul> <p data-bbox="875 1134 1906 1158">[s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</p>
	GRZ – General Residential Zone	Delete and replace Standard	<p data-bbox="674 1219 757 1243"><b>GRZ-S9</b></p> <p data-bbox="674 1283 763 1406"><i>Policies GRZ-P2, GRZ-P4, GRZ-P5</i></p>	<p data-bbox="875 1219 1099 1243"><b>Hydraulic neutrality</b></p> <p data-bbox="875 1267 2078 1390"><u>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p>



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#	Chapter	Change	Track Change
			<p><b>Accessory buildings</b></p> <p>(1) <del>Accessory buildings shall not be erected within the front boundary setback.</del></p> <p>(2) <del>Any wall closer than 1m from a boundary shall be no longer than 8m.</del></p> <p>(3) <del>The distance between an accessory building and any point of the main window of a habitable room on an adjoining site, measured at right angles to the plane of the window, shall be not less than 3m.</del></p> <p>For garages and other <b>accessory buildings</b> which form a part of a <b>residential unit</b>, the standards for <b>accessory buildings</b> shall apply to that <b>residential unit</b>, but only to the area of the <b>residential unit</b> which is an <b>accessory building</b>.</p>
	GRZ – General Residential Zone	Add Standard	<p><b>GRZ-S13</b></p> <p><b>Number of residential units per site</b></p> <p><u>There must be no more than 3 residential units per site.</u></p> <p><u>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</u></p> <p><u>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</u></p>
	GRZ – General Residential Zone	Add Standard	<p><b>GRZ-S14</b></p> <p><b>Outlook space (per residential unit)</b></p> <p>(1) <u>An outlook space must be provided for each residential unit as specified in this clause.</u></p> <p>(2) <u>An outlook space must be provided from habitable room windows as shown in the diagram below:</u></p>

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#	Chapter	Change	Track Change
			<div data-bbox="1151 280 1794 762" data-label="Diagram"> </div> <p data-bbox="922 791 2051 1369"> <u>(3) The minimum dimensions for a required outlook space are as follows:</u> <ol style="list-style-type: none"> <li data-bbox="981 839 2024 895">i. <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u></li> <li data-bbox="981 919 2051 975">ii. <u>all other <b>habitable rooms</b> must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></li> </ol> <p data-bbox="922 999 2002 1054"> <u>(4) The width of the outlook space is measured from the centre point of the largest window on the <b>building</b> face to which it applies.</u> </p> <p data-bbox="922 1078 2051 1134"> <u>(5) Outlook spaces may be over <b>driveways</b> and footpaths within the <b>site</b> or over a <b>public street</b> or other public open space.</u> </p> <p data-bbox="922 1158 2011 1214"> <u>(6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey <b>building</b>.</u> </p> <p data-bbox="922 1238 1491 1270"> <u>(7) Outlook spaces may be under or over a balcony.</u> </p> <p data-bbox="922 1294 1890 1318"> <u>(8) Outlook spaces required from different rooms within the same <b>building</b> may overlap.</u> </p> <p data-bbox="922 1342 1218 1366"> <u>(9) Outlook spaces must—</u> </p> </p>

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#	Chapter	Change	Track Change								
			<ul style="list-style-type: none"> <li>i. <u>be clear and unobstructed by buildings; and</u></li> <li>ii. <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></li> </ul> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]            [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>								
	GRZ – General Residential Zone	Add Standard	<p><b>GRZ-S15</b>      <b>Windows to street</b></p> <p><u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]            [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>								
	GRZ – General Residential Zone	Add Standard	<p><b>GRZ-S16</b>      <b>Landscaped area</b></p> <ul style="list-style-type: none"> <li>(1) <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></li> <li>(2) <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></li> </ul> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]            [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA].</p>								
	GRZ – General Residential Zone	Amend rule	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Restricted Discretionary Activities</th> </tr> <tr> <th colspan="2" style="text-align: left;">Residential Activities</th> </tr> </thead> <tbody> <tr> <td style="width: 30%; vertical-align: top;"> <b>GRZ-R11</b>   <i>Policies</i>  <u>UDF-P1,</u>  <u>UDF-P2,</u> </td> <td style="vertical-align: top;"> <b>Buildings <del>accessory to a permitted or controlled activity</del></b> which do not comply with permitted <del>and controlled</del> activity standards   <b>Council</b> will restrict its discretion to, and may impose conditions on: </td> </tr> <tr> <td></td> <td style="text-align: right;"><b>RDIS</b></td> </tr> </tbody> </table>	Restricted Discretionary Activities		Residential Activities		<b>GRZ-R11</b>  <i>Policies</i> <u>UDF-P1,</u> <u>UDF-P2,</u>	<b>Buildings <del>accessory to a permitted or controlled activity</del></b> which do not comply with permitted <del>and controlled</del> activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on:		<b>RDIS</b>
Restricted Discretionary Activities											
Residential Activities											
<b>GRZ-R11</b>  <i>Policies</i> <u>UDF-P1,</u> <u>UDF-P2,</u>	<b>Buildings <del>accessory to a permitted or controlled activity</del></b> which do not comply with permitted <del>and controlled</del> activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on:										
	<b>RDIS</b>										

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			<p><a href="#">GRZ-P1A</a>,  <a href="#">GRZ-P1B</a>,  <a href="#">GRZ-P1C</a>,  <a href="#">GRZ-P1D</a>,  <a href="#">GRZ-P1E</a>,  <a href="#">GRZ-P1</a>,  GRZ-P2,  <a href="#">GRZ-P3</a>,  GRZ-P4,  GRZ-P5  <a href="#">GRZ-P8</a>,  <a href="#">GRZ-P9</a>,  <a href="#">GRZ-P10</a>.</p> <p>(1) <b>Height</b> and sunlight access.  (2) <b>Setbacks</b> and coverage.  (3) <b>Landscaping</b> and screening.  (4) Provision of and <b>effects</b> on utilities and/or services.  (5) Standard, construction and layout of vehicular access, manoeuvring and traffic safety.  (6) Streetscape <b>effects</b>.  (7) <b>Effects</b> on <del>neighbourhood character and</del> amenity.  (8) Financial contributions.  (9) <a href="#">The matters contained in the Medium and High Density Design Guide in Appendix 1.</a>  (10) <a href="#">measures to avoid, remedy or mitigate adverse effects.</a>  (11) <a href="#">Cumulative effects.</a>  <a href="#">This rule does not apply to residential units.</a></p>
	GRZ – General Residential Zone	Delete rule	<p><del><b>GRZ-R12</b></del></p> <p><del><i>Policies</i></del>  <del>GRZ-P2,</del>  <del>GRZ-P4</del></p> <p><del>A <b>family flat</b> in conjunction with a <b>residential unit</b> where the <b>family flat</b> does not comply with permitted activity standards</del></p> <p><del><b>Council</b> will restrict its discretion to, and may impose conditions on:</del></p> <p><del>(1) <b>Land</b> tenure.</del>  <del>(2) Location.</del>  <del>(3) Provision of and <b>effects</b> on utilities and/or services.</del>  <del>(4) <b>Landscaping</b>.</del>  <del>(5) <b>Setbacks</b> and coverage.</del>  <del>(6) <b>Height</b> and sunlight access.</del>  <del>(7) Standard, construction and layout of vehicular access.</del>  <del>(8) <b>Effects</b> on character and amenity.</del>  <del>(9) Financial <b>contributions</b>.</del></p> <p><b>RDIS</b></p>

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#	Chapter	Change	Track Change
	GRZ – General Residential Zone	Add rule	<p><b><u>GRZ-R12</u></b></p> <p><u>The construction and use of 1, 2 or 3 residential units that do not comply with one or more of the following permitted standards:</u></p> <ul style="list-style-type: none"> <li>(i) <u>GRZ-S3 – Building coverage.</u></li> <li>(ii) <u>GRZ-S4 – Setbacks.</u></li> <li>(iii) <u>GRZ-S5 Outdoor living space.</u></li> <li>(iv) <u>GRZ-S7 – Building height.</u></li> <li>(v) <u>GRS-S8 – Height in relation to boundary.</u></li> <li>(vi) <u>GRZ-S9 – Hydraulic neutrality.</u></li> <li>(vii) <u>GRZ-S14 – Outlook space (per unit).</u></li> <li>(viii) <u>GRZ-S15 – Windows to street.</u></li> <li>(ix) <u>GRZ-S16 – Landscaped area.</u></li> </ul> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> <li>(1) <u>The matters contained in the Medium and High Density Design Guide in Appendix 1.</u></li> <li>(2) <u>Site layout and design.</u></li> <li>(3) <u>Consideration of the effects of the standard not met.</u></li> <li>(4) <u>Cumulative effects.</u></li> <li>(5) <u>The matters contained in the Code of Practice for Civil Engineering Works.</u></li> <li>(6) <u>The imposition of financial contributions.</u></li> </ul> <p><b><u>Restriction on notification:</u></b></p> <p><u>Public notification of an application is precluded under this rule.</u></p> <p><u>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</u></p> <p><u>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</u></p>

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#	Chapter	Change	Track Change		
	GRZ – General Residential Zone	Add rule	<a href="#">GRZ-R12A</a>	<p>The construction and use of 4 or more <b>residential units</b> that comply with the following permitted standards:</p> <ul style="list-style-type: none"> <li>(i) <a href="#">GRZ-S3 – Building coverage.</a></li> <li>(ii) <a href="#">GRZ-S4 – Setbacks.</a></li> <li>(iii) <a href="#">GRZ-S5 Outdoor living space.</a></li> <li>(iv) <a href="#">GRZ-S7 – Building height.</a></li> <li>(v) <a href="#">GRS-S8 – Height in relation to boundary.</a></li> <li>(vi) <a href="#">GRZ-S9 – Hydraulic neutrality.</a></li> <li>(vii) <a href="#">GRZ-S14 – Outlook space (per unit).</a></li> <li>(viii) <a href="#">GRZ-S15 – Windows to street.</a></li> <li>(ix) <a href="#">GRZ-S16 – Landscaped area.</a></li> </ul> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) <a href="#">The matters contained in the Medium and High Density Design Guide in Appendix 1.</a></li> <li>(2) <a href="#">Site layout.</a></li> <li>(7) <a href="#">The matters contained in the <b>Code of Practice for Civil Engineering Works.</b></a></li> <li>(8) <a href="#">Transport effects.</a></li> <li>(3) <a href="#">Cumulative effects.</a></li> </ul> <p><b>Restriction on notification:</b></p> <p><a href="#">Public and limited notification of an application under this rule is precluded.</a></p> <p><a href="#">[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</a></p> <p><a href="#">[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</a></p>	<a href="#">RDIS</a>
	GRZ – General Residential Zone	Add rule	<a href="#">GRZ-R12B</a>	<p>The construction and use of a <b>residential unit(s)</b> that is not a permitted activity, and do not fall under rules <a href="#">GRZ-R12</a> or <a href="#">GRZ-R12A</a>.</p>	<a href="#">RDIS</a>

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#	Chapter	Change	Track Change
			<p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> <li><u>(1) The matters contained in the Medium and High Density Design Guide in Appendix 1.</u></li> <li><u>(2) Site layout and design.</u></li> <li><u>(3) The matters contained in the Code of Practice for Civil Engineering Works.</u></li> <li><u>(4) Consideration of the effects of the standard not met.</u></li> <li><u>(5) Transport effects.</u></li> <li><u>(6) Methods to avoid, remedy, or mitigate adverse effects.</u></li> <li><u>(7) Cumulative effects.</u></li> </ol> <p><u>Restriction on notification:</u></p> <p><u>Public notification of an application under this rule is precluded.</u></p> <p><u>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</u></p> <p><u>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</u></p>
	GRZ – General Residential Zone	Delete rule	<p><b>GRZ-R14</b></p> <p><i>Policies</i> <i>GRZ-P2,</i> <i>GRZ-P4,</i> <i>GRZ-P5</i></p> <p><del><b>Buildings</b> accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards</del></p> <p><del><b>Council</b> will restrict its discretion to, and may impose conditions on:</del></p> <ol style="list-style-type: none"> <li><del>(1) <b>Height</b> and sunlight access.</del></li> <li><del>(2) <b>Setbacks</b> and coverage.</del></li> <li><del>(3) <b>Landscaping</b> and screening.</del></li> <li><del>(4) Provision of and <b>effects</b> on utilities and/or services.</del></li> <li><del>(5) Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</del></li> <li><del>(6) Streetscape <b>effects</b>.</del></li> <li><del>(7) <b>Effects</b> on neighbourhood character and amenity.</del></li> <li><del>(8) Financial contributions.</del></li> </ol> <p><b>RDIS</b></p>

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			[s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]									
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	GRZ – General Residential Zone	Delete Methods	<p><del><b>Methods</b></del></p> <p><del><b>GRZ-M1</b> — District Plan provisions consisting of a General Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas Precincts, the Residential Centres Precinct and the Wallaceville Structure Plan Development Area. Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case by case basis and the imposition of appropriate conditions when necessary. Design guidelines provides for assessment of Comprehensive and subdivision design in the Residential Centres Precinct.</del></p> <p><del><b>GRZ-M2</b> — Code of Practice for Civil Engineering Works.</del></p> <p><del><b>GRZ-M3</b> — Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects of activities.</del></p> <p><del><b>GRZ-M4</b> — Reserve Management Plans.</del></p> <p><del><b>GRZ-M5</b> — District Plan rules requiring reserve contributions and development impact fees.</del></p> <p><del><b>GRZ-M6</b> — District Plan rules setting standards to protect adjacent properties from adverse shading effects.</del></p> <p><del><b>GRZ-M7</b> — District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.</del></p>								
	GRZ – General Residential Zone	Delete Anticipated Environmental Results	<p><del><b>Anticipated Environmental Results</b></del></p> <p><del>The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.</del></p> <table border="1"> <thead> <tr> <th colspan="2"><del>Anticipated environmental results</del></th> <th><del>Monitoring indicators</del></th> <th><del>Data source</del></th> </tr> </thead> <tbody> <tr> <td><del><b>GRZ-AER1</b></del></td> <td><del>Maintenance of residential amenity and special landscape characteristics, including on-site amenity, streetscape design and appearance</del></td> <td><del>Number of resource consents by type Community Survey Complaints and enforcement proceedings</del></td> <td><del>Council records Council Survey Complaints register</del></td> </tr> </tbody> </table>	<del>Anticipated environmental results</del>		<del>Monitoring indicators</del>	<del>Data source</del>	<del><b>GRZ-AER1</b></del>	<del>Maintenance of residential amenity and special landscape characteristics, including on-site amenity, streetscape design and appearance</del>	<del>Number of resource consents by type Community Survey Complaints and enforcement proceedings</del>	<del>Council records Council Survey Complaints register</del>
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			<b>GRZ-AER2</b>	Development of the General Residential Zone which reflects the <b>amenity values</b> of the area	Compliance with performance standards within the General Residential Zone Number of resource consents by type	<b>Council records</b>
			<b>GRZ-AER3</b>	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	<b>Council records</b>

**GRZ – Precinct 1 - Indigenous Biodiversity Precinct**

GRZ – General Residential Zone – Precinct 1	Amend Precinct description	<p><b>Precinct 1 – <del>Residential Centres</del> Indigenous Biodiversity Precinct</b></p> <p><u>The Indigenous Biodiversity Precinct identifies areas where the Council is applying additional policy direction and guidance regarding significant natural areas that have been identified for the purpose of giving effect to section 6(c) of the RMA and Policies 23 and 24 of the RPS, but have not yet been incorporated into the district plan via a comprehensive plan change. The policy direction and guidance that applies to the Precinct does not reduce the applicability of any of the Medium Density Residential Standards, nor does it impose the need for any additional resource consents, but it does introduce additional policy consideration to accommodate a matter of national importance under section 6 (c) of the RMA that is not addressed by the MDRS. The Council is required to recognise and provide for the following matter of national importance:</u></p> <p><u>(c) - the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</u></p> <p>The following objectives, <del>and</del> policies <del>and rules</del> apply within the <del>Residential Centres</del> <b>Indigenous Biodiversity Precinct</b> (as identified on the planning maps) in addition to the provisions of the underlying <b>General Residential Zone</b>. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific <b>subdivision</b> provisions are located in the <b>Subdivision</b> Chapter (SUB).</p>		
GRZ – General Residential Zone – Precinct 1	Amend Objective	<p><b>Objective</b></p>		

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			<p><b>GRZ-PREC1-O1</b> <u><i>The maintenance of indigenous biological diversity values within the Indigenous Biodiversity Precinct is encouraged.</i></u></p> <p><del>To provide for higher density residential development by way of Comprehensive Residential Developments and specific <b>net site area</b> standards around the central business district, neighbourhood centres and major transport nodes.</del></p> <p><del>Providing a choice of living options involves the provision of more intensive types of residential development as well as traditional forms of development in Upper Hutt, which generally comprise standalone <b>residential units</b> on individual <b>allotments</b>. Higher density housing may suit the needs of certain groups of the community.</del></p> <p><del>It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes. The Plan provides for this type of development through reduced minimum net site area standards compared to the remainder of the Residential Zone, and through provisions for Comprehensive Residential Development.</del></p> <p><del>To ensure that new higher density residential development, including Comprehensive Residential Development, is well designed and achieves a high degree of amenity, assessment against the Design Guide for Residential Developments will be required.</del></p>
	GRZ – General Residential Zone – Precinct 1	Amend Policy	<p><b>Policies</b></p> <p><b>GRZ-PREC1-P1</b> <u><i>To encourage the recognition and provision for the protection and maintenance of areas of significant <b>indigenous vegetation</b> and significant habitats of indigenous fauna from the potential adverse <b>effects</b> of medium density residential development within the Indigenous Biodiversity Precinct.</i></u></p> <p><del>To ensure that the scale, appearance and siting of <b>buildings, structures</b> and <b>activities</b> are compatible with the character and desired amenity values of the area.</del></p> <p><del>Higher density housing has the potential to affect both existing residential character and amenity. Accordingly the Plan includes standards and design guidelines for higher density housing against which this type of development is assessed in order to ensure that residential character is appropriately managed and</del></p>

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			<p>that existing <del>amenity values</del> are not adversely affected. The retention of existing trees and vegetation where practical is important in this respect.</p> <p><del>Comprehensive Residential Developments</del> may include an existing <del>residential unit</del> on a <del>site</del>, but there may be instances where an existing <del>residential unit</del> requires additional changes to ensure it is compatible with a proposed development. This will be assessed through the resource consent and Design Guide assessment process.</p> <p>On the <del>land</del> identified in GRZ Figure 1, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining General Industrial Zone.</p>
	GRZ – General Residential Zone – Precinct 1	Amend Policy	<p><b>GRZ-PREC1-P2</b></p> <p><u>To encourage the avoidance, remedying and mitigation of the actual and potential adverse effects of the use and development of sites within the Indigenous Biodiversity Precinct to assist in maintaining indigenous biological diversity through:</u></p> <ol style="list-style-type: none"> <li><u>(1) The consideration of methods to avoid, remedy or mitigate adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</u></li> <li><u>(2) The consideration of methods to ensure positive indigenous ecological effects.</u></li> </ol> <p><del>To avoid development on land identified in GRZ Figure 1 ('Maidstone Terrace Residential') which does not comply with site specific standards controlling the number of allotments and residential units, access from Railway Avenue, boundary setbacks and fencing.</del></p> <p>On the <del>land</del> identified in GRZ Figure 1, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with the adjoining General Industrial Zone. In particular, site specific standards apply to the <del>site</del> and compliance with these standards is critical to ensuring that development is appropriate.</p>
	GRZ – General Residential Zone – Precinct 1	Delete policy	<p><b>GRZ-PREC1-P3</b></p> <p><del>To encourage higher density housing through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City.</del></p>

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			<p>The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Development Area.</p> <p>These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.</p> <p>The reduction of <del>net site area</del> standards in the <b>Residential Centres Precinct</b> recognises a minimum <b>site area</b> Council is prepared to allow for housing development. Any reduction below this minimum net site area is provided for as a discretionary activity and will be assessed against the Design Guide for <b>Comprehensive Residential Development</b> so as to ensure that any subdivision or development below this <del>net site area</del> can still achieve a high quality.</p>									
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			<p>In relation to the <b>land</b> identified in GRZ-Figure 1, <b>Council</b> may impose conditions over the following matters:  The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to:  the orientation of <b>residential units</b> and the location of <b>habitable rooms</b> relative to Maidstone Park and adjacent General Industrial zoned <b>properties</b>;  the orientation of <b>buildings, fences or landscaping</b> to buffer <b>outdoor living spaces</b> from adjacent General Industrial zoned <b>properties</b>.</p> <p><b>Controlled activities – restrictions on notification</b>  Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of <b>the Act</b>.</p>				
	GRZ – General Residential Zone – Precinct 1	Add Controlled Activity Rule	<p><b>GRZ-PREC1-R3</b> All controlled activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table.</p>				
	GRZ – General Residential Zone – Precinct 1	Delete Standards for Permitted and Controlled Activities	<p><b>Standards for Permitted and Controlled Activities</b></p> <table border="1"> <tr> <td> <p><b>GRZ-PREC1-S1</b></p> <p><i>Policies</i>  GRZ-PREC1-P1,  GRZ-PREC1-P2</p> </td> <td> <p>Maximum number of <b>residential units</b> along Maidstone Terrace</p> <p>1.—In relation to the <b>land</b> identified as Area B in GRZ-Figure 1,  a.—There shall be no more than 12 <b>residential units</b>. To avoid any doubt:  i.—The maximum is not the maximum number of <b>residential units</b> on any particular <b>site</b>.</p> </td> </tr> <tr> <td> <p><b>GRZ-PREC1-S2</b></p> <p><i>Policies</i>  GRZ-PREC1-P1,  GRZ-PREC1-P2,  GRZ-P7,  GRZ-PREC1-P3</p> </td> <td> <p>Access standards for <b>land use activities</b></p> <p>The following standards apply in addition to the requirements of GRZ-S1</p> <p>1.—In relation to the <b>land</b> identified in GRZ-Figure 1:</p> </td> </tr> </table>	<p><b>GRZ-PREC1-S1</b></p> <p><i>Policies</i>  GRZ-PREC1-P1,  GRZ-PREC1-P2</p>	<p>Maximum number of <b>residential units</b> along Maidstone Terrace</p> <p>1.—In relation to the <b>land</b> identified as Area B in GRZ-Figure 1,  a.—There shall be no more than 12 <b>residential units</b>. To avoid any doubt:  i.—The maximum is not the maximum number of <b>residential units</b> on any particular <b>site</b>.</p>	<p><b>GRZ-PREC1-S2</b></p> <p><i>Policies</i>  GRZ-PREC1-P1,  GRZ-PREC1-P2,  GRZ-P7,  GRZ-PREC1-P3</p>	<p>Access standards for <b>land use activities</b></p> <p>The following standards apply in addition to the requirements of GRZ-S1</p> <p>1.—In relation to the <b>land</b> identified in GRZ-Figure 1:</p>
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**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change						
			<p>a.—There will be no access off Maidstone Terrace. Access to the <del>land</del> shall be off Railway Avenue.</p> <p>Neither a right of way, private way or legal <del>boundary</del> of any <del>road</del> or accessway serving the <del>land</del> shall at any point encroach within Area B of GRZ-Figure 1.</p>						
		<p><b>GRZ-PREC1-S3</b></p> <p><i>Policies</i> GRZ-P1, GRZ-PREC1-P1</p>	<p>Minimum <del>net site area</del> for <del>residential units</del></p> <p>Within the <del>Residential Centres Precinct</del> there is no minimum <del>net site area</del> requirement for a <del>residential unit</del> forming a part of a <del>Comprehensive Residential Development</del>.</p>						
		<p><b>GRZ-PREC1-S4</b></p> <p><i>Policies</i> GRZ-P1, GRZ-PREC1-P1, DEV1-P5</p>	<p><b>Building coverage</b></p> <p>The maximum coverage by <del>buildings</del> on the net area of a <del>site</del> shall not exceed 45% for <del>Comprehensive Residential Development</del> in the <del>Residential Centres Precinct</del>.</p>						
		<p><b>GRZ-PREC1-S5</b></p> <p><i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P4</p>	<p><b>Setbacks from boundaries</b></p> <p>The <del>setback</del> distance for residential and non-residential <del>buildings</del> (excluding <del>accessory buildings</del>) shall not be less than:</p> <table border="1"> <thead> <tr> <th>Boundary</th> <th>Minimum setback</th> </tr> </thead> <tbody> <tr> <td>(a) In relation to the land identified in Area B of GRZ-Figure 1, measured from the legal edge of Maidstone Terrace.</td> <td>8m</td> </tr> <tr> <td>(b) Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) where the site is located within the Residential Centres Precinct.</td> <td>4m</td> </tr> </tbody> </table>	Boundary	Minimum setback	(a) In relation to the land identified in Area B of GRZ-Figure 1, measured from the legal edge of Maidstone Terrace.	8m	(b) Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) where the site is located within the Residential Centres Precinct.	4m
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		<p><b>GRZ-PREC1-S6</b></p> <p><i>Policies</i> GRZ-PREC1-P1 DEV1-P5</p>	<p><b>Outdoor living space</b></p> <p>For <del>Comprehensive Residential Developments</del> in the <del>Residential Centres Precinct</del>, an area of <del>outdoor living space(s)</del> shall be provided for each residential unit on the <del>net site area</del> for that residential unit that meets the following criteria:</p> <p>(a) Able to accommodate a ‘principal area’ of 4 metres by 4 metres; and</p>						

IPI - PROPOSED AMENDMENTS									
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			<p><del>(b) Is not required for vehicle access, parking or manoeuvring.</del></p> <table border="1"> <tr> <td> <p><b>GRZ-PREC1-S7</b></p> <p><i>Policies</i> GRZ-PREC1-P1, GRZ-P4, GRZ-P5</p> </td> <td> <p><b>Accessory buildings</b></p> <p>In the <del>Residential Centres Precinct</del> on a <del>site</del> with a <del>net site area</del> of less than 400m<sup>2</sup>, any wall closer than 1m from a <del>boundary</del> shall be no longer than 6m.</p> </td> </tr> <tr> <td> <p><b>GRZ-PREC1-S8</b></p> <p><i>Policies</i> GRZ-P1</p> </td> <td> <p><b>On-site soakage</b></p> <p>Within a <del>Comprehensive Residential Development</del> an outdoor area of 25m<sup>2</sup> of <del>water</del>-permeable surface per <del>residential unit</del> shall be provided.</p> </td> </tr> <tr> <td> <p><b>GRZ-PREC1-S9</b></p> <p><i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P3, GRZ-P5, GRZ-P10</p> </td> <td> <p><b>Screening</b></p> <p>Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall:</p> <p>(a) — In relation to the <del>land</del> identified in Area B of GRZ-Figure 1, <del>sites</del> which have a south <del>boundary</del> adjacent to Maidstone Terrace shall be screened along that <del>boundary</del> by a close boarded fence or a solid wall no less than 1.8m in <del>height</del>.</p> </td> </tr> </table>	<p><b>GRZ-PREC1-S7</b></p> <p><i>Policies</i> GRZ-PREC1-P1, GRZ-P4, GRZ-P5</p>	<p><b>Accessory buildings</b></p> <p>In the <del>Residential Centres Precinct</del> on a <del>site</del> with a <del>net site area</del> of less than 400m<sup>2</sup>, any wall closer than 1m from a <del>boundary</del> shall be no longer than 6m.</p>	<p><b>GRZ-PREC1-S8</b></p> <p><i>Policies</i> GRZ-P1</p>	<p><b>On-site soakage</b></p> <p>Within a <del>Comprehensive Residential Development</del> an outdoor area of 25m<sup>2</sup> of <del>water</del>-permeable surface per <del>residential unit</del> shall be provided.</p>	<p><b>GRZ-PREC1-S9</b></p> <p><i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P3, GRZ-P5, GRZ-P10</p>	<p><b>Screening</b></p> <p>Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall:</p> <p>(a) — In relation to the <del>land</del> identified in Area B of GRZ-Figure 1, <del>sites</del> which have a south <del>boundary</del> adjacent to Maidstone Terrace shall be screened along that <del>boundary</del> by a close boarded fence or a solid wall no less than 1.8m in <del>height</del>.</p>
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	GRZ – General Residential Zone – Precinct 1	Add Rule	<table border="1"> <tr> <td><b>GRZ-PREC1-R4</b></td> <td>All restricted discretionary activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table.</td> </tr> </table>	<b>GRZ-PREC1-R4</b>	All restricted discretionary activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table.				
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			<p><i>DEV1-P5, NU-P3</i></p> <p><del>Council will restrict its discretion to, and may impose conditions on:</del></p> <ul style="list-style-type: none"> <li><del>(0) — Site layout, design and external appearance.</del></li> <li><del>(1) — Provision of and effects on network utilities and/or services.</del></li> <li><del>(2) — Landscaping.</del></li> <li><del>(3) — Standard, construction and layout of vehicular access.</del></li> <li><del>(4) — Protection of any special amenity feature.</del></li> <li><del>(5) — Financial contributions.</del></li> <li><del>(6) — The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.</del></li> </ul> <p><del>In relation to the land identified in GRZ-Figure 1, Council will restrict its discretion to and may impose conditions over the following matters:</del></p> <ul style="list-style-type: none"> <li><del>(7) — The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to:</del></li> </ul> <p><del>the orientation of residential units and the location of habitable rooms relative to Maidstone Park and adjacent General Industrial zoned properties;</del></p> <p><del>the orientation of buildings, fences, or landscaping to buffer outdoor living spaces from adjacent General Industrial zoned properties.</del></p> <p><del>In considering a resource consent application, Council’s discretion is also restricted to an assessment against the Design Guide for the Residential Centres Precinct (refer to Appendix 1).</del></p> <p><del><b>Restriction on notification</b></del></p> <p><del>In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires land use consent under any other provision of the Plan.</del></p>

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			<p><b>Note:</b></p> <p>A <b>Comprehensive Residential Development</b> that does not comply with the relevant standards and terms for of this rule, will be assessed against the relevant matters set out in GRZ-MC1 to GRZ-MC10 and GRZ-PREC1-MC1 to GRZ-PREC1-MC2.</p> <p>Notwithstanding this rule any <b>Comprehensive Residential Development on land</b> identified in GRZ-Figure 1 that does not comply with SUB-RES-S1, GRZ-PREC1-S1, and GRZ-PREC1-S2, GRZ-PREC1-S5 and/or GRZ-PREC1-S9 is a non-complying activity.</p>						
	GRZ – General Residential Zone – Precinct 1	Delete Restricted Discretionary Standards	<p><b>Restricted Discretionary Activity Standards</b></p> <p><b>GRZ-PREC1-S10</b></p> <p><b>Comprehensive Residential Development</b></p> <p>Standards and terms for <b>Comprehensive Residential Development:</b></p> <p>(0) — Compliance with the access standards of GRZ-PREC1-S2.</p> <p>(1) — Compliance with the <b>building coverage</b> standard of GRZ-PREC1-S4.</p> <p>(2) — Compliance with the yard <b>setback</b> standards of GRZ-PREC1-S5 and GRZ-PREC1-S7 for external <b>boundaries</b> only.</p> <p>(3) — Compliance with the <b>outdoor living space</b> standard of GRZ-PREC1-S6</p> <p>(4) — Compliance with the maximum <b>building height</b> standard of GRZ-S7</p> <p>(5) — Compliance with the sunlight access planes of GRZ-S8 for external <b>boundaries</b> only.</p> <p>(7) — Compliance with the on-site soakage standard of GRZ-PREC1-S8.</p> <p><i>Policies</i>  <del>GRZ-PREC1-P1,</del>  <del>GRZ-P1,</del>  <del>GRZ-P4,</del>  <del>GRZ-PREC1-P3,</del>  <del>DEV1-P5,</del>  <del>NU-P3</del></p>						
	GRZ – General Residential Zone – Precinct 1	Add Rule	<p><b>GRZ-PREC1-R5</b> All discretionary activity rules in the underlying zone apply unless specifically stated in this table.</p>						
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#	Chapter	Change	Track Change
	GRZ – General Residential Zone – Precinct 2	Delete Precinct 2	<p><del><b>Precinct 2 – Residential and Hill Residential Conservation Precinct</b></del></p> <p><del>The following objectives, policies, and rules apply within the Residential Hill Residential Conservation Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).</del></p> <p><del><b>Objective</b></del></p> <p><del><b>GRZ-PREC2-O1</b> – The maintenance and enhancement of the special landscape and natural values of the Conservation and Hill Areas.</del></p> <p><del>Within the General Residential Zone of the City are <b>environments</b> with special character. The Residential Conservation Precinct includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinchaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.</del></p> <p><del>In contrast, the Residential Hill Precinct is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This Precinct also contains areas undergoing development as well as some earmarked for future development.</del></p> <p><del>Within the Conservation and Hill Areas there are a number of standards and controls which maintain and enhance the special values of those parts of the General Residential Zone. These controls are in addition to the provisions relating to the General Residential Zone.</del></p> <p><del><b>Policies</b></del></p> <p><del><b>GRZ-PREC2-P1</b> – To promote a relatively low intensity of development within the Conservation and Hill Areas.</del></p> <p><del>These areas have a lower level of building density with a corresponding sense of spaciousness compared with other residential areas. They have developed a certain character as a result of past patterns of development. Higher density forms of development such as <b>Comprehensive Residential Development</b> may erode the character and amenity of these areas, and higher density housing is therefore not encouraged. This policy seeks to recognise and protect the existing and potential future levels of amenity.</del></p> <p><del><b>GRZ-PREC2-P2</b> – To protect trees and vegetation which contribute to the <b>amenity values</b>, landscape values, character, ecological, historical and cultural values of the Conservation and Hill Areas.</del></p>

**IPI - PROPOSED AMENDMENTS**

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			<p>Trees add to the character of residential areas and also have ecological, historical, and cultural values.</p> <p>The Conservation and Hill Areas have special qualities which merit the protection of trees. They also merit different requirements for development to assist in protecting their <b>amenity values</b> and land stability.</p> <p><b>Rules</b></p> <table border="1"> <thead> <tr> <th colspan="2"><b>Standards for Permitted and Controlled Activities</b></th> </tr> </thead> <tbody> <tr> <td> <p><b>GRZ-PREC2-S1</b></p> <p><i>Policies</i> GRZ-P1, GRZ-P2, DEV1-P5</p> </td> <td> <p><b>Building coverage</b></p> <p>The maximum coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 30% in the Residential Conservation and Residential Hill Precincts;</p> </td> </tr> <tr> <td> <p><b>GRZ-PREC2-S2</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P4</p> </td> <td> <p><b>Setbacks from boundaries</b></p> <p>The <b>setback</b> distance for residential and non-residential <b>buildings</b> (excluding <b>accessory buildings</b>) shall not be less than:</p> <table border="1"> <thead> <tr> <th><b>Boundary</b></th> <th><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td>Front <b>boundary</b> along all <b>roads</b> specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.</td> <td>6m</td> </tr> <tr> <td>Side <b>boundaries</b> within the Residential Conservation and Residential Hill Precincts.</td> <td>3m (both sides)</td> </tr> </tbody> </table> </td> </tr> </tbody> </table> <p><b>Matters for Consideration</b></p> <p>Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:</p> <table border="1"> <tbody> <tr> <td><b>GRZ-PREC2-MC1</b></td> <td> <p>Work on trees in the Residential Conservation and Residential Hill Precinct</p> <p>(1) The contribution the tree makes to the amenity of the area.</p> </td> </tr> </tbody> </table>	<b>Standards for Permitted and Controlled Activities</b>		<p><b>GRZ-PREC2-S1</b></p> <p><i>Policies</i> GRZ-P1, GRZ-P2, DEV1-P5</p>	<p><b>Building coverage</b></p> <p>The maximum coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 30% in the Residential Conservation and Residential Hill Precincts;</p>	<p><b>GRZ-PREC2-S2</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P4</p>	<p><b>Setbacks from boundaries</b></p> <p>The <b>setback</b> distance for residential and non-residential <b>buildings</b> (excluding <b>accessory buildings</b>) shall not be less than:</p> <table border="1"> <thead> <tr> <th><b>Boundary</b></th> <th><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td>Front <b>boundary</b> along all <b>roads</b> specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.</td> <td>6m</td> </tr> <tr> <td>Side <b>boundaries</b> within the Residential Conservation and Residential Hill Precincts.</td> <td>3m (both sides)</td> </tr> </tbody> </table>	<b>Boundary</b>	<b>Minimum setback</b>	Front <b>boundary</b> along all <b>roads</b> specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.	6m	Side <b>boundaries</b> within the Residential Conservation and Residential Hill Precincts.	3m (both sides)	<b>GRZ-PREC2-MC1</b>	<p>Work on trees in the Residential Conservation and Residential Hill Precinct</p> <p>(1) The contribution the tree makes to the amenity of the area.</p>
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			<div data-bbox="1064 279 2049 518" style="border: 1px solid black; padding: 5px;"> <p><del>(2) The health of the tree.</del></p> <p><del>(3) The function the tree may have in an <b>ecosystem</b> or habitat.</del></p> <p><del>(4) Whether the tree is causing or is likely to cause significant damage to <b>buildings, structures</b> or utilities.</del></p> <p><del>(5) Significant adverse environmental <b>effects</b> caused by the tree and the nature of works proposed to avoid, remedy or mitigate them.</del></p> </div> <p data-bbox="674 598 761 622"><b>Figures</b></p> <p data-bbox="674 646 817 670"><b>GRZ Figure 1</b></p> <p data-bbox="757 694 1093 718">Maidstone Terrace Residential</p> <div data-bbox="1131 742 1590 1284" style="text-align: center;"> </div>

IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
<b>HDRZ – High Density Residential Zone</b>					
	HRZ – High Density Residential Zone	New Background	<p><b><u>HRZ – High Density Residential Zone</u></b></p> <p><b><u>Background</u></b></p> <p>The <b>High Density Residential Zone</b> is to be used predominantly for <b>residential activities</b> with high concentration and bulk of <b>buildings</b>, such as apartments, and other compatible <b>activities</b>.</p> <p>The <b>High Density Residential Zone</b> is located adjacent to and within a <b>walkable catchment</b> of the following <b>train stations and centre zones</b>:</p> <ul style="list-style-type: none"> <li>(i) Silverstream Station</li> <li>(ii) Heretaunga Station</li> <li>(iii) Trentham Station</li> <li>(iv) Wallaceville Station</li> <li>(v) Upper Hutt Station</li> <li>(vi) City Centre Zone</li> <li>(vii) Town Centre Zone</li> <li>(viii) Local Centre Zone</li> </ul> <p>The <b>High Density Residential Zone</b> provides for <b>heights</b> and densities of <b>residential units</b> and <b>buildings</b> greater than those provided for by the <b>Medium Density Residential Standards</b> that apply in the <b>General Residential Zone</b>. The <b>High Density Residential Zone</b> gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020).</p> <p>Within the <b>High Density Residential Zone</b>, development within the <b>St Patrick’s Estate Precinct</b> will maintain and enhance linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p>Should there be any conflict between the <b>High Density Residential Zone</b> and the <b>General Residential Zone</b> provisions, the provisions of the <b>High Density Residential Zone</b> prevail.</p>		
	HRZ – High Density Residential Zone	New Objective	<p><b><u>Objectives</u></b></p> <table border="1"> <tr> <td><b><u>HRZ-O1</u></b></td> <td><b><u>Well-functioning Urban Environments</u></b></td> </tr> </table>	<b><u>HRZ-O1</u></b>	<b><u>Well-functioning Urban Environments</u></b>
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			<p><a href="#">A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</a></p> <p><a href="#">[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</a></p>				
	HRZ – High Density Residential Zone	New Objective	<table border="1"> <tr> <td><a href="#">HRZ-O2</a></td> <td><a href="#">Housing Variety</a></td> </tr> </table> <p><a href="#">A relevant residential zone provides for a variety of housing types and sizes that respond to—</a></p> <p>a. <a href="#">housing needs and demand; and</a></p> <p>b. <a href="#">the neighbourhood’s planned urban built character, including 3-storey buildings.</a></p> <p><a href="#">[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]</a></p>	<a href="#">HRZ-O2</a>	<a href="#">Housing Variety</a>		
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	HRZ – High Density Residential Zone	New Objective	<table border="1"> <tr> <td><a href="#">HRZ-O3</a></td> <td><a href="#">Hydraulic neutrality</a></td> </tr> </table> <p><a href="#">There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.</a></p>	<a href="#">HRZ-O3</a>	<a href="#">Hydraulic neutrality</a>		
<a href="#">HRZ-O3</a>	<a href="#">Hydraulic neutrality</a>						
	HRZ-High Density Residential Zone	New Objective	<table border="1"> <tr> <td><a href="#">HRZ-O4</a></td> <td><a href="#">High Density Residential Zone</a></td> </tr> </table> <p><a href="#">The planned built urban form of the High Density Residential Zone includes high density residential development of heights and densities of urban form greater than that provided for in the General Residential Zone.</a></p>	<a href="#">HRZ-O4</a>	<a href="#">High Density Residential Zone</a>		
<a href="#">HRZ-O4</a>	<a href="#">High Density Residential Zone</a>						
	HRZ – High Density Residential Zone	New Policy	<table border="1"> <tr> <td colspan="2"><a href="#">Policies</a></td> </tr> <tr> <td><a href="#">HRZ-P1</a></td> <td><a href="#">Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</a></td> </tr> </table> <p><a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</a></p>	<a href="#">Policies</a>		<a href="#">HRZ-P1</a>	<a href="#">Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</a>
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	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P3</a> <a href="#">Enable housing to be designed to meet the day-to-day needs of residents.</a> <a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</a>				
	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P4</a> <a href="#">Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</a> <a href="#">[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]</a>				
	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P5</a> <a href="#">To provide for a range of <b>building</b> densities within the residential areas that are compatible in form and scale with the neighbourhood’s planned built character.</a>				
	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P6</a> <a href="#">Provide for and encourage medium and high density residential development that is consistent with the Council’s Medium and High Density Design Guide in Appendix 1.</a>				
	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P7</a> <a href="#">Enable more people to live in the <b>High Density Residential Zone</b> by enabling residential <b>building heights</b> up to 26 metres.</a>				
	HRZ – High Density Residential Zone	New Policy	<a href="#">HRZ-P8</a> <a href="#">New <b>buildings</b> and development will be designed to achieve <b>hydraulic neutrality</b>.</a>				
	HRZ – High Density Residential Zone	New Rules	<a href="#">Rules</a> <a href="#">District-wide matters</a> <a href="#">Each activity in the <b>High Density Residential Zone</b> must comply with the relevant permitted activity standards in the District-wide matters of the Plan, and <b>qualifying matter areas</b> as listed below:</a> <table border="1" data-bbox="674 1217 1337 1417"> <tr> <td><a href="#">District-wide matters</a></td> </tr> <tr> <td><a href="#">TEMP - Temporary Activities</a></td> </tr> <tr> <td><a href="#">SIGN - Signs</a></td> </tr> <tr> <td><a href="#">EW - Earthworks</a></td> </tr> </table>	<a href="#">District-wide matters</a>	<a href="#">TEMP - Temporary Activities</a>	<a href="#">SIGN - Signs</a>	<a href="#">EW - Earthworks</a>
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			<a href="#">NATC – Natural Character</a>
			<a href="#">DC – Development Contributions</a>
			<a href="#">HH - Historical Heritage</a>
			<a href="#">TREE - Notable Trees</a>
			<a href="#">UTG - Urban Tree Groups</a>
			<a href="#">ECO - Ecosystems and Indigenous Biodiversity</a>
			<a href="#">NFL - Natural Features and Landscapes</a>
			<a href="#">PA – Public Access</a>
			<a href="#">ASW - Activities on the Surface of Water</a>
			<a href="#">NU – Network Utilities</a>
			<a href="#">REG - Renewable Energy Generation</a>
			<a href="#">TP – Transport and Parking</a>
			<a href="#">NOISE - Noise</a>
			<a href="#">NH - Natural Hazards</a>
			<a href="#">CL – Contaminated Land</a>
			<a href="#">HS - Hazardous Substances</a>
			<a href="#">WM – Waste Management</a>
			<a href="#">SUB - Subdivision</a>
			<a href="#">AIR - Air</a>
			<a href="#">LIGHT - Light</a>
			<a href="#">PK – Papakāinga</a>

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#	Chapter	Change	Track Change	
	HRZ – High Density Residential Zone	New Rule	<p><u><a href="#">HRZ-R1</a></u></p>	<p>All permitted activity rules, standards, matters, and information requirements that apply to the <b>General Residential Zone</b> except as specifically provided for in this table.</p> <p>Should there be any conflict between the <b>High Density Residential Zone</b> and the <b>General Residential Zone</b> provisions, the provisions of the <b>High Density Residential Zone</b> prevail.</p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with all permitted activity rules and standards that apply to the <b>General Residential Zone</b>.</p> <p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with one or more of the permitted activity standards that apply to the <b>General Residential Zone</b> (excluding <b>building height, height in relation to boundary, and building coverage</b>). See the <b>General Residential Zone</b> for relevant rules, standards, matters, and information requirements.</p> <p><b>Restriction on notification:</b></p> <p>See the <b>General Residential Zone</b> provisions for specific restrictions on notification.</p>
	HRZ – High Density Residential Zone	New Rule	<p><u><a href="#">HRZ-R2</a></u></p>	<p><u><a href="#">Buildings</a></u></p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. <u><a href="#">HRZ-S2 – Building height.</a></u></li> <li>ii. <u><a href="#">HRZ-S3 – Height in relation to boundary.</a></u></li> <li>iii. <u><a href="#">HRZ-S4 – Building coverage.</a></u></li> <li>iv. <u><a href="#">HRZ-S5 – Number of Residential units per site.</a></u></li> </ul> <p>2. Activity status: <b>Restricted discretionary</b></p>

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			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under HRZ-R2.1.a</u></p>						
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	HRZ- High Density Residential Zone	New Standard	<p><a href="#">HRZ-S5</a></p> <p><a href="#">Number of Residential units per site.</a></p> <p>1. <a href="#">There must be no more than 6 residential units per site.</a></p>	<p><a href="#">Matters of Discretion where Permitted Activity Standard(s) are not met</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <p>(1) <a href="#">Height</a> and sunlight access.</p> <p>(2) <a href="#">Setbacks</a> and coverage.</p> <p>(3) <a href="#">Landscaping</a> and screening.</p> <p>(4) <a href="#">Privacy effects</a>.</p> <p>(5) <a href="#">The matters contained in the Medium and High Density Design Guide in Appendix 1.</a></p> <p>(6) <a href="#">Whether the <b>building</b> location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</a></p>
	HRZ – High Density Residential Zone	Insert New Restricted Discretionary Rule	<p><a href="#">HRZ-R8</a></p> <p><a href="#">Buildings within the <b>High Density Residential Zone</b> that exceed 20 metres in <b>height</b>.</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <p>(1) <a href="#">Height</a> and sunlight access.</p> <p>(2) <a href="#">Effects</a> on public spaces.</p>

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Precinct 2 - St Patrick's Estate Precinct					
	HRZ – High Density Residential Zone	Insert Precinct description	<p><b><a href="#">Precinct 2 - St Patrick's Estate Precinct</a></b></p> <p><a href="#">The St Patrick's Estate Precinct</a> comprises approximately 45 hectares of undeveloped <b>land</b> bordering the Hutt River, and forms part of the flood plain. The <b>St Patrick's Estate Precinct</b> is within the <b>walkable catchment</b> of Silverstream Railway Station, and as such high density residential development is provided for within the Precinct. The Precinct sits near the Southern gateway to the City and therefore <b>subdivision</b> and development of the Precinct provides an opportunity for to enhance the entrance to the City via <b>landscaping</b> along Fergusson Drive.</p> <p><a href="#">The following objectives, policies and rules apply within the St Patrick's Estate-Precinct</a> in addition to the provisions of the underlying <b>High Density Residential Zone</b>. Where there is any conflict between the provisions the <b>St Patrick's Estate-Precinct</b> provisions shall prevail.</p>		
	HRZ – High Density Residential Zone	Insert Precinct Objective	<p><b><a href="#">Objectives</a></b></p> <p><a href="#">All objectives of the High Density Residential Zone apply.</a></p>		
	HRZ – High Density Residential Zone	Insert Precinct Policy	<p><b><a href="#">Policies</a></b></p> <p><a href="#">In addition to HRZ-PREC2-P1 and P2 below, all policies of the High Density Residential Zone apply.</a></p> <table border="1"> <tr> <td><b><a href="#">HRZ-PREC2-P1</a></b></td> <td><a href="#">Provide for medium and high density residential <b>subdivision</b>, use and development within the <b>St Patrick's Estate Precinct</b> that:</a></td> </tr> </table>	<b><a href="#">HRZ-PREC2-P1</a></b>	<a href="#">Provide for medium and high density residential <b>subdivision</b>, use and development within the <b>St Patrick's Estate Precinct</b> that:</a>
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			<ul style="list-style-type: none"> <li>(i) <a href="#">avoids significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream; and</a></li> <li>(ii) <a href="#">provides pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</a></li> <li>(iii) <a href="#">enhances the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive</a></li> </ul>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>Rules</b></p> <p><b>HRZ-PREC2-R1</b> All permitted activity rules and standards in the <b>High Density Residential Zone</b> apply unless specifically provided for in this table.</p>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>HRZ-PREC2-R2</b> All controlled activity rules, standards, and matters of control in the <b>High Density Residential Zone</b> apply unless specifically provided for in this table.</p>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>HRZ-PREC2-R3</b> All restricted activity rules, standards, matters of discretion, and information requirements in the <b>High Density Residential Zone</b> apply unless specifically provided for in this table.</p>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>HRZ-PREC2-R5</b> All discretionary activity rules in the <b>High Density Residential Zone</b> apply unless specifically stated in this table.</p>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>HRZ-PREC2-R6</b> All non-complying rules in the <b>High Density Residential Zone</b> apply unless specifically stated in this table.</p>
	HRZ – High Density Residential Zone	Insert Precinct Rule	<p><b>HRZ-PREC2-R7</b> All prohibited activity rules in the <b>High Density Residential Zone</b> apply unless specifically stated in this table.</p>

**RURAL ZONES**

**GRUZ – General Rural Zone**

	GRUZ – General Rural Zone	Amend Standard	<p><b>Standards for Permitted and Controlled Activities</b></p> <p><b>GRUZ-S4</b> Sunlight Access</p> <p><i>Policies</i> GRZ-P4, GRUZ-P10,</p> <p>(1) <b>Height</b> control planes apply to all <b>buildings</b>:</p> <p>(a) Adjacent to a General Residential <a href="#">or High Density Residential Zone</a>.</p>
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			<p><i>GRUZ-P11</i></p> <p>(b) On sites smaller than 1500m<sup>2</sup> in a General Rural Zone.</p> <p>(2) <b>Buildings</b> shall be designed so ...</p> <p>...</p>

**RLZ – Rural Lifestyle Zone**

	RLZ – General Rural Zone	Amend Standard	<b>Standards for Permitted and Controlled Activities</b>	
			<p><b>RLZ-S4</b></p> <p><i>Policies</i> <i>GRZ-P4,</i> <i>RLZ-P7,</i> <i>RLZ-P8</i></p>	<p>Sunlight Access</p> <p>(1) <b>Height</b> control planes apply to all <b>buildings</b>:</p> <p>(a) Adjacent to a General Residential <u>or High Density Residential Zone</u>.</p> <p>(b) On sites smaller than 1500m<sup>2</sup> in a Rural Lifestyle Zone.</p> <p>(2) <b>Buildings</b> shall be designed so ...</p> <p>...</p>

**COMMERCIAL AND MIXED USE ZONES**

**COMZ – Commercial Zone**

	<del>COMZ— Commercial Zone</del>	<del>Delete existing Commercial Zone Chapter</del>	<p><del><b>COMZ—Commercial Zone</b></del></p> <p><del><b>Background</b></del></p> <p><del>Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.</del></p> <p><del>Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.</del></p> <p><del><b>Resource Management Issues</b></del></p> <p><del>COMZ-11—Adverse effects on amenity values and environmental quality resulting from commercial activities.</del></p>
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#	Chapter	Change	Track Change
			<p><del>Commercial activities</del> in general, while vital to the well being of the community, may have a range of adverse <del>effects</del> on the surrounding <del>environment</del>, including residential areas. These <del>effects</del> need to be identified and managed to ensure that <del>amenity values</del> are not diminished. The adverse environmental <del>effects</del> which <del>commercial activities</del> may have can include increases in traffic density, <del>noise</del> and odour, a decrease in sunlight, and loss of privacy and visual amenity.</p> <p><del>COMZ-12—The adverse effects of commercial activities on the existing infrastructure and resources of the commercial areas.</del></p> <p><del>Activities</del> in commercial areas can result in <del>effects</del> on the infrastructure and resources which have established there. The efficient use of the existing infrastructure and resources of the commercial areas, including new development, is considered to be an important resource management matter.</p> <p><del>COMZ-13—Providing for a range of commercial activities which are readily accessible.</del></p> <p>The variety of <del>activities</del> which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial areas are found in the City. Suburban centres provide for a more limited range of shopping and business needs. Local shops and dairies provide day to day convenience shopping.</p> <p><del>COMZ-14—The continued maintenance of an appropriate level of environmental quality within commercial areas.</del></p> <p><del>Commercial activities</del> can generate traffic, smoke, <del>noise</del>, vibration, glare or other nuisances that can adversely affect other nearby <del>activities</del>. They also can have potential adverse <del>effects</del> on the natural <del>environment</del>, such as <del>waterbodies</del> and indigenous bush areas.</p> <p>Some commercial areas within the City are characterised by pedestrian orientated <del>activities</del> and amenities. It is therefore important to recognise the particular elements which affect the <del>amenity values</del> of an area.</p> <p><b>Objectives</b></p> <p><del>COMZ-01—The sustainable management of physical resources within the existing commercial areas of the City to protect and enhance their amenity values.</del></p> <p>This objective recognises the importance of particular elements and characteristics that define the commercial areas. <del>Commercial activities</del> and development can have both positive and adverse environmental <del>effects</del> on the areas that surround them. Any consideration of <del>effects</del> must take account of the need to provide sufficient areas for commercial development needs, and the maintenance of <del>amenity values</del> and character.</p> <p>The commercial areas within the City are divided into two specific zones to reflect the Plan's policies:</p> <p>(a) <del>The Commercial Zone focuses on retail and service functions which support the local community. Commercial activities are provided for at Silverstream and other suburban areas. These areas provide for a limited range of</del></p>

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			<p>shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.</p> <p>(b) The City Centre Zone (CBD) accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian-orientated traffic.</p> <p><del>COMZ-O2—The avoidance, remedying, or mitigation of the adverse effects of commercial activities on the amenity of surrounding neighbourhoods.</del></p> <p>The effects generated by the wide range of activities provided for in the Commercial Zone, such as smoke, noise, vibration, glare or other nuisances, can have adverse effects on areas beyond the Commercial Zone boundaries.</p> <p><b>Policies</b></p> <p><del>COMZ-P1—To ensure that activities in the Commercial Zone do not unduly detract from the character and amenity of neighbouring areas.</del></p> <p>This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the Commercial Zone.</p> <p><del>COMZ-P2—To control the size and scale of buildings and the visual appearance of sites within the Commercial Zone.</del></p> <p>This policy aims to preserve amenity values within the Commercial Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.</p> <p><del>COMZ-P3—To identify and maintain amenity values that the community wishes to protect.</del></p> <p><b>Amenity values</b> are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. Activities which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own properties and the need for utilities to operate effectively and safely.</p> <p>A particular concern of the Upper Hutt community relates to the effects of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.</p> <p>It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City.</p>

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			<p><b><i>Rules</i></b></p> <p><b><del>District-wide matters</del></b></p> <p><del>Each activity in the Commercial Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below:</del></p> <table border="1" data-bbox="665 464 1326 1401"> <tr> <td><del><b>District-wide matters</b></del></td> </tr> <tr> <td><del>TEMP—Temporary Activities</del></td> </tr> <tr> <td><del>SIGN—Signs</del></td> </tr> <tr> <td><del>EW—Earthworks</del></td> </tr> <tr> <td><del>NATC—Natural Character</del></td> </tr> <tr> <td><del>DC—Development Contributions</del></td> </tr> <tr> <td><del>HH—Historical Heritage</del></td> </tr> <tr> <td><del>TREE—Notable Trees</del></td> </tr> <tr> <td><del>UTG—Urban Tree Groups</del></td> </tr> <tr> <td><del>ECO—Ecosystems and Indigenous Biodiversity</del></td> </tr> <tr> <td><del>NFL—Natural Features and Landscapes</del></td> </tr> <tr> <td><del>PA—Public Access</del></td> </tr> <tr> <td><del>ASW—Activities on the Surface of Water</del></td> </tr> <tr> <td><del>NU—Network Utilities</del></td> </tr> <tr> <td><del>REG—Renewable Energy Generation</del></td> </tr> <tr> <td><del>TP—Transport and Parking</del></td> </tr> <tr> <td><del>NOISE—Noise</del></td> </tr> <tr> <td><del>NH—Natural Hazards</del></td> </tr> <tr> <td><del>CL—Contaminated Land</del></td> </tr> </table>	<del><b>District-wide matters</b></del>	<del>TEMP—Temporary Activities</del>	<del>SIGN—Signs</del>	<del>EW—Earthworks</del>	<del>NATC—Natural Character</del>	<del>DC—Development Contributions</del>	<del>HH—Historical Heritage</del>	<del>TREE—Notable Trees</del>	<del>UTG—Urban Tree Groups</del>	<del>ECO—Ecosystems and Indigenous Biodiversity</del>	<del>NFL—Natural Features and Landscapes</del>	<del>PA—Public Access</del>	<del>ASW—Activities on the Surface of Water</del>	<del>NU—Network Utilities</del>	<del>REG—Renewable Energy Generation</del>	<del>TP—Transport and Parking</del>	<del>NOISE—Noise</del>	<del>NH—Natural Hazards</del>	<del>CL—Contaminated Land</del>
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			<table border="1"> <tr> <td><del>HS—Hazardous Substances</del></td> </tr> <tr> <td><del>WM—Waste Management</del></td> </tr> <tr> <td><del>SUB—Subdivision</del></td> </tr> <tr> <td><del>AIR—Air</del></td> </tr> <tr> <td><del>LIGHT—Light</del></td> </tr> </table> <p><b>Activities Tables</b> <i>Policies NU-P4, CCZ-P1, GIZ-P1</i></p> <table border="1"> <thead> <tr> <th colspan="3"><b>Permitted Activities</b></th> </tr> </thead> <tbody> <tr> <td><b>COMZ-R1</b></td> <td>All <del>activities</del> other than those identified below are permitted provided they meet the standards specified in the Plan for permitted <del>activities</del></td> <td><b>PER</b></td> </tr> <tr> <td><b>COMZ-R2</b></td> <td>Any <del>retail activity</del> unless otherwise provided for below</td> <td><b>PER</b></td> </tr> <tr> <td><b>COMZ-R3</b></td> <td>The following <del>retail activities</del>:                       (1) <del>The sale and maintenance of heavy machinery;</del>                      (2) <del>Garden centres;</del>                      (3) <del>Building improvement centres;</del>                      (4) <del>Yard-oriented retail activities;</del>                      (5) <del>The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity;</del>                      (6) <del>The sale of kit-set buildings and framing.</del> </td> <td><b>PER</b></td> </tr> <tr> <td><b>COMZ-R4</b></td> <td>Retail activity, restaurants, offices, early childhood centres, and residential accommodation (including at ground level) on land identified in COMZ-Figure 1</td> <td><b>PER</b></td> </tr> <tr> <td><b>COMZ-R5</b></td> <td><del>Visitor accommodation</del></td> <td><b>PER</b></td> </tr> <tr> <td><b>COMZ-R6</b></td> <td>Residential accommodation for a caretaker, where the caretaker is required to live on the site</td> <td><b>PER</b></td> </tr> </tbody> </table>	<del>HS—Hazardous Substances</del>	<del>WM—Waste Management</del>	<del>SUB—Subdivision</del>	<del>AIR—Air</del>	<del>LIGHT—Light</del>	<b>Permitted Activities</b>			<b>COMZ-R1</b>	All <del>activities</del> other than those identified below are permitted provided they meet the standards specified in the Plan for permitted <del>activities</del>	<b>PER</b>	<b>COMZ-R2</b>	Any <del>retail activity</del> unless otherwise provided for below	<b>PER</b>	<b>COMZ-R3</b>	The following <del>retail activities</del> :  (1) <del>The sale and maintenance of heavy machinery;</del> (2) <del>Garden centres;</del> (3) <del>Building improvement centres;</del> (4) <del>Yard-oriented retail activities;</del> (5) <del>The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity;</del> (6) <del>The sale of kit-set buildings and framing.</del>	<b>PER</b>	<b>COMZ-R4</b>	Retail activity, restaurants, offices, early childhood centres, and residential accommodation (including at ground level) on land identified in COMZ-Figure 1	<b>PER</b>	<b>COMZ-R5</b>	<del>Visitor accommodation</del>	<b>PER</b>	<b>COMZ-R6</b>	Residential accommodation for a caretaker, where the caretaker is required to live on the site	<b>PER</b>
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			<p><b>Controlled Activities</b></p> <table border="1"> <tr> <td> <p><del>COMZ-R9</del></p> <p><del>Policies</del></p> <p><del>COMZ-P1,</del></p> <p><del>COMZ-P2</del></p> </td> <td> <p>Churches</p> <p><del>Council may impose conditions on:</del></p> <p><del>(1) Avoiding, remedying or mitigating adverse effects on the business function of the area.</del></p> <p><del>(2) Location and nature of activities within the site.</del></p> <p><del>(3) Traffic generation, car parking, access arrangements and on-site vehicle movements.</del></p> <p><del>(4) Bulk, location, design and appearance of buildings.</del></p> <p><del>(5) Hours of operation.</del></p> <p><del>(6) Landscaping and screening.</del></p> <p><del>(7) Noise.</del></p> <p><del>(8) Lighting.</del></p> <p><del>(9) Signage.</del></p> <p><del>(10) Provision of and effects on utilities and/or services.</del></p> <p><del>(11) Financial contributions.</del></p> </td> <td><del>CON</del></td> </tr> <tr> <td> <p><del>COMZ-R10</del></p> <p><del>Policies</del></p> <p><del>COMZ-P2</del></p> </td> <td> <p>Establishment of a <del>relocated building</del> from another <del>site</del></p> <p><del>Council may impose conditions on:</del></p> <p><del>(1) Reinstatement works to the condition and appearance of the building relating to:</del></p> <p><del>(a) Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;</del></p> <p><del>(b) Painting and/or cleaning of the exterior fabric of the building if necessary;</del></p> </td> <td><del>CON</del></td> </tr> </table>	<p><del>COMZ-R9</del></p> <p><del>Policies</del></p> <p><del>COMZ-P1,</del></p> <p><del>COMZ-P2</del></p>	<p>Churches</p> <p><del>Council may impose conditions on:</del></p> <p><del>(1) Avoiding, remedying or mitigating adverse effects on the business function of the area.</del></p> <p><del>(2) Location and nature of activities within the site.</del></p> <p><del>(3) Traffic generation, car parking, access arrangements and on-site vehicle movements.</del></p> <p><del>(4) Bulk, location, design and appearance of buildings.</del></p> <p><del>(5) Hours of operation.</del></p> <p><del>(6) Landscaping and screening.</del></p> <p><del>(7) Noise.</del></p> <p><del>(8) Lighting.</del></p> <p><del>(9) Signage.</del></p> <p><del>(10) Provision of and effects on utilities and/or services.</del></p> <p><del>(11) Financial contributions.</del></p>	<del>CON</del>	<p><del>COMZ-R10</del></p> <p><del>Policies</del></p> <p><del>COMZ-P2</del></p>	<p>Establishment of a <del>relocated building</del> from another <del>site</del></p> <p><del>Council may impose conditions on:</del></p> <p><del>(1) Reinstatement works to the condition and appearance of the building relating to:</del></p> <p><del>(a) Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;</del></p> <p><del>(b) Painting and/or cleaning of the exterior fabric of the building if necessary;</del></p>	<del>CON</del>
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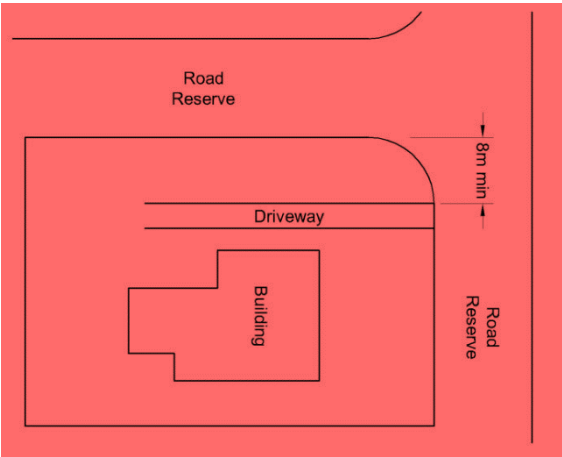
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			<p><del>(c) Cladding or other means of enclosing open subfloor areas below the building;</del></p> <p><del>(d) *Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.</del></p> <p><del>(2) The timeframe for the work to be completed;</del></p> <p><del>(3) Landscaping, screening and boundary treatment;</del></p> <p><del>(4) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</del></p> <p><del>(5) Provision of and effects on utilities and/or services.</del></p> <p><del>(6) Standard, construction and layout of vehicular access.</del></p> <p><del>Notes in respect of (4):</del></p> <ul style="list-style-type: none"> <li><del>A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.</del></li> <li><del>The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.</del></li> <li><del>The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.</del></li> </ul> <p><del><b>Controlled activities – restrictions on notification</b></del></p> <p><del>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</del></p>

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			<p><b>Standards for Permitted and Controlled Activities</b></p> <p><b>Note:</b> The following standards for Permitted and Controlled Activities apply to all <b>properties</b> in the Commercial Zone unless otherwise specified in the text of the standard in question.</p> <table border="1"> <tr> <td> <p><b>COMZ-S1</b> <i>Policies</i> <i>CCZ-P1,</i> <i>GIZ-P1,</i> <i>TP-P5</i></p> </td> <td> <p>Access standards for <b>land-use activities</b></p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption — the requirement for accessways serving <b>sites</b> solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all-weather surfacing for a minimum length of 5m from the edge of the <b>road</b> carriageway seal.</p> <p>(2) All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</p> <p>(3) Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>(4) Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p> </td> </tr> </table>	<p><b>COMZ-S1</b> <i>Policies</i> <i>CCZ-P1,</i> <i>GIZ-P1,</i> <i>TP-P5</i></p>	<p>Access standards for <b>land-use activities</b></p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption — the requirement for accessways serving <b>sites</b> solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all-weather surfacing for a minimum length of 5m from the edge of the <b>road</b> carriageway seal.</p> <p>(2) All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</p> <p>(3) Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>(4) Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p>
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- ~~(5) Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building, fence or other structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.~~
- ~~(6) At the intersection of a **road** or rail level crossing, no **building, fence or other obstructions** which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.~~
- ~~(7) **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.~~

**COMZ-S2**  
*Policies*  
 COMZ-P1,  
 COMZ-P2

**Setbacks from boundaries**

(1) The **setback** distance for **buildings** from **boundaries** shall be not less than:

(a)	Front <b>boundary</b>	8m
(b)	Side and rear <b>boundaries</b> except where adjoining a General Residential or Open Space Zone	0m
(c)	Side and rear <b>boundaries</b> adjoining a General Residential or Open Space Zone	3m
(d)	Front <b>boundary</b> on land identified in COMZ-Figure1	4m

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			<table border="1"> <tr> <td>(e)</td> <td>Side boundaries on land identified in COMZ-Figure1</td> <td>0m</td> </tr> <tr> <td>(f)</td> <td>Minimum building setback from the power pylon and electricity transmission lines on land identified in COMZ-Figure1</td> <td>12m</td> </tr> <tr> <td>(g)</td> <td>Rear boundaries on land identified in COMZ-Figure1 except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies.</td> <td>3m</td> </tr> </table> <p><b>Exemptions:</b></p> <p>(2) Service station canopies are exempt from the front <b>boundary setback</b> requirement.</p> <p>(3) Pole <b>signs</b> are exempt from the front <b>boundary setback</b> requirement.</p>	(e)	Side boundaries on land identified in COMZ-Figure1	0m	(f)	Minimum building setback from the power pylon and electricity transmission lines on land identified in COMZ-Figure1	12m	(g)	Rear boundaries on land identified in COMZ-Figure1 except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies.	3m			
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		<b>COMZ-S3 Policies</b> COMZ-P2	<b>Building height</b> (1) The <b>maximum height</b> above <b>ground level</b> of any <b>building</b> in the following areas shall not exceed 8m.												
		<b>COMZ-S4 Policies</b> GRZ-P4, COMZ-P1, COMZ-P2	<b>Sunlight access</b> (1) All <b>buildings on sites</b> adjoining, or separated by a <b>road</b> from a <b>site</b> in the General Residential or Open Space Zone, shall comply with the <b>height</b> control planes defined in GRZ-S8 along the adjoining <b>boundary</b> or the <b>boundary</b> or <b>boundaries</b> separated by a <b>road</b> .												
		<b>COMZ-S5</b>	<b>Building coverage on land</b> identified in COMZ-Figure1 (1) The <b>maximum</b> coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 20% for <b>land</b> identified in COMZ-Figure1.												
		<b>COMZ-S6 Policies</b> COMZ-P1	<b>Loading provisions</b> (1) The number of loading spaces needed for any <b>building</b> in the Commercial Zone shall be as follows:												
			<table border="1"> <thead> <tr> <th></th> <th>Floor area</th> <th>Loading spaces required</th> </tr> </thead> <tbody> <tr> <td>(a)</td> <td>Between 100m<sup>2</sup> and 1000m<sup>2</sup></td> <td>1 space</td> </tr> <tr> <td>(b)</td> <td>Between 1001m<sup>2</sup> and 2000m<sup>2</sup></td> <td>2 spaces</td> </tr> <tr> <td>(c)</td> <td>More than 2000m<sup>2</sup></td> <td>2 spaces or 4 spaces if the <b>building</b> is used as a retail store</td> </tr> </tbody> </table>		Floor area	Loading spaces required	(a)	Between 100m <sup>2</sup> and 1000m <sup>2</sup>	1 space	(b)	Between 1001m <sup>2</sup> and 2000m <sup>2</sup>	2 spaces	(c)	More than 2000m <sup>2</sup>	2 spaces or 4 spaces if the <b>building</b> is used as a retail store
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			<p><b>Notes</b></p> <ul style="list-style-type: none"> <li>• <del>Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</del></li> <li>• <del>Loading areas must be kept clear and must be available at all times for vehicles used in association with the <b>building</b> during which time the <b>building</b> is being used for the <b>activity</b> to which the car parking and loading spaces relate.</del></li> <li>• <del>Direct access to each loading space may be allowed from any vested service lane</del></li> <li>• <del>All loading spaces are required to be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</del></li> </ul>
			<p><b>COMZ-S7</b> <i>Policies</i> <i>NATC-P1</i></p> <p><b>Water supply, stormwater and wastewater</b></p> <p><del>(1) All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</del></p>
			<p><b>COMZ-S8</b> <i>Policies</i> <i>COMZ-P1,</i> <i>COMZ-P3</i></p> <p><b>Screening</b></p> <p><del>(1) <b>Sites</b> adjoining a Residential or Open Space Zone shall be fenced on the common <b>boundary</b> by a solid 2m high fence.</del></p> <p><b>Exemption:</b></p> <p><del>(2) The land identified in COMZ-Figure1 is exempt from the screening specified above, but outdoor storage areas on land identified in COMZ-Figure1 shall be screened as follows:</del></p> <p><del>(a) Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.</del></p>
			<p><b>COMZ-S9</b> <i>Policies</i> <i>COMZ-P1,</i> <i>COMZ-P2</i></p> <p><b>Landscaping</b></p> <p><del>(1) If a <b>building</b> is required to be set back from the <b>road boundary</b>, the set back area between the <b>road boundary</b> and the <b>building</b> shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the <b>road boundary</b> and the <b>building</b>, a landscape strip with a minimum width of 0.6m shall be provided within the <b>site</b> along the <b>road boundary</b>.</del></p>

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			<p><del>(2) Where a <b>site</b> adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding <b>road boundaries</b>) or is within 25m of a General Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone boundary and the <b>buildings</b>.</del></p> <p><b>Exemption:</b></p> <p><del>(3) The land identified in COMZ-Figure1 is exempt from the <b>landscaping</b> specified in (2) above except that it shall apply to the common rear boundary of the land identified in COMZ-Figure1 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision.</del></p>
			<p><b>COMZ-S10</b> <i>Policies</i> <i>COMZ-P1</i></p> <p><b>Car parking areas</b></p> <p><del>(1) Any car parking provided on a <b>site</b> shall be primarily for the purposes of meeting the car parking demand generated by the use of that <b>site</b>.</del></p>
			<p><b>COMZ-S11</b> <i>Policy</i> <i>COMZ-P1</i></p> <p>Hours of operation for <del>activities</del> adjoining the General Residential Zone</p> <p><del>(1) Any <b>activity</b> which is open to the public (including licenced premises, <b>places of assembly</b>, shops, restaurants and takeaway food outlets) and adjoins a <b>site</b> which is zoned Residential, shall not be open to the public outside the hours of 7am – 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year’s Eve.</del></p>
			<p><b>Restricted Discretionary Activities</b></p>
			<p><b>COMZ-R11</b> <i>Policies</i> <i>COMZ-P1,</i> <i>COMZ-P2</i></p> <p><b>Buildings</b> which do not comply with permitted or controlled activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p><del>(1) <b>Height, boundary</b> setbacks and sunlight access.</del></p> <p><del>(2) Provision of and effects on utilities and/or services.</del></p> <p><del>(3) <b>Landscaping</b> and screening.</del></p> <p><del>(4) Standard, construction and layout of vehicular access.</del></p> <p><del>(5) Car parking.</del></p>
			<b>RDIS</b>

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			<p><del>(6) Effects on adjoining residential properties.</del></p> <p><del>(7) Effects on the amenity of the surrounding area.</del></p> <p><del>(8) Financial contributions.</del></p>
			<p><del>COMZ-R12</del> <del>Policy</del> <del>TP-P3</del></p> <p><del>Activities otherwise permitted or controlled which do not comply with the access standards in COMZ-S1</del></p> <p><del>Council will restrict its discretion to, and may impose conditions on:</del></p> <p><del>(1) The extent to which the activity will adversely affect traffic and pedestrian safety.</del></p> <p><del>(2) The extent to which the activity will adversely affect the efficient functioning of the roading network.</del></p>
<b>Discretionary Activities</b>			
			<p><del>COMZ-R13</del> Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres and residential accommodation (including at ground level) on land identified in COMZ-Figure1 <b>DIS</b></p>
			<p><del>COMZ-R14</del> Warehouses <b>DIS</b></p>
			<p><del>COMZ-R15</del> <b>Service stations</b> and motor vehicle garages <b>DIS</b></p>
			<p><del>COMZ-R16</del> Public car parks <b>DIS</b></p>
			<p><del>COMZ-R17</del> The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part <b>DIS</b></p>
			<p><del>COMZ-R18</del> Residential accommodation at ground floor level <b>DIS</b></p>
			<p><del>COMZ-R19</del> <b>Activities</b> otherwise permitted or controlled, which do not comply with the relevant standards in this chapter, except where otherwise specified in this Chapter or in the District-wide matters of the Plan <b>DIS</b></p>
<b>Non-Complying Activities</b>			
			<p><del>COMZ-R20</del> <b>Motor vehicle wrecking</b> <b>NC</b></p>

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#	Chapter	Change	Track Change						
			<table border="1"> <tr> <td><b>COMZ-R21</b></td> <td>Every <del>activity</del> listed as an offensive trade in the third schedule of the Health Act 1956</td> <td><b>NC</b></td> </tr> </table>	<b>COMZ-R21</b>	Every <del>activity</del> listed as an offensive trade in the third schedule of the Health Act 1956	<b>NC</b>			
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			<p><b>Matters for Consideration</b></p> <p>Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:</p>						
			<table border="1"> <tr> <td><b>COMZ-MC1</b></td> <td> <p><b>Access</b></p> <p>(1) <del>Accessibility for public transport, cyclists and pedestrians.</del></p> <p>(2) <del>Compliance with the <b>Code of Practice for Civil Engineering Works.</b></del></p> <p>(3) <del>Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable.</del></p> <p>(4) <del>Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</del></p> <p>(5) <del>Whether suitable alternative provision for servicing can be made.</del></p> <p>(6) <del>Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</del></p> </td> </tr> <tr> <td><b>COMZ-MC2</b></td> <td> <p><b>Site Layout</b></p> <p>(1) <del>The arrangement of <b>buildings</b>, car parks and <b>vehicle movements on site.</b></del></p> <p>(2) <del>The nature and extent of <b>landscaping</b> and screening.</del></p> <p>(3) <del>Whether the topography of the <b>site</b> has been taken into account.</del></p> <p>(4) <del>Whether a better standard of development can be achieved by varying the design.</del></p> </td> </tr> <tr> <td><b>COMZ-MC3</b></td> <td> <p><b>Bulk and location of buildings</b></p> <p>(1) <del>Whether the <b>buildings</b> will cause a loss of privacy, interfere with sunlight access or create shadows on <b>residential units</b> on adjoining Residentially-zoned <b>sites.</b></del></p> </td> </tr> </table>	<b>COMZ-MC1</b>	<p><b>Access</b></p> <p>(1) <del>Accessibility for public transport, cyclists and pedestrians.</del></p> <p>(2) <del>Compliance with the <b>Code of Practice for Civil Engineering Works.</b></del></p> <p>(3) <del>Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable.</del></p> <p>(4) <del>Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</del></p> <p>(5) <del>Whether suitable alternative provision for servicing can be made.</del></p> <p>(6) <del>Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</del></p>	<b>COMZ-MC2</b>	<p><b>Site Layout</b></p> <p>(1) <del>The arrangement of <b>buildings</b>, car parks and <b>vehicle movements on site.</b></del></p> <p>(2) <del>The nature and extent of <b>landscaping</b> and screening.</del></p> <p>(3) <del>Whether the topography of the <b>site</b> has been taken into account.</del></p> <p>(4) <del>Whether a better standard of development can be achieved by varying the design.</del></p>	<b>COMZ-MC3</b>	<p><b>Bulk and location of buildings</b></p> <p>(1) <del>Whether the <b>buildings</b> will cause a loss of privacy, interfere with sunlight access or create shadows on <b>residential units</b> on adjoining Residentially-zoned <b>sites.</b></del></p>
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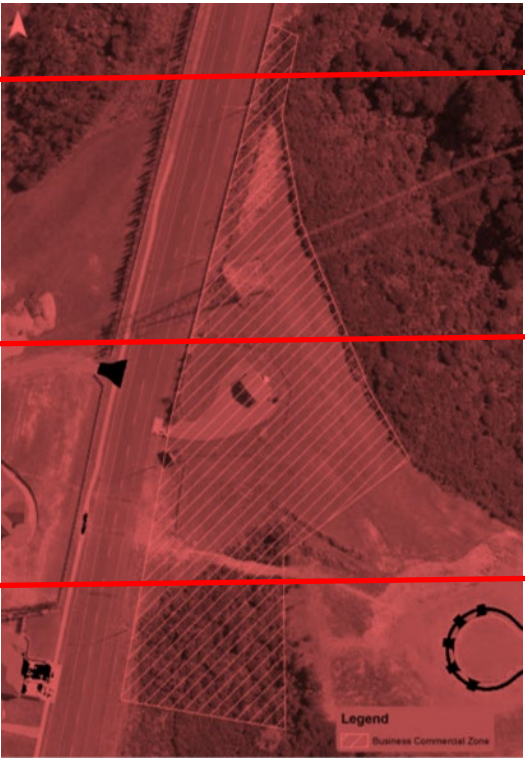
#	Chapter	Change	Track Change	
				<p><del>(2) Whether the <b>building</b> design, appearance and scale will detrimentally affect the character of the surrounding area.</del></p>
			<p><b>COMZ-MC4</b></p>	<p><b>Traffic generation</b></p> <p><del>(1) Whether <b>activities</b> which generate significant traffic flows have the necessary access, do not adversely impact upon the street <b>environment</b>, and maintain public safety.</del></p>
			<p><b>COMZ-MC5</b></p>	<p><b>Non-business activities</b></p> <p><del>(1) Whether the <b>buildings, structures</b> or other works are of an appropriate scale having regard to the local amenity.</del></p> <p><del>(2) The extent to which the amenities and the quality of the business <b>environment</b> can be maintained and enhanced.</del></p>
			<p><b>COMZ-MC6</b></p>	<p><b>Nuisance</b></p> <p><del>(1) The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth</del></p>
			<p><b>COMZ-MC7</b></p>	<p><b>Infrastructure</b></p> <p><del>(1) The existing capacity of the infrastructure.</del></p>
			<p><b>COMZ-MC8</b></p>	<p><b>Cumulative effects</b></p> <p><del>(1) Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed.</del></p>
			<p><b>COMZ-MC9</b></p>	<p><b>Retail activities</b></p> <p><del>(1) The <b>effects</b> of <b>retail activities</b> on the vitality and economic viability of the City Centre Zone (Central Business District), and neighbourhood centres.</del></p> <p><del>(2) Whether the nature and scale of <b>retail activities</b> compliments <b>activities</b> occurring on surrounding <b>sites</b></del></p>

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#	Chapter	Change	Track Change						
			<p><b>Prohibited Activities</b></p> <table border="1"> <tr> <td><b>COMZ-R22</b></td> <td><b>Gang fortifications</b></td> <td><b>PR</b></td> </tr> </table>	<b>COMZ-R22</b>	<b>Gang fortifications</b>	<b>PR</b>			
<b>COMZ-R22</b>	<b>Gang fortifications</b>	<b>PR</b>							
			<p><b>Advice Note</b></p> <p>For any activity within the <b>Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area</b>, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>						
			<p><b>Methods</b></p> <p><b>COMZ-M1</b> District Plan provisions consisting of the following:</p> <ul style="list-style-type: none"> <li>(1) Commercial Zones identifying the commercial <b>environments</b> within the City. These are the Commercial Zone and the City Centre Zone.</li> <li>(2) Rules and performance standards to avoid, remedy or mitigate adverse <b>effects</b>.</li> </ul> <p><b>COMZ-M2</b> <del>Code of Practice for Civil Engineering Works.</del></p> <p><b>COMZ-M3</b> <del>Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse <b>effects of activities</b>.</del></p> <p><b>COMZ-M4</b> <del>Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse <b>effects</b> of all <b>activities</b>.</del></p> <p><b>COMZ-M5</b> <del>Management Plans prepared under relevant legislation.</del></p> <p><b>COMZ-M6</b> <del>District Plan rules setting standards to protect adjacent properties from adverse shading effects.</del></p> <p><b>COMZ-M7</b> <del>District Plan rules prohibiting gang fortifications because of their adverse effects on the <b>environment</b>.</del></p> <p><b>Anticipated environmental results</b></p> <p>The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.</p> <table border="1"> <thead> <tr> <th><b>Anticipated environmental results</b></th> <th><b>Monitoring indicators</b></th> <th><b>Data source</b></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<b>Anticipated environmental results</b>	<b>Monitoring indicators</b>	<b>Data source</b>			
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			<b>COMZ-AER1</b>	Development within the Commercial Zone which reflects the location, scale and intensity of development in the surrounding <b>environment</b>	Density within the Commercial Zone Number of resource consents by type	Council records
			<b>COMZ-AER2</b>	Management of the Commercial Zone so that <b>activities</b> do not unduly affect adjacent <b>land</b> users	Number of resource consents by type Complaints and abatement/enforcement proceedings	Council records Complaints register
			<b>COMZ-AER3</b>	A CBD which is safe, convenient and attractive	Complaints and abatement/enforcement proceedings	Complaints register Field work
			<b>COMZ-AER4</b>	A consolidated Commercial Zone that continues to maximise resources and existing infrastructure	Density within the Commercial Zone Number of resource consents by type	Council records
			<b>COMZ-AER5</b>	<b>Retail activities</b> are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial <b>land</b> resource of the City is used primarily for industrial purposes	Number of resource consents by type The spatial development of <b>retail activities</b> The use, occupation and vacancy rate of industrial <b>land</b> and <b>buildings</b>	Council records Field work
			<b>COMZ-AER6</b>	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records

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			<p><b>COMZ-Figure1</b>                      Riverstone Terrace Site</p> 

**NCZ – Neighbourhood Centre Zone**

	<p>New NCZ - Neighbourhood Centre Zone</p>	<p>Introduce new Chapter Heading and Introduction</p>	<p><b><u>NCZ - Neighbourhood Centre Zone</u></b></p> <p><u>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.</u></p>
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			<p>Neighbourhood Centres are of a scale that aligns well with the medium density of the surrounding residential neighbourhoods. Most Neighbourhood Centres comprise of two to three small scale shops but can be as small as a single dairy. <b>Buildings</b> in the Neighbourhood Centre Zone usually are of a similar scale to the surrounding residential neighbourhood. Typically <b>buildings</b> are built up to the <b>road</b> frontage, with <b>commercial</b> windows along the frontage and carparking available on the street. <b>Residential units</b> are located either above the ground floor or towards the rear of the <b>site</b>.</p> <p>Due to their location within residential neighbourhoods, non-<b>residential activities</b> and development have the potential to generate adverse <b>effects</b> where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential <b>effects buildings</b> need to be set back and outdoor storage and parking areas need to be screened.</p>		
	New NCZ - Neighbourhood Centre Zone	Introduce new Objective NCZ-O1	<p><b>Objectives</b></p> <table border="1"> <tr> <td><b>NCZ-O1</b></td> <td><b>Purpose of the Neighbourhood Centre Zone</b></td> </tr> </table> <p>Neighbourhood Centres are small-scale <b>commercial sites</b> and centres that service the day-to-day needs of surrounding residential neighbourhoods. They accommodate a range of small-scale <b>commercial</b> and community <b>activities</b> as well as <b>residential activities</b>.</p>	<b>NCZ-O1</b>	<b>Purpose of the Neighbourhood Centre Zone</b>
<b>NCZ-O1</b>	<b>Purpose of the Neighbourhood Centre Zone</b>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Objective NCZ-O2	<table border="1"> <tr> <td><b>NCZ-O2</b></td> <td><b>Character and Amenity Values of the Neighbourhood Centre Zone</b></td> </tr> </table> <p>Built development in the Neighbourhood Centre Zone is of medium density and reflects the anticipated built character of the surrounding residential neighbourhood. It is well-designed and contributes positively to the residential environment.</p>	<b>NCZ-O2</b>	<b>Character and Amenity Values of the Neighbourhood Centre Zone</b>
<b>NCZ-O2</b>	<b>Character and Amenity Values of the Neighbourhood Centre Zone</b>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Objective NCZ-O3	<table border="1"> <tr> <td><b>NCZ-O3</b></td> <td><b>Managing Effects at the Zone Interface</b></td> </tr> </table> <p>Use and development within the Neighbourhood Centre Zone are of an appropriate scale and proportion for the purpose and anticipated character of the zone and the surrounding residential <b>environment</b> and have minimal adverse <b>effects</b> on the <b>amenity values</b> of adjacent <b>sites</b> in Residential Zones and Open Space and Recreation Zones.</p>	<b>NCZ-O3</b>	<b>Managing Effects at the Zone Interface</b>
<b>NCZ-O3</b>	<b>Managing Effects at the Zone Interface</b>				
	New NCZ – Neighbourhood Centre Zone	Introduce new Objective NCZ-O4	<table border="1"> <tr> <td><b>NCZ-O4</b></td> <td><b>Hydraulic neutrality</b></td> </tr> </table> <p>There is no increase in the peak demand on stormwater management systems and increase in flooding from <b>subdivision and development</b>.</p>	<b>NCZ-O4</b>	<b>Hydraulic neutrality</b>
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	New NCZ - Neighbourhood Centre Zone	Introduce new Policy NCZ-P1	<p><b>Policies</b></p> <table border="1"> <tr> <td><b>NCZ-P1</b></td> <td><b>Appropriate activities</b></td> </tr> </table> <p>Enable appropriate <b>activities</b> that:</p>	<b>NCZ-P1</b>	<b>Appropriate activities</b>
<b>NCZ-P1</b>	<b>Appropriate activities</b>				

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			<ol style="list-style-type: none"> <li><a href="#">Are compatible with the anticipated purpose and character of the Neighbourhood Centre Zone;</a></li> <li><a href="#">Provide for the day-to-day needs of the immediate residential neighbourhood; and</a></li> <li><a href="#">Minimise adverse <b>effects</b> on adjoining residential, recreational and open space sites.</a></li> </ol>		
	New NCZ - Neighbourhood Centre Zone	Introduce new Policy NCZ-P2	<table border="1"> <tr> <td><a href="#">NCZ-P2</a></td> <td><a href="#">Residential activity</a></td> </tr> </table> <p><a href="#">Provide for residential activity where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The residential units are located either above ground floor or to the rear of a commercial activity;</a></li> <li><a href="#">It does not compromise an active commercial frontage that addresses the street.</a></li> <li><a href="#">Any residential units are designed to:</a> <ol style="list-style-type: none"> <li><a href="#">Achieve adequate indoor noise and ventilation levels for occupants; and</a></li> <li><a href="#">Provide appropriate amenity for occupants; and</a></li> </ol> </li> <li><a href="#">Reverse sensitivity effects on commercial activities are minimised.</a></li> </ol>	<a href="#">NCZ-P2</a>	<a href="#">Residential activity</a>
<a href="#">NCZ-P2</a>	<a href="#">Residential activity</a>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Policy NCZ-P3	<table border="1"> <tr> <td><a href="#">NCZ-P3</a></td> <td><a href="#">Other activities</a></td> </tr> </table> <p><a href="#">Only allow for other activities, including larger scale commercial and retail activities where:</a></p> <ol style="list-style-type: none"> <li><a href="#">Any adverse effects can be managed;</a></li> <li><a href="#">The scale and intensity of the activity is consistent with the anticipated character and function of the Neighbourhood Centre Zone;</a></li> <li><a href="#">The design and layout of the activity does not compromise the streetscape, amenity or safety;</a></li> <li><a href="#">The nature, size, intensity and scale of the activity does not compromise other activities that are enabled and anticipated in the zone; and</a></li> <li><a href="#">The location of the activity in the Neighbourhood Centre Zone does not undermine the role and function of the City Centre Zone.</a></li> </ol>	<a href="#">NCZ-P3</a>	<a href="#">Other activities</a>
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	New NCZ - Neighbourhood Centre Zone	Introduce new Policy NCZ-P4	<table border="1"> <tr> <td><b>NCZ-P4</b></td> <td><b>Inappropriate activities</b></td> </tr> <tr> <td colspan="2">Avoid <b>activities</b> that are incompatible with the size, purpose and anticipated function of the Neighbourhood Centre Zone and the surrounding environment.</td> </tr> </table>	<b>NCZ-P4</b>	<b>Inappropriate activities</b>	Avoid <b>activities</b> that are incompatible with the size, purpose and anticipated function of the Neighbourhood Centre Zone and the surrounding environment.					
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			<p>2. <a href="#">Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and</a></p> <p>3. <a href="#">Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</a></p>									
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<b>NCZ-P8</b>	<b>Hydraulic neutrality</b>											
	New NCZ - Neighbourhood Centre Zone	Introduce new Rules Advice Note	<p><b>Rules</b></p> <p><a href="#">Note: 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 Chapter 2 How the Plan Works.</a></p> <p><a href="#">Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.</a></p> <p><a href="#">Each activity in the Neighbourhood Centre Zone shall comply with the relevant qualifying matter areas, and permitted activity standards in the district-wide matters of the Plan as listed below.</a></p> <table border="1"> <tr> <td><b>District-wide matters</b></td> </tr> <tr> <td><a href="#">NU – Network Utilities</a></td> </tr> <tr> <td><a href="#">REG - Renewable Energy Generation</a></td> </tr> <tr> <td><a href="#">TP – Transport and Parking</a></td> </tr> <tr> <td><a href="#">CL – Contaminated Land</a></td> </tr> <tr> <td><a href="#">HS - Hazardous Substances</a></td> </tr> <tr> <td><a href="#">NH - Natural Hazards</a></td> </tr> <tr> <td><a href="#">WM – Waste Management</a></td> </tr> <tr> <td><a href="#">HH - Historical Heritage</a></td> </tr> </table>	<b>District-wide matters</b>	<a href="#">NU – Network Utilities</a>	<a href="#">REG - Renewable Energy Generation</a>	<a href="#">TP – Transport and Parking</a>	<a href="#">CL – Contaminated Land</a>	<a href="#">HS - Hazardous Substances</a>	<a href="#">NH - Natural Hazards</a>	<a href="#">WM – Waste Management</a>	<a href="#">HH - Historical Heritage</a>
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			<p><u>Zone.</u></p> <p>7. <u>The extent to which the adverse effects of the size and scale of the building can be avoided, or appropriately remedied or mitigated.</u></p> <p>b. <u>Compliance is not achieved with NCZ-R1-1.c</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The matters of discretion of any infringed standard.</u></p> <p><b>Notification:</b></p> <p><u>An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6 or NCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><u>An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></p>						
	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R2	<table border="1"> <tr> <td data-bbox="665 783 842 839"><b>NCZ-R2</b></td> <td data-bbox="848 783 2078 839"><b>Minor structures</b></td> </tr> <tr> <td colspan="2" data-bbox="665 844 2078 911">1. <u>Activity status: Permitted</u></td> </tr> </table>	<b>NCZ-R2</b>	<b>Minor structures</b>	1. <u>Activity status: Permitted</u>			
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R3	<table border="1"> <tr> <td data-bbox="665 1048 842 1104"><b>NCZ-R4</b></td> <td data-bbox="848 1048 2078 1104"><b>Retail Activity</b></td> </tr> <tr> <td colspan="2" data-bbox="665 1109 2078 1318">                     1. <u>Activity status: Permitted</u>   <u>Where:</u>                      a. <u>The gross floor area per tenancy does not exceed 150m<sup>2</sup>; and</u>                      b. <u>Compliance is achieved with NCZ-S8 (Landscaping and Screening).</u> </td> </tr> <tr> <td colspan="2" data-bbox="665 1323 2078 1436">                     2. <u>Activity status: Restricted discretionary</u>   <u>Where:</u> </td> </tr> </table>	<b>NCZ-R4</b>	<b>Retail Activity</b>	1. <u>Activity status: Permitted</u>  <u>Where:</u> a. <u>The gross floor area per tenancy does not exceed 150m<sup>2</sup>; and</u> b. <u>Compliance is achieved with NCZ-S8 (Landscaping and Screening).</u>		2. <u>Activity status: Restricted discretionary</u>  <u>Where:</u>	
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R7	<table border="1"> <thead> <tr> <th><a href="#">NCZ-R7</a></th> <th><a href="#">Community Facility</a></th> </tr> </thead> <tbody> <tr> <td><a href="#">1. Activity status: <b>Permitted</b></a></td> <td> <p><a href="#">Where:</a></p> <p><a href="#">a. The <b>gross floor area</b> per facility does not exceed 150m<sup>2</sup>; and</a></p> <p><a href="#">b. Compliance is achieved with NCZ-S8 (<b>Landscaping</b> and Screening ).</a></p> </td> </tr> <tr> <td><a href="#">2. Activity status: <b>Restricted discretionary</b></a></td> <td> <p><a href="#">Where:</a></p> </td> </tr> </tbody> </table>	<a href="#">NCZ-R7</a>	<a href="#">Community Facility</a>	<a href="#">1. Activity status: <b>Permitted</b></a>	<p><a href="#">Where:</a></p> <p><a href="#">a. The <b>gross floor area</b> per facility does not exceed 150m<sup>2</sup>; and</a></p> <p><a href="#">b. Compliance is achieved with NCZ-S8 (<b>Landscaping</b> and Screening ).</a></p>	<a href="#">2. Activity status: <b>Restricted discretionary</b></a>	<p><a href="#">Where:</a></p>
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			<p><a href="#">a. Compliance is not achieved with NCZ-R7-1.a</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">1. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</a></li> <li><a href="#">2. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</a></li> <li><a href="#">3. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</a></li> <li><a href="#">4. The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</a></li> <li><a href="#">5. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> </ol> <p><a href="#">b. Compliance is not achieved with NCZ-R7-1.b</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">1. The matters of discretion of the infringed standard.</a></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><a href="#">An application under NCZ-R7-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R7	<table border="1"> <thead> <tr> <th><a href="#">NCZ-R8</a></th> <th><a href="#">Residential Activity</a></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><a href="#">1. Activity status: <b>Permitted</b></a></p> <p><a href="#">Where:</a></p> <p><a href="#">a. No more than six <b>residential units</b> occupy the <b>site</b>; and</a></p> <p><a href="#">b. Compliance is achieved with</a></p> <ol style="list-style-type: none"> <li><a href="#">NCZ-S5 (Location of <b>Residential Units</b>);</a></li> <li><a href="#">NCZ-S6 (<b>Noise</b> and Ventilation); and</a></li> </ol> </td> </tr> </tbody> </table>	<a href="#">NCZ-R8</a>	<a href="#">Residential Activity</a>	<p><a href="#">1. Activity status: <b>Permitted</b></a></p> <p><a href="#">Where:</a></p> <p><a href="#">a. No more than six <b>residential units</b> occupy the <b>site</b>; and</a></p> <p><a href="#">b. Compliance is achieved with</a></p> <ol style="list-style-type: none"> <li><a href="#">NCZ-S5 (Location of <b>Residential Units</b>);</a></li> <li><a href="#">NCZ-S6 (<b>Noise</b> and Ventilation); and</a></li> </ol>	
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#	Chapter	Change	Track Change				
			<p>iii. <a href="#">NCZ-S7 (Outdoor Living Space)</a>.</p> <p>2. <a href="#">Activity status: Restricted discretionary</a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with NCZ-R8-1.a</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The effects of the residential activity on the existing and anticipated function and role of the Neighbourhood Centre Zone.</a></li> <li><a href="#">The potential of the residential activity to compromise activities that are enabled in the Neighbourhood Centre Zone.</a></li> <li><a href="#">The amenity for the occupiers of the residential units.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with NCZ-R8-1.b</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b><a href="#">Notification</a></b></p> <p><a href="#">An application under this rule where compliance is not achieved with NCZ-S5 or NCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</a></p> <p><a href="#">An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</a></p>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R9	<table border="1"> <thead> <tr> <th><a href="#">NCZ-R9</a></th> <th><a href="#">Healthcare Activity</a></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p>1. <a href="#">Activity status: Restricted discretionary</a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is achieved with NCZ-S8 (Landscaping and Screening)</a>.</p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or</a></li> </ol> </td> </tr> </tbody> </table>	<a href="#">NCZ-R9</a>	<a href="#">Healthcare Activity</a>	<p>1. <a href="#">Activity status: Restricted discretionary</a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is achieved with NCZ-S8 (Landscaping and Screening)</a>.</p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or</a></li> </ol>	
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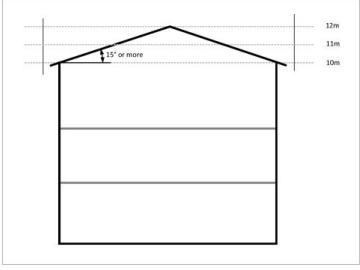
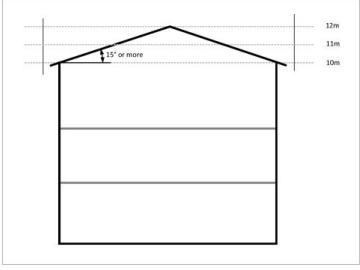
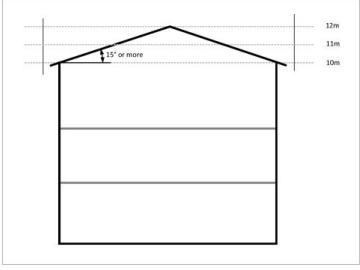
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#	Chapter	Change	Track Change		
			<p><u>adjacent properties.</u></p> <ol style="list-style-type: none"> <li>2. <u>The effects of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone.</u></li> <li>3. <u>The potential of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone.</u></li> <li>4. <u>The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li>5. <u>The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <hr/> <p>2. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with NCZ-R9-1.a</u></p>		
	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R10	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><u>NCZ-R10</u></td> <td><u>Educational Facility</u></td> </tr> </table> <hr/> <ol style="list-style-type: none"> <li>1. <u>Activity status: Restricted discretionary</u></li> </ol> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with NCZ-S8 (Landscaping and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties.</u></li> <li>2. <u>The effects of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone.</u></li> <li>3. <u>The potential of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone.</u></li> <li>4. <u>The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li>5. <u>The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <hr/> <p>2. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p>	<u>NCZ-R10</u>	<u>Educational Facility</u>
<u>NCZ-R10</u>	<u>Educational Facility</u>				

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			<p>a. <a href="#">Compliance is not achieved with NCZ-R10-1.a</a></p>						
	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R11	<table border="1"> <thead> <tr> <th><a href="#">NCZ-R11</a></th> <th><a href="#">Emergency Service Facility</a></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p>1. <a href="#">Activity status: <b>Restricted discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is achieved with NCZ-S8 (<b>Landscaping</b> and Screening).</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</a></li> <li><a href="#">The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</a></li> <li><a href="#">The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</a></li> <li><a href="#">The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> <li><a href="#">The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Neighbourhood Centre Zone.</a></li> </ol> <p><a href="#">Notification:</a></p> <ul style="list-style-type: none"> <li><a href="#">An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul> </td> </tr> <tr> <td colspan="2"> <p>2. <a href="#">Activity status: <b>Discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with NCZ-R11-1.a</a></p> </td> </tr> </tbody> </table>	<a href="#">NCZ-R11</a>	<a href="#">Emergency Service Facility</a>	<p>1. <a href="#">Activity status: <b>Restricted discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is achieved with NCZ-S8 (<b>Landscaping</b> and Screening).</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</a></li> <li><a href="#">The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</a></li> <li><a href="#">The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</a></li> <li><a href="#">The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> <li><a href="#">The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Neighbourhood Centre Zone.</a></li> </ol> <p><a href="#">Notification:</a></p> <ul style="list-style-type: none"> <li><a href="#">An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul>		<p>2. <a href="#">Activity status: <b>Discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with NCZ-R11-1.a</a></p>	
<a href="#">NCZ-R11</a>	<a href="#">Emergency Service Facility</a>								
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R12	<table border="1"> <thead> <tr> <th><a href="#">NCZ-R12</a></th> <th><a href="#">Visitor Accommodation</a></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p>1. <a href="#">Activity status: <b>Discretionary</b></a></p> </td> </tr> </tbody> </table>	<a href="#">NCZ-R12</a>	<a href="#">Visitor Accommodation</a>	<p>1. <a href="#">Activity status: <b>Discretionary</b></a></p>			
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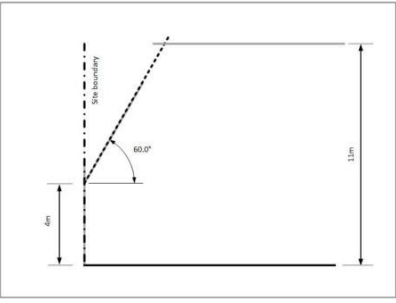


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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R13	<table border="1"> <tr> <td><a href="#">NCZ-R13</a></td> <td><a href="#">Sport and Active Recreation Activity</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R13</a>	<a href="#">Sport and Active Recreation Activity</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R13</a>	<a href="#">Sport and Active Recreation Activity</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R14	<table border="1"> <tr> <td><a href="#">NCZ-R14</a></td> <td><a href="#">Entertainment Facility</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R14</a>	<a href="#">Entertainment Facility</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R14</a>	<a href="#">Entertainment Facility</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R15	<table border="1"> <tr> <td><a href="#">NCZ-R15</a></td> <td><a href="#">Office Activity</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R15</a>	<a href="#">Office Activity</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R15</a>	<a href="#">Office Activity</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R16	<table border="1"> <tr> <td><a href="#">NCZ-R16</a></td> <td><a href="#">Large Format Retail Activity</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R16</a>	<a href="#">Large Format Retail Activity</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R16</a>	<a href="#">Large Format Retail Activity</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R17	<table border="1"> <tr> <td><a href="#">NCZ-R17</a></td> <td><a href="#">Drive-through Activity</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R17</a>	<a href="#">Drive-through Activity</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R17</a>	<a href="#">Drive-through Activity</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R18	<table border="1"> <tr> <td><a href="#">NCZ-R18</a></td> <td><a href="#">Retirement Village</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R18</a>	<a href="#">Retirement Village</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R18</a>	<a href="#">Retirement Village</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R19	<table border="1"> <tr> <td><a href="#">NCZ-R19</a></td> <td><a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">NCZ-R19</a>	<a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying</a>	1.	<a href="#">Activity status: Discretionary</a>
<a href="#">NCZ-R19</a>	<a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R20	<table border="1"> <tr> <td><a href="#">NCZ-R20</a></td> <td><a href="#">Industrial Activity</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">NCZ-R20</a>	<a href="#">Industrial Activity</a>	1.	<a href="#">Activity status: Non-complying</a>
<a href="#">NCZ-R20</a>	<a href="#">Industrial Activity</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R21	<table border="1"> <tr> <td><a href="#">NCZ-R21</a></td> <td><a href="#">Yard Sale Activity / Trade Supplier</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">NCZ-R21</a>	<a href="#">Yard Sale Activity / Trade Supplier</a>	1.	<a href="#">Activity status: Non-complying</a>
<a href="#">NCZ-R21</a>	<a href="#">Yard Sale Activity / Trade Supplier</a>						
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	New NCZ - Neighbourhood Centre Zone	Introduce new Rule NCZ-R22	<table border="1"> <tr> <td><a href="#">NCZ-R22</a></td> <td><a href="#">Motorised Recreation</a></td> </tr> <tr> <td>1.</td> <td><a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">NCZ-R22</a>	<a href="#">Motorised Recreation</a>	1.	<a href="#">Activity status: Non-complying</a>
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			<p>b. <u>Chimney structures</u> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height</b> by more than 1m.</p> <p>c. <u>Antennas, aerials, and flues</u> provided these do not exceed the <b>height</b> by more than 1m.</p> <p>d. <u>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires)</u> provided these do not exceed the <b>height</b> by more than 1m.</p> <p>e. <u>Lift overruns</u> provided these do not exceed the <b>height</b> by more than 1m.</p>				
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			<p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Setback</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</u></p> <table border="1"> <thead> <tr> <th><u>Yard</u></th> <th><u>Minimum depth</u></th> </tr> </thead> <tbody> <tr> <td><u>Side</u></td> <td><u>1 metre</u></td> </tr> <tr> <td><u>Rear</u></td> <td><u>1 metre</u></td> </tr> </tbody> </table> <p>2. <u>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</u></p> <p>3. <u>This standard does not apply to:</u></p> <p>a. <u><b>Accessory buildings</b> less than 2m in <b>height</b>.</u></p> <p>b. <u><b>Fences and standalone walls</b>.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li><u>The visual amenity of adjoining Residential and Open Space and Recreation <b>sites</b>.</u></li> <li><u>The location, design and appearance of the <b>building or structure</b>.</u></li> <li><u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation <b>sites</b>.</u></li> <li><u>Any benefits, including the extent to which the reduced <b>setback</b> will result in a more efficient, practical and better use of the balance of the <b>site</b>.</u></li> </ol>	<u>Yard</u>	<u>Minimum depth</u>	<u>Side</u>	<u>1 metre</u>	<u>Rear</u>	<u>1 metre</u>
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			<p><u>1. All residential units must be located above ground floor level, except that residential units may be located on the ground floor where:</u></p> <p>a. <u>No part of the residential unit fronts onto a public open space, including roads; and</u></p> <p>b. <u>They do not interrupt or prevent an active frontage as required by NCZ-S4.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li><u>The effects on the amenity and quality of the streetscape.</u></li> <li><u>The amenity for the occupiers of the residential units.</u></li> </ol>
	New NCZ - Neighbourhood Centre Zone	Introduce new Standard NCZ-S6	<p><b>NCZ-S6</b>      <b>Noise and Ventilation</b></p> <p><u>1. All residential units must meet the following standards:</u></p> <p>a. <u>All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr &gt;30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</u></p> <p>b. <u>All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li><u>Any potential reverse sensitivity effects on the continued operation of non- residential activities.</u></li> <li><u>The amenity for the occupiers of the residential units.</u></li> </ol>
	New NCZ - Neighbourhood Centre Zone	Introduce new Standard NCZ-S7	<p><b>NCZ-S7</b>      <b>Outdoor Living Space</b></p> <p><u>1. Each residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</u></p> <p>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li><u>Whether adequate useable space is provided to accommodate outdoor activities.</u></li> <li><u>Whether there are topographical or other site constraints that make compliance with the standard impractical.</u></li> <li><u>The proximity of the residential unit to accessible public open space.</u></li> </ol>

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#	Chapter	Change	Track Change
			<ul style="list-style-type: none"> <li>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>c. <u>is accessible from the residential unit; and</u></li> <li>d. <u>may be—</u> <ul style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></li> <li>ii. <u>located directly adjacent to the unit; and</u></li> </ul> </li> <li>e. <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></li> </ul> <p>2. <u>Each residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <ul style="list-style-type: none"> <li>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>b. <u>is accessible from the residential unit; and</u></li> <li>c. <u>may be—</u> <ul style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></li> <li>ii. <u>located directly adjacent to the unit.</u></li> </ul> </li> </ul> <p>3. <u>For multi-unit housing, the outdoor living space can be provided as private space and shared space where:</u></p> <ul style="list-style-type: none"> <li>a. <u>Each residential unit is provided with a private outdoor living space that has a minimum area of 8m<sup>2</sup> with a minimum dimension of 1.8m, that is directly accessible from the residential unit to which it relates;</u></li> </ul>

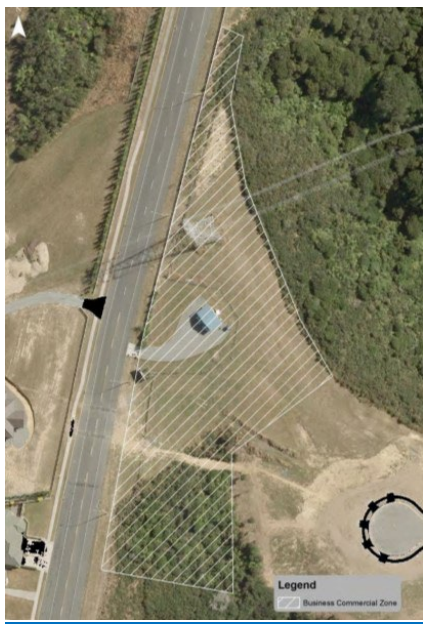
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			<p>b. <a href="#">The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</a></p> <p>c. <a href="#">Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</a></p>				
	New NCZ - Neighbourhood Centre Zone	Introduce new Standard NCZ-S8	<table border="1"> <thead> <tr> <th>NCZ-S8</th> <th>Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas</th> </tr> </thead> <tbody> <tr> <td> <p>1. <a href="#">Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</a></p> <p>a. <a href="#">Public road;</a></p> <p>b. <a href="#">Other public space; or</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking areas must be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p> </td> <td> <p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Any adverse effects on the streetscape.</a></p> <p>2. <a href="#">The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p> </td> </tr> </tbody> </table>	NCZ-S8	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	<p>1. <a href="#">Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</a></p> <p>a. <a href="#">Public road;</a></p> <p>b. <a href="#">Other public space; or</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking areas must be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Any adverse effects on the streetscape.</a></p> <p>2. <a href="#">The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p>
NCZ-S8	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas						
<p>1. <a href="#">Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</a></p> <p>a. <a href="#">Public road;</a></p> <p>b. <a href="#">Other public space; or</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking areas must be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Any adverse effects on the streetscape.</a></p> <p>2. <a href="#">The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p>						
	New NCZ - Neighbourhood Centre Zone	Introduce new Standard NCZ-S9	<table border="1"> <thead> <tr> <th>NCZ-S9</th> <th>Water Supply, Stormwater and Wastewater</th> </tr> </thead> <tbody> <tr> <td> <p>1. <a href="#">All activities must comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</a></p> </td> <td> <p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</a></p> <p>2. <a href="#">Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</a></p> <p>3. <a href="#">Whether the additional demand generated will necessitate additional unplanned public investment in,</a></p> </td> </tr> </tbody> </table>	NCZ-S9	Water Supply, Stormwater and Wastewater	<p>1. <a href="#">All activities must comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</a></p> <p>2. <a href="#">Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</a></p> <p>3. <a href="#">Whether the additional demand generated will necessitate additional unplanned public investment in,</a></p>
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			<p>or expansion of, the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network or compromise its ability to service other <b>activities</b> permitted within the zone.</p> <p>4. Whether the development can achieve <b>hydraulic neutrality</b>.</p> <p>5. The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</p>						
	New NCZ - Neighbourhood Centre Zone	Introduce new standard NCZ-S10	<table border="1"> <tr> <td><b>NCZ-S10</b></td> <td><b>Hydraulic neutrality</b></td> </tr> <tr> <td> <p><u>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p> </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li><b>Cumulative effects</b>.</li> </ol> </td> </tr> </table>	<b>NCZ-S10</b>	<b>Hydraulic neutrality</b>	<p><u>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li><b>Cumulative effects</b>.</li> </ol>		
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	New NCZ - Neighbourhood Centre Zone	Introduce new NCZ – Site Specific Controls	<p><b>NCZ – Site Specific Controls</b></p> <p>The following <b>site</b> specific controls apply to the <b>site</b> identified in NCZ-Figure1 below. The controls apply in addition to the provisions of the underlying Neighbourhood Centre Zone. Where there is any conflict between the provisions the <b>site</b> specific controls shall prevail.</p> <table border="1"> <tr> <td colspan="2"><b>Rules</b></td> </tr> <tr> <td><b>NCZ-SSC-R1</b></td> <td><b>Retail activity</b> not exceeding 500m<sup>2</sup> <b>gross floor area, restaurants, office activities, early childhood centre, residential accommodation (including at ground level)</b></td> </tr> <tr> <td>1.</td> <td>Activity status: <b>Permitted</b></td> </tr> </table>	<b>Rules</b>		<b>NCZ-SSC-R1</b>	<b>Retail activity</b> not exceeding 500m <sup>2</sup> <b>gross floor area, restaurants, office activities, early childhood centre, residential accommodation (including at ground level)</b>	1.	Activity status: <b>Permitted</b>
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1.	Activity status: <b>Permitted</b>								

			<p><b>NCZ-SSC-R2</b>    <b>Garden centres and all activities other than retail activity, restaurants, offices activities, early childhood centres and residential accommodation (including at ground level)</b></p> <p>1. Activity Status: <b>Discretionary</b></p> <p><b>Activity Standards</b></p> <p><b>NCZ-SSC-S1</b>    <b>Setback from boundaries</b></p> <p>1. The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall be not less than:</p> <table border="1" data-bbox="721 513 1939 778"> <tr> <td>a. Front <b>boundary</b></td> <td><u>4m</u></td> </tr> <tr> <td>b. Side <b>boundary</b></td> <td><u>0m</u></td> </tr> <tr> <td>c. Minimum <b>building setback</b> from the power pylon and electricity <b>transmission lines</b> on the <b>site</b></td> <td><u>12m</u></td> </tr> <tr> <td>d. Rear <b>boundaries</b> except where the rear <b>boundary</b> adjoins a Reserve in which case an exemption from the rear <b>boundary setback</b> applies</td> <td><u>3m</u></td> </tr> </table> <p><b>NCZ-SSC-S2</b>    <b>Building coverage</b></p> <p>1. The maximum coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 20%.</p> <p><b>NCZ-SSC-S3</b>    <b>Screening</b></p> <p>1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in <b>height</b>.</p> <p><b>NCZ-SSC-S4</b>    <b>Landscaping</b></p> <p>1. Along the common rear <b>boundary</b> of the <b>land</b> identified in COMZ-Figure1 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone <b>boundary</b> and the <b>buildings</b>.</p> <p><u>NCZ-Figure1 – Neighbourhood Centre Zone at Riverstone Terrace</u></p>	a. Front <b>boundary</b>	<u>4m</u>	b. Side <b>boundary</b>	<u>0m</u>	c. Minimum <b>building setback</b> from the power pylon and electricity <b>transmission lines</b> on the <b>site</b>	<u>12m</u>	d. Rear <b>boundaries</b> except where the rear <b>boundary</b> adjoins a Reserve in which case an exemption from the rear <b>boundary setback</b> applies	<u>3m</u>
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**LCZ – Local Centre Zone**

	<p>New LCZ - Local Centre Zone</p>	<p>Introduce new Chapter Heading and Introduction</p>	<p><a href="#"><u>LCZ - Local Centre Zone</u></a></p> <p><a href="#"><u>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 size of the centres depends largely on their 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.</u></a></p> <p><a href="#"><u>The Local Centre Zone allows for residential activities if they are located above ground floor along identified street frontages. Large format retail, car oriented activities, larger commercial activities and office activities and light industrial activities are not anticipated in this zone but are encouraged to establish in more appropriate locations such as the Mixed Use Zone, the City Centre Zone or the General Industrial Zone.</u></a></p>
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			<p>The built form and density of Local Centres is anticipated to align with the expected high density of surrounding residential areas. Most Local Centres are located along main transport routes and <b>buildings</b> front the street edge with <b>verandahs</b> and display windows. While the scale and density of <b>buildings</b> vary between centres they are expected to change and intensify over time. Parking is usually available on the street or in dedicated and ideally shared on-site parking areas.</p> <p>Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential effects buildings have to be set back and outdoor storage and parking areas need to be screened.</p>
	New LCZ - Local Centre Zone	Introduce new Objective LCZ-O1	<p><b>Objectives</b></p> <p><b>LCZ-O1</b>      <b>Purpose of the Local Centre Zone</b></p> <p>Local Centres are medium scale commercial centres that service the needs of the surrounding residential catchment and accommodate a range of medium scale commercial and community activities as well as residential activities.</p>
	New LCZ - Local Centre Zone	Introduce new Objective LCZ-O2	<p><b>LCZ-O2</b>      <b>Character and Amenity Values of the Local Centre Zone</b></p> <p>Local Centres are safe and attractive urban environments. The built environment is of a scale that reflects the planned built form of the medium to high density surrounding residential environment and contributes positively to the surrounding streetscape and commercial and residential environment.</p>
	New LCZ - Local Centre Zone	Introduce new Objective LCZ-O3	<p><b>LCZ-O3</b>      <b>Managing Effects at the Zone Interface</b></p> <p>Use and development within the Local Centre Zone are of an appropriate scale and reflect the purpose, anticipated character and planned built form of the zone and the surrounding residential environment while managing potential adverse effects on the amenity values of adjoining sites in Residential and Open Space and Recreation Zones.</p>
	New LCZ - Local Centre Zone	Introduce new Objective LCZ-O4	<p><b>LCZ-O4</b>      <b>Hydraulic neutrality</b></p> <p>There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.</p>
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P1	<p><b>Policies</b></p> <p><b>LCZ-P1</b>      <b>Appropriate activities</b></p> <p>Enable appropriate activities that:</p>

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			<ol style="list-style-type: none"> <li>1. <a href="#">Are compatible with the anticipated purpose, character and <b>amenity values</b> of the Local Centre Zone;</a></li> <li>2. <a href="#">Service the needs of the surrounding residential catchment; and</a></li> <li>3. <a href="#">Minimise adverse <b>effects</b> on the amenity of adjoining residential, recreational and open space <b>sites</b>.</a></li> </ol>		
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P2	<table border="1"> <tr> <td><a href="#">LCZ-P2</a></td> <td><a href="#">Residential activity</a></td> </tr> </table> <p><a href="#">Provide for <b>residential activity</b> and development where:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The <b>residential units</b> are located above ground floor, where located along an active frontage identified on the planning maps;</a></li> <li>2. <a href="#">It does not interrupt or preclude an attractive and active frontage that provides a positive interface with the public space;</a></li> <li>3. <a href="#">Residential units are designed to:</a> <ol style="list-style-type: none"> <li>a. <a href="#">Achieve adequate indoor <b>noise</b> and ventilation levels for occupants; and</a></li> <li>b. <a href="#">Provide appropriate amenity for occupants; and</a></li> </ol> </li> <li>4. <a href="#">Reverse sensitivity effects on commercial activities are minimised</a></li> </ol>	<a href="#">LCZ-P2</a>	<a href="#">Residential activity</a>
<a href="#">LCZ-P2</a>	<a href="#">Residential activity</a>				
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P3	<table border="1"> <tr> <td><a href="#">LCZ-P3</a></td> <td><a href="#">Other activities</a></td> </tr> </table> <p><a href="#">Only allow for other <b>activities</b>, including larger scale <b>activities</b>, where:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">Any adverse <b>effects</b> can be managed;</a></li> <li>2. <a href="#">The scale and intensity of the <b>activity</b> is consistent with the anticipated character of the Local Centre Zone;</a></li> <li>3. <a href="#">The design and layout of the <b>activity</b> does not compromise the streetscape, amenity or safety;</a></li> <li>4. <a href="#">The size, intensity and scale of the <b>activity</b> does not compromise other <b>activities</b> that are anticipated and enabled within the Local Centre Zone; and</a></li> <li>5. <a href="#">The location of the <b>activity</b> in the Local Centre Zone does not undermine the role and function of the City Centre Zone.</a></li> </ol>	<a href="#">LCZ-P3</a>	<a href="#">Other activities</a>
<a href="#">LCZ-P3</a>	<a href="#">Other activities</a>				
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P4	<table border="1"> <tr> <td><a href="#">LCZ-P4</a></td> <td><a href="#">Inappropriate activities</a></td> </tr> </table>	<a href="#">LCZ-P4</a>	<a href="#">Inappropriate activities</a>
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			<u>Avoid <b>activities</b> that are incompatible with the anticipated purpose, role and function of the Local Centre Zone and the surrounding environment.</u>		
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P5	<table border="1"> <tr> <td><b>LCZ-P5</b></td> <td><b>Built development</b></td> </tr> </table> <p><u>Provide for medium to higher density development that:</u></p> <ol style="list-style-type: none"> <li><u>Is compatible with the planned built form and the anticipated role, character and density of the Local Centre Zone;</u></li> <li><u>Is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Local Centre Zone;</u></li> <li><u>Reflects the anticipated medium to high density of the surrounding residential environment,</u></li> <li><u>Is well designed and contributes to an attractive urban environment; and</u></li> <li><u>Provides active and attractive street frontages.</u></li> </ol>	<b>LCZ-P5</b>	<b>Built development</b>
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	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P6	<table border="1"> <tr> <td><b>LCZ-P6</b></td> <td><b>Public space interface and Active Street Frontages</b></td> </tr> </table> <p><u>Provide for new development that creates an attractive interface with the public space through high quality <b>building design</b>.</u></p> <p><u>Where located along identified active frontages, require new built development and <b>activities</b> to provide a positive interface with the public space through:</u></p> <ol style="list-style-type: none"> <li><u>Being built up to and oriented towards the front <b>boundary</b> of the <b>site</b>;</u></li> <li><u>Providing <b>verandahs</b> or other adequate forms of pedestrian shelter;</u></li> <li><u>Providing display windows and obvious public entrances; and</u></li> <li><u>Requiring parking, storage and servicing areas to be visually unobtrusive.</u></li> </ol>	<b>LCZ-P6</b>	<b>Public space interface and Active Street Frontages</b>
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			<p>2. <a href="#">Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and</a></p> <p>3. <a href="#">Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</a></p>									
	New LCZ - Local Centre Zone	Introduce new Policy LCZ-P8	<table border="1"> <tr> <td data-bbox="663 456 842 512"><b>LCZ-P8</b></td> <td data-bbox="842 456 2085 512"><b>Hydraulic neutrality</b></td> </tr> <tr> <td colspan="2" data-bbox="663 512 2085 595"><i><a href="#">New buildings and development will be designed to achieve hydraulic neutrality.</a></i></td> </tr> </table>	<b>LCZ-P8</b>	<b>Hydraulic neutrality</b>	<i><a href="#">New buildings and development will be designed to achieve hydraulic neutrality.</a></i>						
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	New LCZ - Local Centre Zone	Introduce new Rules Advice Note	<p><b>Rules</b></p> <p><a href="#">Note:</a> There may be a number of provisions that apply to an <b>activity, building, structure or site</b>. 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 <b>activity</b> are set out in Chapter 2 How the Plan Works.</p> <p>Rules relating to <b>subdivision</b> are found in the SUB-GEN (General <b>Subdivision</b> Provisions that Apply in All Zones) and the SUB-CMU (<b>Subdivision</b> in Commercial and Mixed Use Zones) chapters.</p> <p>Each <b>activity</b> in the Local Centre Zone shall comply with the relevant <b>qualifying matter area</b> provisions and permitted activity standards in the district-wide matters of the Plan as listed below.</p> <table border="1"> <tr> <td data-bbox="663 938 1335 991"><b>District-wide matters</b></td> </tr> <tr> <td data-bbox="663 991 1335 1043"><a href="#">NU – Network Utilities</a></td> </tr> <tr> <td data-bbox="663 1043 1335 1096"><a href="#">REG - Renewable Energy Generation</a></td> </tr> <tr> <td data-bbox="663 1096 1335 1149"><a href="#">TP – Transport and Parking</a></td> </tr> <tr> <td data-bbox="663 1149 1335 1201"><a href="#">CL – Contaminated Land</a></td> </tr> <tr> <td data-bbox="663 1201 1335 1254"><a href="#">HS - Hazardous Substances</a></td> </tr> <tr> <td data-bbox="663 1254 1335 1307"><a href="#">NH - Natural Hazards</a></td> </tr> <tr> <td data-bbox="663 1307 1335 1359"><a href="#">WM – Waste Management</a></td> </tr> <tr> <td data-bbox="663 1359 1335 1401"><a href="#">HH - Historical Heritage</a></td> </tr> </table>	<b>District-wide matters</b>	<a href="#">NU – Network Utilities</a>	<a href="#">REG - Renewable Energy Generation</a>	<a href="#">TP – Transport and Parking</a>	<a href="#">CL – Contaminated Land</a>	<a href="#">HS - Hazardous Substances</a>	<a href="#">NH - Natural Hazards</a>	<a href="#">WM – Waste Management</a>	<a href="#">HH - Historical Heritage</a>
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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R1	<table border="1"> <tr> <td><a href="#">LCZ-R1</a></td> <td><a href="#">Buildings and structures, including additions and alterations</a></td> </tr> <tr> <td colspan="2"> <p>1. Activity status: <b>Permitted</b></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the new <b>building</b> does not exceed 500m<sup>2</sup>;</u></p> <p>b. <u>Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 500m<sup>2</sup>; and</u></p> <p>c. <u>Compliance is achieved with</u></p> </td> </tr> </table>	<a href="#">LCZ-R1</a>	<a href="#">Buildings and structures, including additions and alterations</a>	<p>1. Activity status: <b>Permitted</b></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the new <b>building</b> does not exceed 500m<sup>2</sup>;</u></p> <p>b. <u>Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 500m<sup>2</sup>; and</u></p> <p>c. <u>Compliance is achieved with</u></p>													
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#	Chapter	Change	Track Change
			<p>i. <a href="#">LCZ-S1 (Height)</a>;</p> <p>ii. <a href="#">LCZ-S2 (Height in Relation to Boundary)</a>;</p> <p>iii. <a href="#">LCZ-S3 (Setbacks)</a>;</p> <p>iv. <a href="#">LCZ-S4 (Active Frontages)</a>;</p> <p>v. <a href="#">LCZ-S5 (Location of Residential Units)</a>;</p> <p>vi. <a href="#">LCZ-S6 (Noise and Ventilation)</a>;</p> <p>vii. <a href="#">LCZ-S7 (Outdoor Living Space)</a>;</p> <p>viii. <a href="#">LCZ-S8 (Landscaping and Screening)</a>;</p> <p>ix. <a href="#">LCZ-S9 (Water Supply, Stormwater and Wastewater)</a>; and</p> <p>x. <a href="#">LCZ-S10 (Hydraulic neutrality)</a>.</p> <p>2. <a href="#">Activity status: Restricted discretionary</a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with LCZ-R1-1.a or LCZ-R1-1.b</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The extent to which the size and scale of the building is commensurate with the anticipated level of commercial activities and community services in the Local Centre Zone;</a></li> <li>2. <a href="#">The extent to which the size and scale of the building may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</a></li> <li>3. <a href="#">Whether the building is well designed and contributes to an attractive urban environment.</a></li> <li>4. <a href="#">The effects of the size and scale of the building on the existing and anticipated function and role of the Local Centre Zone.</a></li> <li>5. <a href="#">The potential of the size and scale of the building to compromise activities that are enabled in the Local Centre Zone.</a></li> <li>6. <a href="#">The potential of the location of the activity in the Local Centre Zone to undermine the role and function of</a></li> </ol>

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#	Chapter	Change	Track Change						
			<p><a href="#">the City Centre Zone.</a></p> <p>7. <a href="#">The extent to which the adverse effects of the size and scale of the building can be avoided, or appropriately remedied or mitigated.</a></p> <p>b. <a href="#">Compliance is not achieved with one or more of the standards under LCZ-R1-1.c</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">The matters of discretion of any infringed standard.</a></p> <p><b>Notification:</b></p> <p><a href="#">An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6 or LCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</a></p> <p><a href="#">An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</a></p>						
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R2	<table border="1"> <tr> <td data-bbox="669 788 842 836"><b>LCZ-R2</b></td> <td data-bbox="848 788 2072 836"><b>Minor structures</b></td> </tr> <tr> <td data-bbox="669 841 842 904">1.</td> <td data-bbox="848 841 2072 904"><a href="#">Activity status: Permitted</a></td> </tr> </table>	<b>LCZ-R2</b>	<b>Minor structures</b>	1.	<a href="#">Activity status: Permitted</a>		
<b>LCZ-R2</b>	<b>Minor structures</b>								
1.	<a href="#">Activity status: Permitted</a>								
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R3	<table border="1"> <tr> <td data-bbox="669 920 842 968"><b>LCZ-R3</b></td> <td data-bbox="848 920 2072 968"><b>Demolition</b></td> </tr> <tr> <td data-bbox="669 973 842 1037">1.</td> <td data-bbox="848 973 2072 1037"><a href="#">Activity status: Permitted</a></td> </tr> </table>	<b>LCZ-R3</b>	<b>Demolition</b>	1.	<a href="#">Activity status: Permitted</a>		
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1.	<a href="#">Activity status: Permitted</a>								
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R4	<table border="1"> <tr> <td data-bbox="669 1053 842 1101"><b>LCZ-R4</b></td> <td data-bbox="848 1053 2072 1101"><b>Retail Activity</b></td> </tr> <tr> <td data-bbox="669 1106 842 1313">1.</td> <td data-bbox="848 1106 2072 1313"> <a href="#">Activity status: Permitted</a>  <a href="#">Where:</a>                      a. <a href="#">The gross floor area per tenancy does not exceed 250m<sup>2</sup>; and</a>                      b. <a href="#">Compliance is achieved with LCZ-S8 (Landscaping and Screening).</a> </td> </tr> <tr> <td data-bbox="669 1318 842 1436">2.</td> <td data-bbox="848 1318 2072 1436"> <a href="#">Activity status: Restricted discretionary</a>  <a href="#">Where:</a> </td> </tr> </table>	<b>LCZ-R4</b>	<b>Retail Activity</b>	1.	<a href="#">Activity status: Permitted</a> <a href="#">Where:</a> a. <a href="#">The gross floor area per tenancy does not exceed 250m<sup>2</sup>; and</a> b. <a href="#">Compliance is achieved with LCZ-S8 (Landscaping and Screening).</a>	2.	<a href="#">Activity status: Restricted discretionary</a> <a href="#">Where:</a>
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			<p>a. <a href="#">Compliance is not achieved with LCZ-R4-1.a</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</a></li> <li>2. <a href="#">The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</a></li> <li>3. <a href="#">The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</a></li> <li>4. <a href="#">The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</a></li> <li>5. <a href="#">The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with LCZ-R4-1.b</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• <a href="#">An application under LCZ-R4-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul>						
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R5	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"><a href="#">LCZ-R5</a></th> <th><a href="#">Commercial Service Activity</a></th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0ffe0;">1. <a href="#">Activity status: <b>Permitted</b></a></td> <td> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li>a. <a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</a></li> <li>b. <a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol> </td> </tr> <tr> <td style="background-color: #fff2cc;">2. <a href="#">Activity status: <b>Restricted discretionary</b></a></td> <td> <p><a href="#">Where:</a></p> </td> </tr> </tbody> </table>	<a href="#">LCZ-R5</a>	<a href="#">Commercial Service Activity</a>	1. <a href="#">Activity status: <b>Permitted</b></a>	<p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li>a. <a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</a></li> <li>b. <a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol>	2. <a href="#">Activity status: <b>Restricted discretionary</b></a>	<p><a href="#">Where:</a></p>
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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R6	<table border="1"> <thead> <tr> <th data-bbox="680 1054 842 1098"><u>LCZ-R6</u></th> <th data-bbox="848 1054 2076 1098"><u>Food and Beverage Activity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="680 1102 842 1310">1.</td> <td data-bbox="848 1102 2076 1310"> <p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol> </td> </tr> <tr> <td data-bbox="680 1315 842 1420">2.</td> <td data-bbox="848 1315 2076 1420"> <p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p> </td> </tr> </tbody> </table>	<u>LCZ-R6</u>	<u>Food and Beverage Activity</u>	1.	<p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol>	2.	<p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p>
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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R9	<table border="1"> <thead> <tr> <th data-bbox="672 1054 842 1098"><a href="#">LCZ-R9</a></th> <th data-bbox="848 1054 2076 1098"><a href="#">Educational Facility</a></th> </tr> </thead> <tbody> <tr> <td data-bbox="672 1102 842 1313">1.</td> <td data-bbox="848 1102 2076 1313"> <p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per facility does not exceed 250m<sup>2</sup>; and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol> </td> </tr> <tr> <td data-bbox="672 1318 842 1420">2.</td> <td data-bbox="848 1318 2076 1420"> <p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p> </td> </tr> </tbody> </table>	<a href="#">LCZ-R9</a>	<a href="#">Educational Facility</a>	1.	<p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per facility does not exceed 250m<sup>2</sup>; and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol>	2.	<p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p>
<a href="#">LCZ-R9</a>	<a href="#">Educational Facility</a>								
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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R10	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"><a href="#">LCZ-R10</a></th> <th><a href="#">Office activity</a></th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0ffe0;">1.</td> <td> <p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li>a. <a href="#">The <b>gross floor area</b> per tenancy does not exceed 150m<sup>2</sup>; and</a></li> <li>b. <a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol> </td> </tr> <tr> <td>2.</td> <td> <p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p> </td> </tr> </tbody> </table>	<a href="#">LCZ-R10</a>	<a href="#">Office activity</a>	1.	<p>Activity status: <b>Permitted</b></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li>a. <a href="#">The <b>gross floor area</b> per tenancy does not exceed 150m<sup>2</sup>; and</a></li> <li>b. <a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol>	2.	<p>Activity status: <b>Restricted discretionary</b></p> <p><a href="#">Where:</a></p>
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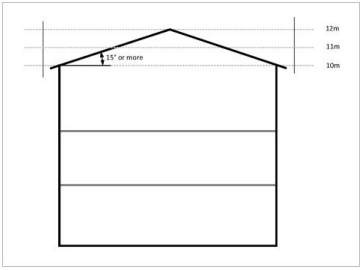
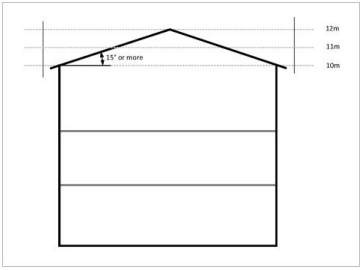
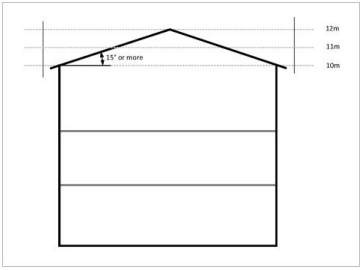
#	Chapter	Change	Track Change						
			<p>a. <a href="#">Compliance is not achieved with LCZ-R10-1.a</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</a></li> <li><a href="#">The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</a></li> <li><a href="#">The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</a></li> <li><a href="#">The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</a></li> <li><a href="#">The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with LCZ-R10-1.b</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><a href="#">An application under LCZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul>						
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R11	<table border="1"> <thead> <tr> <th data-bbox="672 1054 842 1098"><a href="#">LCZ-R11</a></th> <th data-bbox="848 1054 2076 1098"><a href="#">Visitor Accommodation</a></th> </tr> </thead> <tbody> <tr> <td data-bbox="672 1102 842 1362">1.</td> <td data-bbox="848 1102 2076 1362"> <p><a href="#">Activity status: <b>Permitted</b></a></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>;</a></li> <li><a href="#">All <b>habitable rooms</b> comply with LCZ-S5 (Location of <b>Residential Units</b>) and LCZ-S6 (<b>Noise</b> and Ventilation); and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol> </td> </tr> <tr> <td data-bbox="672 1367 842 1422">2.</td> <td data-bbox="848 1367 2076 1422"> <p><a href="#">Activity status: <b>Restricted discretionary</b></a></p> </td> </tr> </tbody> </table>	<a href="#">LCZ-R11</a>	<a href="#">Visitor Accommodation</a>	1.	<p><a href="#">Activity status: <b>Permitted</b></a></p> <p><a href="#">Where:</a></p> <ol style="list-style-type: none"> <li><a href="#">The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>;</a></li> <li><a href="#">All <b>habitable rooms</b> comply with LCZ-S5 (Location of <b>Residential Units</b>) and LCZ-S6 (<b>Noise</b> and Ventilation); and</a></li> <li><a href="#">Compliance is achieved with LCZ-S8 (<b>Landscaping</b> and Screening).</a></li> </ol>	2.	<p><a href="#">Activity status: <b>Restricted discretionary</b></a></p>
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			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R11-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p>b. <u>Compliance is not achieved with LCZ-R11-1.b or LCZ-R11-1.c</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under LCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</u></li> </ul>												
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R12	<table border="1"> <thead> <tr> <th><u>LCZ-R12</u></th> <th><u>Residential Activity</u></th> </tr> </thead> <tbody> <tr> <td>1. <u>Activity status: <b>Permitted</b></u></td> <td></td> </tr> <tr> <td><u>Where:</u></td> <td></td> </tr> <tr> <td>a. <u>No more than six <b>residential units</b> occupy the <b>site</b>; and</u></td> <td></td> </tr> <tr> <td>b. <u>Compliance is achieved with</u></td> <td></td> </tr> <tr> <td>i. <u>LCZ-S5 (Location of <b>Residential Units</b>);</u></td> <td></td> </tr> </tbody> </table>	<u>LCZ-R12</u>	<u>Residential Activity</u>	1. <u>Activity status: <b>Permitted</b></u>		<u>Where:</u>		a. <u>No more than six <b>residential units</b> occupy the <b>site</b>; and</u>		b. <u>Compliance is achieved with</u>		i. <u>LCZ-S5 (Location of <b>Residential Units</b>);</u>	
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#	Chapter	Change	Track Change				
			<p>ii. <a href="#">LCZ-S6 (Noise and Ventilation)</a>; and</p> <p>iii. <a href="#">LCZ-S7 (Outdoor Living Space)</a>.</p> <p>2. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">Compliance is not achieved with LCZ-R12-1.a</a></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">The effects of the residential activity on the existing and anticipated function and role of the Local Centre Zone.</a></li> <li><a href="#">The potential of the residential activity to compromise activities that are enabled in the Local Centre Zone.</a></li> <li><a href="#">The amenity for the occupiers of the residential units.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with LCZ-R12-1.b</a></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b><u>Notification</u></b></p> <p><a href="#">An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</a></p> <p><a href="#">An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</a></p>				
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R13	<table border="1"> <thead> <tr> <th><a href="#">LCZ-R13</a></th> <th><a href="#">Supermarket</a></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p>1. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">The gross floor area does not exceed 1500m<sup>2</sup>; and</a></p> <p>b. <a href="#">Compliance is achieved with LCZ-S7 (Landscaping and Screening).</a></p> </td> </tr> </tbody> </table>	<a href="#">LCZ-R13</a>	<a href="#">Supermarket</a>	<p>1. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">The gross floor area does not exceed 1500m<sup>2</sup>; and</a></p> <p>b. <a href="#">Compliance is achieved with LCZ-S7 (Landscaping and Screening).</a></p>	
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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R14	<table border="1"> <thead> <tr> <th><u>LCZ-R14</u></th> <th><u>Emergency Service Facility</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with LCZ-S7 (<b>Landscaping</b> and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Local Centre Zone.</u></li> </ol> </td> </tr> </tbody> </table>	<u>LCZ-R14</u>	<u>Emergency Service Facility</u>	<p><u>1. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with LCZ-S7 (<b>Landscaping</b> and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Local Centre Zone.</u></li> </ol>	
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<p><u>1. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with LCZ-S7 (<b>Landscaping</b> and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Local Centre Zone.</u></li> </ol>							

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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R15	<p><b>LCZ-R15</b>      <b>Entertainment Facility</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R16	<p><b>LCZ-R16</b>      <b>Sport and Active Recreation</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R17	<p><b>LCZ-R17</b>      <b>Large Format Retail Activity, excluding Supermarkets</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R18	<p><b>LCZ-R18</b>      <b>Drive-through Activity</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R19	<p><b>LCZ-R19</b>      <b>Retirement Village</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R20	<p><b>LCZ-R20</b>      <b>Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</b></p> <p>1. Activity status: <b>Discretionary</b></p>
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R21	<p><b>LCZ-R21</b>      <b>Industrial Activity</b></p> <p>1. Activity status: <b>Non-complying</b></p>

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	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R23	<table border="1"> <tr> <td><a href="#">LCZ-R23</a></td> <td><a href="#">Motorised Recreation</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">LCZ-R23</a>	<a href="#">Motorised Recreation</a>	1. <a href="#">Activity status: Non-complying</a>							
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	New LCZ - Local Centre Zone	Introduce new Standard LCZ-S2	<table border="1"> <thead> <tr> <th><u>LCZ-S2</u></th> <th><u>Height in Relation to Boundary</u></th> </tr> </thead> <tbody> <tr> <td> <p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></p> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li><u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li><u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li><u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive</u></li> </ol> </td> </tr> </tbody> </table>	<u>LCZ-S2</u>	<u>Height in Relation to Boundary</u>	<p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li><u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li><u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li><u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive</u></li> </ol>
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			<div data-bbox="819 277 1218 584" data-label="Diagram"> <p>The diagram illustrates a site boundary. A vertical dashed line represents the boundary, with a 4m dimension indicated. A solid line extends from the top of this boundary at a 60-degree angle. A horizontal solid line extends from the top of the vertical boundary to the right, with a 11m dimension indicated. A horizontal dashed line continues from the top of the vertical boundary to the right, parallel to the horizontal solid line.</p> </div> <p data-bbox="674 608 1025 635"><u>This standard does not apply to:</u></p> <ol data-bbox="719 655 1361 1257" style="list-style-type: none"> <li><u>A boundary with a road.</u></li> <li><u>Existing or proposed internal boundaries within a site.</u></li> <li><u>Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></li> <li><u>Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li><u>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li><u>Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.</u></li> </ol>		
	New LCZ - Local Centre Zone	Introduce new Standard LCZ-S3	<table border="1" data-bbox="667 1297 2072 1353"> <tr> <td data-bbox="667 1297 842 1353"><u>LCZ-S3</u></td> <td data-bbox="848 1297 2072 1353"><u>Setback</u></td> </tr> </table>	<u>LCZ-S3</u>	<u>Setback</u>
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			<p>c. <a href="#">At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</a></p> <p>d. <a href="#">The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</a></p>				
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	New LCZ - Local Centre Zone	Introduce new Standard LCZ-S7	<table border="1"> <tr> <td><a href="#">LCZ-S7</a></td> <td><a href="#">Outdoor Living Space</a></td> </tr> <tr> <td> <p>1. <a href="#">Each <b>residential unit</b> at ground floor level must have an <b>outdoor living space</b> that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</a></p> </td> <td> <p>Matters of discretion are restricted to:</p> <p>1. <a href="#">Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</a></p> </td> </tr> </table>	<a href="#">LCZ-S7</a>	<a href="#">Outdoor Living Space</a>	<p>1. <a href="#">Each <b>residential unit</b> at ground floor level must have an <b>outdoor living space</b> that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</a></p>	<p>Matters of discretion are restricted to:</p> <p>1. <a href="#">Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</a></p>
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			<p>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>c. <u>is accessible from the <b>residential unit</b>; and</u></p> <p>d. <u>may be—</u></p> <p style="padding-left: 20px;">i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></p> <p style="padding-left: 20px;">ii. <u>located directly adjacent to the unit; and</u></p> <p>e. <u>is free of <b>buildings</b>, parking spaces, and servicing and manoeuvring areas.</u></p> <p>2. <u>Each <b>residential unit</b> located above ground floor level must have an <b>outdoor living space</b> in the form of a balcony, patio, or roof terrace that—</u></p> <p>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>b. <u>is accessible from the <b>residential unit</b>; and</u></p> <p>c. <u>may be—</u></p> <p style="padding-left: 20px;">i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p> <p style="padding-left: 20px;">ii. <u>located directly adjacent to the unit.</u></p> <p>3. <u>For multi-unit housing, the <b>outdoor living space</b> can be provided as private space and shared space where:</u></p> <p>a. <u>Each <b>residential unit</b> is provided with a private <b>outdoor living space</b> that has a minimum area of 8m<sup>2</sup></u></p> <p>2. <u>Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</u></p> <p>3. <u>The proximity of the <b>residential unit</b> to accessible public open space.</u></p>

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			<p><u>with a minimum dimension of 1.8m, that is directly accessible from the residential unit to which it relates;</u></p> <p>b. <u>The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</u></p> <p>c. <u>Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</u></p>				
	New LCZ - Local Centre Zone	Introduce new Standard LCZ-S8	<table border="1"> <thead> <tr> <th>LCZ-S8</th> <th>Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas</th> </tr> </thead> <tbody> <tr> <td> <p>1. <u>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</u></p> <p>a. <u>Public road;</u></p> <p>b. <u>Other public space; and</u></p> <p>c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>2. <u>Any on-site parking area must:</u></p> <p>a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>b. <u>Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.</u></p> <p><u>Except that:</u></p> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>Any adverse effects on the streetscape.</u></p> <p>2. <u>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</u></p> <p>3. <u>The service, storage and parking needs of the activity.</u></p> <p>4. <u>The size and location of service, storage and any parking areas.</u></p> </td> </tr> </tbody> </table>	LCZ-S8	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	<p>1. <u>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</u></p> <p>a. <u>Public road;</u></p> <p>b. <u>Other public space; and</u></p> <p>c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>2. <u>Any on-site parking area must:</u></p> <p>a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>b. <u>Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.</u></p> <p><u>Except that:</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>Any adverse effects on the streetscape.</u></p> <p>2. <u>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</u></p> <p>3. <u>The service, storage and parking needs of the activity.</u></p> <p>4. <u>The size and location of service, storage and any parking areas.</u></p>
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			<ul style="list-style-type: none"> <li>The <b>landscaping</b> requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.</li> </ul>				
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			<p><a href="#">stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</a></p> <p><a href="#">peak stormwater runoff.</a></p> <p>2. <a href="#">Cumulative effects.</a></p>

**MUZ – Mixed Use Zone**

New MUZ - Mixed Use Zone	Introduce new Chapter Heading and Introduction	<p><b><a href="#">Mixed Use Zone</a></b></p> <p><a href="#">The Mixed Use Zone provides for a wide range of activities ranging from residential over commercial to light industrial. It enables retail, large format retail, commercial, recreational and entertainment activities, while also providing for drive-through activities and light industrial activities.</a></p> <p><a href="#">While anticipated and provided for in the Mixed Use Zone, light industrial activities are proposed to be assessed on a case by case basis through a resource consent process. This allows for an assessment of their suitability for the zone and provides the opportunity to manage potential adverse effects on existing or anticipated activities in the Mixed Use Zone.</a></p> <p><a href="#">The mixture of residential and non-residential activities in the zone and the medium scale built form establish a safe, vibrant and attractive environment for workers, residents and customers.</a></p> <p><a href="#">It needs to be noted that, due to the wide range of non-residential activities provided for and the potential for light industrial activities to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other Commercial or Residential Zones.</a></p>		
New MUZ - Mixed Use Zone	Introduce new Objective MUZ-O1	<p><b><a href="#">Objectives</a></b></p> <table border="1"> <tr> <td><b><a href="#">MUZ-O1</a></b></td> <td><b><a href="#">Purpose of the Mixed Use Zone</a></b></td> </tr> </table> <p><a href="#">The Mixed Use Zone accommodates a wide range of activities, including commercial, recreational, entertainment, large format retail and car focused activities as well as compatible light industrial activities and residential activities. The non-residential activities service the needs of business and surrounding residential catchments.</a></p>	<b><a href="#">MUZ-O1</a></b>	<b><a href="#">Purpose of the Mixed Use Zone</a></b>
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New MUZ - Mixed Use Zone	Introduce new Objective MUZ-O2	<table border="1"> <tr> <td><b><a href="#">MUZ-O2</a></b></td> <td><b><a href="#">Character and Amenity Values of the Mixed Use Zone</a></b></td> </tr> </table> <p><a href="#">Mixed Use Zones are vibrant, attractive and safe urban environments. The built environment is well-designed, reflects the wide mix of activities and is generally of a medium to high scale and density.</a></p>	<b><a href="#">MUZ-O2</a></b>	<b><a href="#">Character and Amenity Values of the Mixed Use Zone</a></b>
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	New MUZ - Mixed Use Zone	Introduce new Policy MUZ-P4	<table border="1"> <tr> <td><b>MUZ-P4</b></td> <td><b>Inappropriate Activities</b></td> </tr> <tr> <td colspan="2"><a href="#">Avoid activities that area incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.</a></td> </tr> </table>	<b>MUZ-P4</b>	<b>Inappropriate Activities</b>	<a href="#">Avoid activities that area incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.</a>			
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#	Chapter	Change	Track Change			
			<p><a href="#">Encourage new buildings to be oriented towards the front boundary of the site and create a positive interface with the public space.</a></p>			
	New MUZ - Mixed Use Zone	Introduce new Policy MUZ-P7	<table border="1"> <tr> <td><b>MUZ-P7</b></td> <td><b>Interface with Residential and Open Space and Recreation Zones</b></td> </tr> </table> <p><a href="#">Minimise the adverse effects from non-residential use and development on sites directly adjoining the Residential or Open Space and Recreation Zones through:</a></p> <ol style="list-style-type: none"> <li><a href="#">1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;</a></li> <li><a href="#">2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and</a></li> <li><a href="#">3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</a></li> </ol>	<b>MUZ-P7</b>	<b>Interface with Residential and Open Space and Recreation Zones</b>	
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<b>MUZ-P8</b>	<b>Hydraulic neutrality</b>					
	New MUZ - Mixed Use Zone	Introduce new Rules Advice Note	<p><b>Rules</b></p> <p><a href="#">Note: 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 Chapter 2 How the Plan Works.</a></p> <p><a href="#">Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.</a></p> <p><a href="#">Each activity in the Mixed Use Zone shall comply with the relevant qualifying matter areas, permitted activity standards in the district-wide matters of the Plan as listed below.</a></p> <table border="1"> <tr> <td><a href="#">District-wide matters</a></td> </tr> <tr> <td><a href="#">NU – Network Utilities</a></td> </tr> <tr> <td><a href="#">REG - Renewable Energy Generation</a></td> </tr> </table>	<a href="#">District-wide matters</a>	<a href="#">NU – Network Utilities</a>	<a href="#">REG - Renewable Energy Generation</a>
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			<a href="#">TP – Transport and Parking</a>
			<a href="#">CL – Contaminated Land</a>
			<a href="#">HS - Hazardous Substances</a>
			<a href="#">NH - Natural Hazards</a>
			<a href="#">WM – Waste Management</a>
			<a href="#">HH - Historical Heritage</a>
			<a href="#">TREE - Notable Trees</a>
			<a href="#">UTG - Urban Tree Groups</a>
			<a href="#">ECO - Ecosystems and Indigenous Biodiversity</a>
			<a href="#">NATC – Natural Character</a>
			<a href="#">NFL - Natural Features and Landscapes</a>
			<a href="#">PA – Public Access</a>
			<a href="#">SUB - Subdivision</a>
			<a href="#">DC – Development Contributions</a>
			<a href="#">AIR - Air</a>
			<a href="#">PK – Papakāinga</a>
			<a href="#">ASW - Activities on the Surface of Water</a>
			<a href="#">EW - Earthworks</a>
			<a href="#">LIGHT - Light</a>
			<a href="#">NOISE - Noise</a>
			<a href="#">SIGN - Signs</a>
			<a href="#">TEMP - Temporary Activities</a>

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			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with MUZ-R9-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with MUZ-R9-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under MUZ-R9-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>				
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R10	<table border="1"> <thead> <tr> <th><u>MUZ-R10</u></th> <th><u>Entertainment Facility</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> </td> </tr> </tbody> </table>	<u>MUZ-R10</u>	<u>Entertainment Facility</u>	<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p>	
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#	Chapter	Change	Track Change				
			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with MUZ-R10-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with MUZ-R10-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under MUZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>				
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R11	<table border="1"> <thead> <tr> <th><u>MUZ-R11</u></th> <th><u>Sport and Active Recreation</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy including outdoor areas does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> </td> </tr> </tbody> </table>	<u>MUZ-R11</u>	<u>Sport and Active Recreation</u>	<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy including outdoor areas does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p>	
<u>MUZ-R11</u>	<u>Sport and Active Recreation</u>						
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			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with MUZ-R11-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with MUZ-R11-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><u>An application under MUZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>												
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#	Chapter	Change	Track Change						
			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with MUZ-R12-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p>b. <u>Compliance is not achieved with MUZ-R12-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under MUZ-R12-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>						
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R14	<table border="1"> <thead> <tr> <th data-bbox="672 1106 840 1150">MUZ-R14</th> <th data-bbox="846 1106 2076 1150">Drive-through Activity</th> </tr> </thead> <tbody> <tr> <td data-bbox="672 1155 840 1362">1.</td> <td data-bbox="846 1155 2076 1362"> <p><u>Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the <b>activity</b> including parking and manoeuvring areas does not exceed 1500m<sup>2</sup>; and</u></p> <p>b. <u>Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> </td> </tr> <tr> <td data-bbox="672 1367 840 1422">2.</td> <td data-bbox="846 1367 2076 1422"> <p><u>Activity status: <b>Restricted discretionary</b></u></p> </td> </tr> </tbody> </table>	MUZ-R14	Drive-through Activity	1.	<p><u>Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the <b>activity</b> including parking and manoeuvring areas does not exceed 1500m<sup>2</sup>; and</u></p> <p>b. <u>Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p>	2.	<p><u>Activity status: <b>Restricted discretionary</b></u></p>
MUZ-R14	Drive-through Activity								
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	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R15	<table border="1"> <thead> <tr> <th><u>MUZ-R15</u></th> <th><u>Visitor Accommodation</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p>1. <u>Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></p> <p>b. <u>All <b>habitable rooms</b> comply with MUZ-S4 (<b>Noise</b> and Ventilation); and</u></p> <p>c. <u>Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> </td> </tr> <tr> <td colspan="2"> <p>2. <u>Activity status: <b>Restricted discretionary</b></u></p> </td> </tr> </tbody> </table>	<u>MUZ-R15</u>	<u>Visitor Accommodation</u>	<p>1. <u>Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></p> <p>b. <u>All <b>habitable rooms</b> comply with MUZ-S4 (<b>Noise</b> and Ventilation); and</u></p> <p>c. <u>Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p>		<p>2. <u>Activity status: <b>Restricted discretionary</b></u></p>	
<u>MUZ-R15</u>	<u>Visitor Accommodation</u>								
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			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with MUZ-R15-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p>b. <u>Compliance is not achieved with MUZ-R15-1.b or MUZ-R15-1.c</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under MUZ-R15-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>												
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R16	<table border="1"> <thead> <tr> <th><u>MUZ-R16</u></th> <th><u>Residential Activity</u></th> </tr> </thead> <tbody> <tr> <td>1. <u>Activity status: <b>Permitted</b></u></td> <td></td> </tr> <tr> <td><u>Where:</u></td> <td></td> </tr> <tr> <td>a. <u>No more than six <b>residential units</b> occupy the <b>site</b>; and</u></td> <td></td> </tr> <tr> <td>b. <u>Compliance is achieved with</u></td> <td></td> </tr> <tr> <td>i. <u>MUZ-S4 (<b>Noise</b> and Ventilation); and</u></td> <td></td> </tr> </tbody> </table>	<u>MUZ-R16</u>	<u>Residential Activity</u>	1. <u>Activity status: <b>Permitted</b></u>		<u>Where:</u>		a. <u>No more than six <b>residential units</b> occupy the <b>site</b>; and</u>		b. <u>Compliance is achieved with</u>		i. <u>MUZ-S4 (<b>Noise</b> and Ventilation); and</u>	
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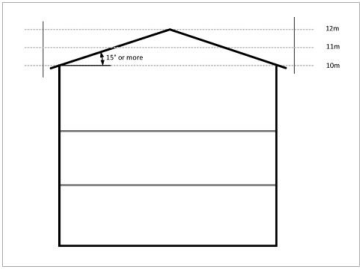
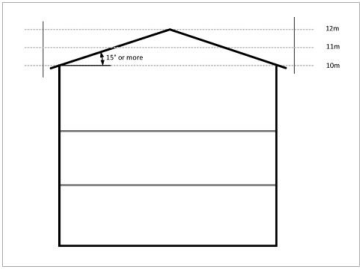
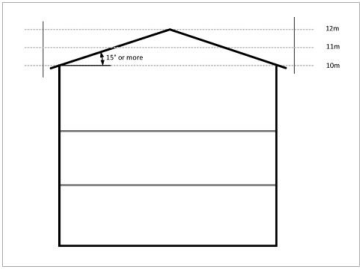
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#	Chapter	Change	Track Change		
			<p>ii. <a href="#">MUZ-S5 (Outdoor Living Space)</a>.</p> <p>2. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">Compliance is not achieved with MUZ-R16-1.a</a></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">The effects of the residential activity on the existing and anticipated function and role of the Mixed Use Zone.</a></li> <li><a href="#">The potential of the residential activity to compromise activities that are enabled in the zone.</a></li> <li><a href="#">The amenity for the occupiers of the residential units.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with MUZ-R16-1.b</a></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li><a href="#">An application under MUZ-R16-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</a></li> </ul>		
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R17	<table border="1" data-bbox="674 986 2074 1034"> <tr> <td data-bbox="674 986 842 1034"><b>MUZ-R17</b></td> <td data-bbox="848 986 2074 1034"><b>Retirement Village</b></td> </tr> </table> <p>1. <a href="#">Activity status: Restricted discretionary</a></p> <p><u>Where:</u></p> <p>a. <a href="#">All habitable rooms comply with MUZ-S4 (Noise and Ventilation); and</a></p> <p>b. <a href="#">Compliance is achieved with MUZ-S6 (Landscaping and Screening).</a></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">The extent to which the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</a></li> <li><a href="#">The effects of the of the activity on the existing and anticipated function and role of the Mixed Use Zone.</a></li> </ol>	<b>MUZ-R17</b>	<b>Retirement Village</b>
<b>MUZ-R17</b>	<b>Retirement Village</b>				

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#	Chapter	Change	Track Change
			<p>3. <u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></p> <p>4. <u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></p> <p>5. <u>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</u></p> <p>6. <u>The amenity for the occupiers of <b>residential units</b> or <b>habitable rooms</b>.</u></p> <p>2. <u>Activity status: <b>Discretionary</b></u>  <u>Where:</u>  a. <u>Compliance is not achieved with MUZ-R17-1.a or MUZ-R17-1.b</u></p>
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R18	<p><b>MUZ-R18</b>      <u>Light Industrial Activities</u></p> <p>1. <u>Activity status: <b>Restricted discretionary</b></u>  <u>Where:</u>  a. <u>The <b>gross floor area</b> does not exceed 3500m<sup>2</sup>; and</u>  b. <u>Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u>  <u>Matters of discretion are restricted to:</u>  1. <u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u>  2. <u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u>  3. <u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u>  4. <u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></p> <p>2. <u>Activity status: <b>Discretionary</b></u>  <u>Where:</u>  a. <u>Compliance is not achieved with MUZ-R18-1.a or MUZ-R18-1.b</u></p>



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#	Chapter	Change	Track Change						
	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R19	<table border="1"> <tr> <td><a href="#">MUZ-R19</a></td> <td><a href="#">Emergency Service Facility</a></td> </tr> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Mixed Use Zone.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> </td> </tr> <tr> <td colspan="2"> <p><u>2. Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with MUZ-R19-1.a</u></p> </td> </tr> </table>	<a href="#">MUZ-R19</a>	<a href="#">Emergency Service Facility</a>	<p><u>1. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with MUZ-S6 (<b>Landscaping</b> and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Mixed Use Zone.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>		<p><u>2. Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with MUZ-R19-1.a</u></p>	
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	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R20	<table border="1"> <tr> <td><a href="#">MUZ-R20</a></td> <td><a href="#">Warehouses</a></td> </tr> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Discretionary</b></u></p> </td> </tr> </table>	<a href="#">MUZ-R20</a>	<a href="#">Warehouses</a>	<p><u>1. Activity status: <b>Discretionary</b></u></p>			
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	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R24	<table border="1"> <tr> <td><b>MUZ-R24</b></td> <td><b>Industrial Activity, excluding Light Industrial Activities and Warehouses</b></td> </tr> <tr> <td>1.</td> <td>Activity status: <b>Non-complying</b></td> </tr> </table>	<b>MUZ-R24</b>	<b>Industrial Activity, excluding Light Industrial Activities and Warehouses</b>	1.	Activity status: <b>Non-complying</b>		
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	New MUZ - Mixed Use Zone	Introduce new Rule MUZ-R25	<table border="1"> <tr> <td><b>MUZ-R25</b></td> <td><b>Rural Industry</b></td> </tr> <tr> <td>1.</td> <td>Activity status: <b>Non-complying</b></td> </tr> </table>	<b>MUZ-R25</b>	<b>Rural Industry</b>	1.	Activity status: <b>Non-complying</b>		
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	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S1	<table border="1"> <tr> <th colspan="2">Standards</th> </tr> <tr> <td><b>MUZ-S1</b></td> <td><b>Height</b></td> </tr> <tr> <td> <p>1. <b>Buildings</b> must not exceed 26 metres in <b>height</b>, except that 50% of a <b>building's</b> roof in elevation, measured vertically from the junction between wall and roof, may exceed this <b>height</b> by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the <b>building or structure</b>.</li> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>Compatibility with the planned built urban form of <b>buildings, structures and activities</b> in the surrounding area.</li> <li>Whether the <b>building height</b> is commensurate with the anticipated level of <b>commercial activities and community services</b> in the Mixed Use Zone</li> </ol> </td> </tr> </table>	Standards		<b>MUZ-S1</b>	<b>Height</b>	<p>1. <b>Buildings</b> must not exceed 26 metres in <b>height</b>, except that 50% of a <b>building's</b> roof in elevation, measured vertically from the junction between wall and roof, may exceed this <b>height</b> by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the <b>building or structure</b>.</li> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>Compatibility with the planned built urban form of <b>buildings, structures and activities</b> in the surrounding area.</li> <li>Whether the <b>building height</b> is commensurate with the anticipated level of <b>commercial activities and community services</b> in the Mixed Use Zone</li> </ol>
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			<p>2. <u>Any fence or standalone wall along a side or rear <b>boundary</b> which adjoins a <b>site</b> zoned Residential or Open Space and Recreation must not exceed 2m in <b>height</b>.</u></p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><u>Solar water heating components provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li><u>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li><u><b>Antennas</b>, aerials, and flues provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li><u>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li><u>Lift overruns provided these do not exceed the <b>height</b> by more than 1m.</u></li> </ol> <p>6. <u>Whether an increase in <b>building height</b> results from a response to <b>natural hazard</b> mitigation.</u></p> <p>7. <u>Whether topographical or other <b>site</b> constraints make compliance with the standard impractical.</u></p>				
	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S2	<table border="1"> <thead> <tr> <th>MUZ-S2</th> <th>Height in Relation to Boundary</th> </tr> </thead> <tbody> <tr> <td> <p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></p> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li><u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li><u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li><u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive</u></li> </ol> </td> </tr> </tbody> </table>	MUZ-S2	Height in Relation to Boundary	<p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li><u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li><u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li><u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive</u></li> </ol>
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			<div data-bbox="819 277 1218 584" data-label="Diagram"> <p>The diagram illustrates a site boundary. A vertical dashed line represents the boundary, with a 4m dimension indicated. A solid line extends from the top of this boundary at a 60-degree angle. A horizontal solid line extends from the top of the vertical boundary to the right, with a 11m dimension indicated. A horizontal dashed line continues from the end of the 60-degree line to the right edge of the diagram.</p> </div> <p data-bbox="674 608 1025 635"><u>This standard does not apply to:</u></p> <ul data-bbox="719 655 1361 1257" style="list-style-type: none"> <li>a. <u>A boundary with a road.</u></li> <li>b. <u>Existing or proposed internal boundaries within a site.</u></li> <li>c. <u>Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></li> <li>d. <u>Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li>e. <u>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li>f. <u>Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.</u></li> </ul>		
	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S3	<table border="1" data-bbox="665 1294 2083 1369"> <tr> <td data-bbox="665 1294 853 1369"><u>MUZ-S3</u></td> <td data-bbox="860 1294 2083 1369"><u>Setback</u></td> </tr> </table>	<u>MUZ-S3</u>	<u>Setback</u>
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			<p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Setback</b> standard applies:</u></p> <p>1. <u><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</u></p> <table border="1"> <thead> <tr> <th><u>Yard</u></th> <th><u>Minimum depth</u></th> </tr> </thead> <tbody> <tr> <td><u>Side</u></td> <td><u>1 metre</u></td> </tr> <tr> <td><u>Rear</u></td> <td><u>1 metre</u></td> </tr> </tbody> </table> <p>2. <u>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</u></p> <p>3. <u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><u><b>Accessory buildings</b> less than 2m in <b>height</b>.</u></li> <li><u><b>Fences and standalone walls</b>.</u></li> </ol>	<u>Yard</u>	<u>Minimum depth</u>	<u>Side</u>	<u>1 metre</u>	<u>Rear</u>	<u>1 metre</u>
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	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S4	<table border="1"> <thead> <tr> <th><u>MUZ-S4</u></th> <th><u>Noise and Ventilation</u></th> </tr> </thead> <tbody> <tr> <td> <p>1. <u>All <b>residential units</b> must meet all of the following standards:</u></p> <ol style="list-style-type: none"> <li><u>All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>D_{nT,w+Ctr} &gt; 30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</u></li> <li><u>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u></li> </ol> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</u></li> <li><u>The amenity for the occupiers of the <b>residential units</b>.</u></li> </ol> </td> </tr> </tbody> </table>	<u>MUZ-S4</u>	<u>Noise and Ventilation</u>	<p>1. <u>All <b>residential units</b> must meet all of the following standards:</u></p> <ol style="list-style-type: none"> <li><u>All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>D_{nT,w+Ctr} &gt; 30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</u></li> <li><u>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u></li> </ol>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</u></li> <li><u>The amenity for the occupiers of the <b>residential units</b>.</u></li> </ol>		
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#	Chapter	Change	Track Change	
	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S5	<p><u><a href="#">MUZ-S5</a></u></p>	<p><u><a href="#">Outdoor Living Space</a></u></p> <p>1. <u><a href="#">Each residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</a></u></p> <p>a. <u><a href="#">where located at ground level, has no dimension less than 3 metres; and</a></u></p> <p>b. <u><a href="#">where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</a></u></p> <p>c. <u><a href="#">is accessible from the residential unit; and</a></u></p> <p>d. <u><a href="#">may be—</a></u></p> <p>i. <u><a href="#">grouped cumulatively by area in 1 communally accessible location; or</a></u></p> <p>ii. <u><a href="#">located directly adjacent to the unit; and</a></u></p> <p>e. <u><a href="#">is free of buildings, parking spaces, and servicing and manoeuvring areas.</a></u></p> <p>2. <u><a href="#">Each residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</a></u></p> <p>a. <u><a href="#">is at least 8 square metres and has a minimum dimension of 1.8 metres; and</a></u></p> <p>b. <u><a href="#">is accessible from the residential unit; and</a></u></p> <p>c. <u><a href="#">may be—</a></u></p> <p>i. <u><a href="#">grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</a></u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u><a href="#">Whether adequate useable space is provided to accommodate outdoor activities.</a></u></p> <p>2. <u><a href="#">Whether there are topographical or other site constraints that make compliance with the standard impractical.</a></u></p> <p>3. <u><a href="#">The proximity of the residential unit to accessible public open space.</a></u></p>

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			<p><a href="#">ii. located directly adjacent to the unit.</a></p> <p>3. <a href="#">For multi-unit housing, the <b>outdoor living space</b> can be provided as private space and shared space where:</a></p> <p>a. <a href="#">Each <b>residential unit</b> is provided with a private <b>outdoor living space</b> that has a minimum area of 8m<sup>2</sup> with a minimum dimension of 1.8m, that is directly accessible from the <b>residential unit</b> to which it relates;</a></p> <p>b. <a href="#">The shared <b>outdoor living space</b> has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</a></p> <p>c. <a href="#">Any ground floor <b>outdoor living space</b> is free of <b>buildings</b>, parking spaces and manoeuvring areas.</a></p>				
	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S6	<table border="1"> <thead> <tr> <th>MUZ-S6</th> <th>Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas</th> </tr> </thead> <tbody> <tr> <td> <p>1. <a href="#">Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</a></p> <p>a. <a href="#">Public road;</a></p> <p>b. <a href="#">Other public space; or</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking area must</a></p> <p>a. <a href="#">Be fully screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>b. <a href="#">Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees,</a></p> </td> <td> <p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Any adverse effects on the streetscape.</a></p> <p>2. <a href="#">The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p> </td> </tr> </tbody> </table>	MUZ-S6	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	<p>1. <a href="#">Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</a></p> <p>a. <a href="#">Public road;</a></p> <p>b. <a href="#">Other public space; or</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking area must</a></p> <p>a. <a href="#">Be fully screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>b. <a href="#">Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees,</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <p>1. <a href="#">Any adverse effects on the streetscape.</a></p> <p>2. <a href="#">The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p>
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			<p><u>shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</u></p> <p>3. <u>At least 5% of any ground level parking area not contained within a building must be landscaped.</u></p>				
	New MUZ - Mixed Use Zone	Introduce new Standard MUZ-S7	<table border="1"> <thead> <tr> <th><u>MUZ-S7</u></th> <th><u>Water Supply, Stormwater and Wastewater</u></th> </tr> </thead> <tbody> <tr> <td> <p>1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u></p> </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</u></li> <li>2. <u>Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</u></li> <li>3. <u>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</u></li> <li>4. <u>Whether the development can achieve hydraulic neutrality.</u></li> <li>5. <u>The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff.</u></li> </ol> </td> </tr> </tbody> </table>	<u>MUZ-S7</u>	<u>Water Supply, Stormwater and Wastewater</u>	<p>1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</u></li> <li>2. <u>Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</u></li> <li>3. <u>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</u></li> <li>4. <u>Whether the development can achieve hydraulic neutrality.</u></li> <li>5. <u>The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff.</u></li> </ol>
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			<p><u>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff.</u></li> <li>2. <u>Cumulative effects.</u></li> </ol>						
TCZ – Town Centre Zone									
	New TCZ - Town Centre Zone	Introduce new Chapter Heading and Introduction	<p><u><b>TCZ - Town Centre Zone</b></u></p> <p><u>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 and health care 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.</u></p> <p><u>The Town Centre Zone provides for residential activities where it is located above ground floor along identified active street frontages. It does not encourage large format retail (except for supermarkets), car-oriented activities or light industrial activities.</u></p> <p><u>The Town Centre Zone is characterised by a high-density built environment that aligns well with the expected high-density of the surrounding residential environment. The Town Centre Zone is well serviced by public transport. Buildings are mostly built up to the road frontage with active frontages to provide a vibrant and attractive streetscape.</u></p> <p><u>Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back and outdoor storage and parking areas need to be screened.</u></p>						
	New TCZ - Town Centre Zone	Introduce new Objective TCZ-O1	<table border="1"> <thead> <tr> <th colspan="2"><u>Objectives</u></th> </tr> </thead> <tbody> <tr> <td><u>TCZ-O1</u></td> <td><u>Purpose of the Town Centre Zone</u></td> </tr> <tr> <td colspan="2"><u>The Town Centre Zone is a medium to large scale commercial centre that services the needs of the immediate and neighbouring suburbs and accommodates a wide range of commercial and community activities as well as residential activities.</u></td> </tr> </tbody> </table>	<u>Objectives</u>		<u>TCZ-O1</u>	<u>Purpose of the Town Centre Zone</u>	<u>The Town Centre Zone is a medium to large scale commercial centre that services the needs of the immediate and neighbouring suburbs and accommodates a wide range of commercial and community activities as well as residential activities.</u>	
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	New TCZ - Town Centre Zone	Introduce new Objective TCZ-O2	<table border="1"> <tbody> <tr> <td><u>TCZ-O2</u></td> <td><u>Character and Amenity Values of the Town Centre Zone</u></td> </tr> </tbody> </table>	<u>TCZ-O2</u>	<u>Character and Amenity Values of the Town Centre Zone</u>				
<u>TCZ-O2</u>	<u>Character and Amenity Values of the Town Centre Zone</u>								

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			<a href="#">The Town Centre Zone is a vibrant, attractive and safe urban environment that is characterised by high-density urban development, well-designed buildings and high quality public spaces.</a>		
	New TCZ - Town Centre Zone	Introduce new Objective TCZ-O3	<table border="1"> <tr> <td><a href="#">TCZ-O3</a></td> <td><a href="#">Managing Effects at the Zone Interface</a></td> </tr> </table> <p><a href="#">Use and development within the Town Centre Zone are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential and Open Space and Recreation Zones.</a></p>	<a href="#">TCZ-O3</a>	<a href="#">Managing Effects at the Zone Interface</a>
<a href="#">TCZ-O3</a>	<a href="#">Managing Effects at the Zone Interface</a>				
	New TCZ - Town Centre Zone	Introduce new Objective TCZ-O4	<table border="1"> <tr> <td><a href="#">TCZ-O4</a></td> <td><a href="#">Hydraulic neutrality</a></td> </tr> </table> <p><a href="#">There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.</a></p>	<a href="#">TCZ-O4</a>	<a href="#">Hydraulic neutrality</a>
<a href="#">TCZ-O4</a>	<a href="#">Hydraulic neutrality</a>				
	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P1	<p><a href="#">Policies</a></p> <table border="1"> <tr> <td><a href="#">TCZ-P1</a></td> <td><a href="#">Appropriate activities</a></td> </tr> </table> <p><a href="#">Enable appropriate activities that</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">Are compatible with the anticipated purpose, character and amenity values of the Town Centre Zone;</a></li> <li>2. <a href="#">Service the needs of the immediate and surrounding suburbs; and</a></li> <li>3. <a href="#">Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites.</a></li> </ol>	<a href="#">TCZ-P1</a>	<a href="#">Appropriate activities</a>
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	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P2	<table border="1"> <tr> <td><a href="#">TCZ-P2</a></td> <td><a href="#">Residential activity</a></td> </tr> </table> <p><a href="#">Provide for medium to high density residential development and activity where:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The residential units are located above ground floor, where located along an active frontage identified on the planning maps;</a></li> <li>2. <a href="#">It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space;</a></li> <li>3. <a href="#">Any residential units are designed to:</a> <ol style="list-style-type: none"> <li>a. <a href="#">Achieve adequate indoor noise and ventilation levels for occupants; and</a></li> <li>b. <a href="#">Provide appropriate amenity for occupants; and</a></li> </ol> </li> </ol>	<a href="#">TCZ-P2</a>	<a href="#">Residential activity</a>
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			4. <a href="#">Reverse sensitivity effects on commercial activities are minimised.</a>		
	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P3	<table border="1"> <tr> <td><a href="#">TCZ-P3</a></td> <td><a href="#">Other activities</a></td> </tr> </table> <p><a href="#">Only allow for other activities, including larger scale activities, where:</a></p> <ol style="list-style-type: none"> <li><a href="#">Any adverse effects can be managed;</a></li> <li><a href="#">The scale and intensity of the activity is consistent with the anticipated character of the Town Centre Zone;</a></li> <li><a href="#">The design and layout of the activity does not compromise the streetscape, amenity or safety;</a></li> <li><a href="#">The size, intensity and scale of the activity does not compromise other activities that are anticipated and enabled within the Town Centre Zone; and</a></li> <li><a href="#">The location of the activity in the Town Centre Zone does not undermine the role and function of the City Centre Zone.</a></li> </ol>	<a href="#">TCZ-P3</a>	<a href="#">Other activities</a>
<a href="#">TCZ-P3</a>	<a href="#">Other activities</a>				
	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P4	<table border="1"> <tr> <td><a href="#">TCZ-P4</a></td> <td><a href="#">Inappropriate activities</a></td> </tr> </table> <p><a href="#">Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone and the surrounding environment.</a></p>	<a href="#">TCZ-P4</a>	<a href="#">Inappropriate activities</a>
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	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P5	<table border="1"> <tr> <td><a href="#">TCZ-P5</a></td> <td><a href="#">Built development</a></td> </tr> </table> <p><a href="#">Provide for high-density development that</a></p> <ol style="list-style-type: none"> <li><a href="#">Is compatible with the anticipated role, character and function of the Town Centre Zone;</a></li> <li><a href="#">Is commensurate with the anticipated level of commercial activities and community services in the Town Centre Zone;</a></li> <li><a href="#">Reflects the anticipated high-density built environment of the Town Centre Zone;</a></li> <li><a href="#">Is well designed and contributes to an attractive urban environment; and</a></li> <li><a href="#">Provides active and attractive street frontages.</a></li> </ol>	<a href="#">TCZ-P5</a>	<a href="#">Built development</a>
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	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P6	<table border="1"> <tr> <td><a href="#">TCZ-P6</a></td> <td><a href="#">Public Space Interface and Active Street Frontages</a></td> </tr> </table> <p><a href="#">Provide for new development that creates a positive interface with the public space through high quality building design.</a></p>	<a href="#">TCZ-P6</a>	<a href="#">Public Space Interface and Active Street Frontages</a>
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			<p><u>Where located along identified active frontages, require new built development and <b>activities</b> to provide a positive interface with the public space through:</u></p> <ol style="list-style-type: none"> <li><u>1. Being built up to and oriented towards the front <b>boundary</b> of the <b>site</b>;</u></li> <li><u>2. Providing <b>verandahs</b> or other adequate forms of pedestrian shelter;</u></li> <li><u>3. Providing display windows and obvious public entrances; and</u></li> <li><u>4. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of <b>buildings</b>.</u></li> </ol>		
	New TCZ - Town Centre Zone	Introduce new Policy TCZ-P7	<table border="1"> <tr> <td><b>TCZ-P7</b></td> <td><b>Interface with Residential Zones and Open Space and Recreation Zones</b></td> </tr> </table> <p><u>Minimise the adverse <b>effects</b> from <b>commercial activities</b> and development on directly adjoining <b>sites</b> that are zoned Residential or Open Space and Recreation through:</u></p> <ol style="list-style-type: none"> <li><u>1. Requiring new <b>buildings</b> and <b>activities</b> to be located and designed to manage any shading and privacy <b>effects</b> on neighbouring <b>sites</b> zoned Residential or Open Space and Recreation;</u></li> <li><u>2. Limiting the <b>height</b>, bulk and form of new <b>buildings</b> along <b>boundaries</b> with <b>sites</b> zoned Residential or Open Space and Recreation to minimise dominance <b>effects</b>; and</u></li> <li><u>3. Requiring the use of screening and <b>landscaping</b> to minimise adverse visual <b>effects</b> on adjoining <b>sites</b> zoned Residential or Open Space and Recreation.</u></li> </ol>	<b>TCZ-P7</b>	<b>Interface with Residential Zones and Open Space and Recreation Zones</b>
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<b>TCZ-P8</b>	<b>Hydraulic neutrality</b>				
	New TCZ - Town Centre Zone	Introduce new Rules Advice Note	<table border="1"> <tr> <td><b>Rules</b></td> </tr> </table>	<b>Rules</b>	
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Note: 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 Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General **Subdivision** Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

Each **activity** in the Town Centre Zone shall comply with the relevant **qualifying matter area** provisions and permitted **activity** standards in the district-wide matters of the Plan as listed below.

<b><u>District-wide matters</u></b>
<u>NU – Network Utilities</u>
<u>REG - Renewable Energy Generation</u>
<u>TP – Transport and Parking</u>
<u>CL – Contaminated Land</u>
<u>HS - Hazardous Substances</u>
<u>NH - Natural Hazards</u>
<u>WM – Waste Management</u>
<u>HH - Historical Heritage</u>
<u>TREE - Notable Trees</u>
<u>UTG - Urban Tree Groups</u>
<u>ECO - Ecosystems and Indigenous Biodiversity</u>
<u>NATC – Natural Character</u>
<u>NFL - Natural Features and Landscapes</u>
<u>PA – Public Access</u>
<u>SUB - Subdivision</u>
<u>DC – Development Contributions</u>
<u>AIR - Air</u>
<u>PK – Papakāinga</u>

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			<table border="1"> <tr><td><a href="#">ASW - Activities on the Surface of Water</a></td></tr> <tr><td><a href="#">EW - Earthworks</a></td></tr> <tr><td><a href="#">LIGHT - Light</a></td></tr> <tr><td><a href="#">NOISE - Noise</a></td></tr> <tr><td><a href="#">SIGN - Signs</a></td></tr> <tr><td><a href="#">TEMP - Temporary Activities</a></td></tr> </table>	<a href="#">ASW - Activities on the Surface of Water</a>	<a href="#">EW - Earthworks</a>	<a href="#">LIGHT - Light</a>	<a href="#">NOISE - Noise</a>	<a href="#">SIGN - Signs</a>	<a href="#">TEMP - Temporary Activities</a>
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	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R1	<table border="1"> <tr> <td data-bbox="663 587 842 644"><b><u>TCZ-R1</u></b></td> <td data-bbox="842 587 2085 644"><b><u>Buildings and structures, including additions and alterations</u></b></td> </tr> <tr> <td colspan="2" data-bbox="663 644 2085 1402"> <p><b><u>1. Activity status: Permitted</u></b></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the new <b>building</b> does not exceed 1,000m<sup>2</sup>;</u></p> <p>b. <u>Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 1,000m<sup>2</sup>; and</u></p> <p>c. <u>Compliance is achieved with</u></p> <p>i. <u>TCZ-S1 (<b>Height</b>);</u></p> <p>ii. <u>TCZ-S2 (<b>Height in Relation to Boundary</b>);</u></p> <p>iii. <u>TCZ-S3 (<b>Setbacks</b>);</u></p> <p>iv. <u>TCZ-S4 (<b>Active Frontages</b>);</u></p> <p>v. <u>TCZ-S5 (<b>Location of Residential Units</b>);</u></p> <p>vi. <u>TCZ-S6 (<b>Noise</b> and Ventilation);</u></p> <p>vii. <u>TCZ-S7 (<b>Outdoor Living Space</b>);</u></p> <p>viii. <u>TCZ-S8 (<b>Landscaping</b> and Screening);</u></p> <p>ix. <u>TCZ-S9 (<b>Water Supply, Stormwater</b> and <b>Wastewater</b>); and</u></p> <p>x. <u>TCZ-S10 (<b>Hydraulic neutrality</b>).</u></p> </td> </tr> </table>	<b><u>TCZ-R1</u></b>	<b><u>Buildings and structures, including additions and alterations</u></b>	<p><b><u>1. Activity status: Permitted</u></b></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the new <b>building</b> does not exceed 1,000m<sup>2</sup>;</u></p> <p>b. <u>Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 1,000m<sup>2</sup>; and</u></p> <p>c. <u>Compliance is achieved with</u></p> <p>i. <u>TCZ-S1 (<b>Height</b>);</u></p> <p>ii. <u>TCZ-S2 (<b>Height in Relation to Boundary</b>);</u></p> <p>iii. <u>TCZ-S3 (<b>Setbacks</b>);</u></p> <p>iv. <u>TCZ-S4 (<b>Active Frontages</b>);</u></p> <p>v. <u>TCZ-S5 (<b>Location of Residential Units</b>);</u></p> <p>vi. <u>TCZ-S6 (<b>Noise</b> and Ventilation);</u></p> <p>vii. <u>TCZ-S7 (<b>Outdoor Living Space</b>);</u></p> <p>viii. <u>TCZ-S8 (<b>Landscaping</b> and Screening);</u></p> <p>ix. <u>TCZ-S9 (<b>Water Supply, Stormwater</b> and <b>Wastewater</b>); and</u></p> <p>x. <u>TCZ-S10 (<b>Hydraulic neutrality</b>).</u></p>			
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			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with TCZ-R1-1.a or TCZ-R1-1.b.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>1. The extent to which the size and scale of the <b>building</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Town Centre Zone.</u></li> <li><u>2. The extent to which the size and scale of the <b>building</b> may adversely impact on the anticipated amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>3. Whether the <b>building</b> reflects the anticipated purpose, scale and context of the Town Centre Zone.</u></li> <li><u>4. Whether the <b>building</b> is well designed and contributes to an attractive urban environment.</u></li> <li><u>5. The <b>effects</b> of the size and scale of the <b>building</b> on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li><u>6. The potential of the size and scale of the <b>building</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</u></li> <li><u>7. The potential of the size and scale of the <b>building</b> to undermine the role and function of the City Centre Zone.</u></li> <li><u>8. The extent to which the adverse <b>effects</b> of the size and scale of the <b>building</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with one or more of the standards under TCZ-R1-1.c.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>1. The matters of discretion of any infringed standard.</u></li> </ol> <p><b><u>Notification:</u></b></p> <p><u>An application under this rule where compliance is not achieved with TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6 or TCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><u>An application under this rule where compliance is not achieved with TCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA</u></p>

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	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R6	<table border="1"> <thead> <tr> <th><u>TCZ-R6</u></th> <th><u>Food and Beverage Activity</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with TCZ-S8 (<b>Landscaping</b> and <b>Screening</b>).</u></p> </td> </tr> </tbody> </table>	<u>TCZ-R6</u>	<u>Food and Beverage Activity</u>	<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with TCZ-S8 (<b>Landscaping</b> and <b>Screening</b>).</u></p>	
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			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with TCZ-R9-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with TCZ-R9-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under TCZ-R9-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>				
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R10	<table border="1"> <thead> <tr> <th><u>TCZ-R10</u></th> <th><u>Office activity</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with TCZ-S8 (<b>Landscaping</b> and <b>Screening</b>).</u></p> </td> </tr> </tbody> </table>	<u>TCZ-R10</u>	<u>Office activity</u>	<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</u></p> <p><u>b. Compliance is achieved with TCZ-S8 (<b>Landscaping</b> and <b>Screening</b>).</u></p>	
<u>TCZ-R10</u>	<u>Office activity</u>						
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#	Chapter	Change	Track Change				
			<p><u>2. Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with TCZ-R10-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li><u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</u></li> <li><u>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p><u>b. Compliance is not achieved with TCZ-R10-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The matters of discretion of the infringed standard.</u></li> </ol> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under TCZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>				
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R11	<table border="1"> <thead> <tr> <th><u>TCZ-R11</u></th> <th><u>Visitor Accommodation</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"> <p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></p> <p><u>b. All <b>habitable rooms</b> comply with TCZ-S5 (Location of <b>Residential Units</b>) and TCZ-S6 (<b>Noise</b> and Ventilation); and</u></p> </td> </tr> </tbody> </table>	<u>TCZ-R11</u>	<u>Visitor Accommodation</u>	<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></p> <p><u>b. All <b>habitable rooms</b> comply with TCZ-S5 (Location of <b>Residential Units</b>) and TCZ-S6 (<b>Noise</b> and Ventilation); and</u></p>	
<u>TCZ-R11</u>	<u>Visitor Accommodation</u>						
<p><u>1. Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p><u>a. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></p> <p><u>b. All <b>habitable rooms</b> comply with TCZ-S5 (Location of <b>Residential Units</b>) and TCZ-S6 (<b>Noise</b> and Ventilation); and</u></p>							

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#	Chapter	Change	Track Change		
			<p>c. <a href="#">Compliance is achieved with TCZ-S8 (Landscaping and Screening).</a></p> <hr/> <p>2. <a href="#">Activity status: <b>Restricted discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with TCZ-R11-1.a</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</a></li> <li>2. <a href="#">The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</a></li> <li>3. <a href="#">The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</a></li> <li>4. <a href="#">The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</a></li> <li>5. <a href="#">The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> </ol> <p>b. <a href="#">Compliance is not achieved with TCZ-R11-1.b or TCZ-R11-1.c</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The matters of discretion of the infringed standard.</a></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• <a href="#">An application under TCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</a></li> </ul>		
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R12	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><a href="#">TCZ-R12</a></td> <td><a href="#">Residential Activity</a></td> </tr> </table> <p>1. <a href="#">Activity status: <b>Permitted</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">No more than six <b>residential units</b> occupy the <b>site</b>; and</a></p>	<a href="#">TCZ-R12</a>	<a href="#">Residential Activity</a>
<a href="#">TCZ-R12</a>	<a href="#">Residential Activity</a>				

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#	Chapter	Change	Track Change				
			<p><u>b. Compliance is achieved with</u></p> <ul style="list-style-type: none"> <li>i. <u>TCZ-S5 (Location of Residential Units);</u></li> <li>ii. <u>TCZ-S6 (Noise and Ventilation); and</u></li> <li>iii. <u>TCZ-S7 (Outdoor Living Space).</u></li> </ul> <p><u>2. Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with TCZ-R12-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <li>1. <u>The effects of the residential activity on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li>2. <u>The potential of the residential activity to compromise activities that are enabled in the Town Centre Zone.</u></li> <li>3. <u>The amenity for the occupiers of the residential units.</u></li> </ul> <p><u>b. Compliance is not achieved with TCZ-R12-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <li>1. <u>The matters of discretion of the infringed standard.</u></li> </ul> <p><b><u>Notification:</u></b></p> <p><u>An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><u>An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></p>				
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R13	<table border="1"> <tr> <td><b><u>TCZ-R13</u></b></td> <td><b><u>Supermarket</u></b></td> </tr> <tr> <td colspan="2"> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> </td> </tr> </table>	<b><u>TCZ-R13</u></b>	<b><u>Supermarket</u></b>	<p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p>	
<b><u>TCZ-R13</u></b>	<b><u>Supermarket</u></b>						
<p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p>							

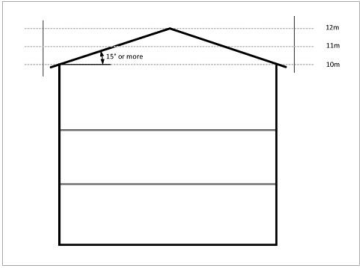
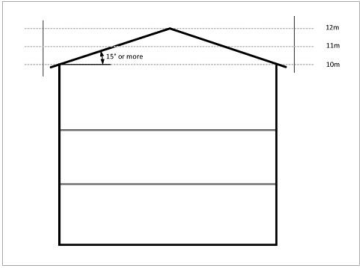
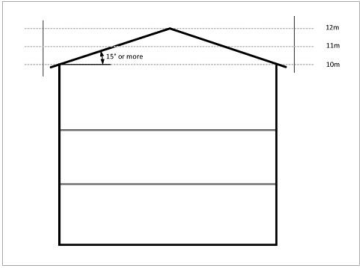


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#	Chapter	Change	Track Change		
			<p>a. <u>The gross floor area does not exceed 1500m<sup>2</sup>; and</u></p> <p>b. <u>Compliance is achieved with TCZ-S7 (Landscaping and Screening).</u></p> <hr/> <p>2. <u>Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with TCZ-R13-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></li> <li>2. <u>The <b>effects</b> of the of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li>3. <u>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</u></li> <li>4. <u>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u></li> <li>5. <u>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> </ol> <p>b. <u>Compliance is not achieved with TCZ-R13-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The matters of discretion of the infringed standard.</u></li> </ol> <p><b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li>• <u>An application under TCZ-R13-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>		
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R14	<table border="1" style="width: 100%;"> <tr> <td style="width: 25%;"><b><u>TCZ-R14</u></b></td> <td><b><u>Emergency Service Facility</u></b></td> </tr> </table> <hr/> <p>1. <u>Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p>	<b><u>TCZ-R14</u></b>	<b><u>Emergency Service Facility</u></b>
<b><u>TCZ-R14</u></b>	<b><u>Emergency Service Facility</u></b>				

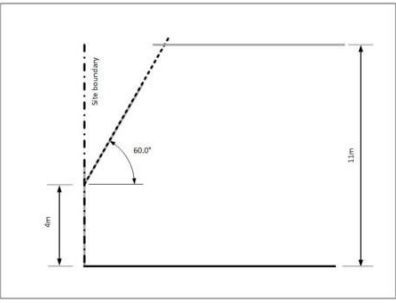
IPI - PROPOSED AMENDMENTS																			
#	Chapter	Change	Track Change																
			<p>a. <u>Compliance is achieved with TCZ-S7 (Landscaping and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></li> <li><u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u></li> <li><u>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</u></li> <li><u>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</u></li> <li><u>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Town Centre Zone.</u></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>																
			<p>2. <u>Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with TCZ-R14-1.a</u></p>																
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R15	<table border="1"> <thead> <tr> <th>TCZ-R15</th> <th><u>Sport and Active Recreation</u></th> </tr> </thead> <tbody> <tr> <td>1. <u>Activity status: <b>Restricted discretionary</b></u></td> <td></td> </tr> <tr> <td><u>Where:</u></td> <td></td> </tr> <tr> <td>a. <u>The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u></td> <td></td> </tr> <tr> <td>b. <u>Compliance is achieved with TCZ-S7 (Landscaping and Screening).</u></td> <td></td> </tr> <tr> <td><u>Matters of discretion are restricted to:</u></td> <td></td> </tr> <tr> <td>1. <u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u></td> <td></td> </tr> <tr> <td>2. <u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u></td> <td></td> </tr> </tbody> </table>	TCZ-R15	<u>Sport and Active Recreation</u>	1. <u>Activity status: <b>Restricted discretionary</b></u>		<u>Where:</u>		a. <u>The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</u>		b. <u>Compliance is achieved with TCZ-S7 (Landscaping and Screening).</u>		<u>Matters of discretion are restricted to:</u>		1. <u>The extent to which the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</u>		2. <u>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</u>	
TCZ-R15	<u>Sport and Active Recreation</u>																		
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#	Chapter	Change	Track Change				
			<p>3. <a href="#">The potential of the activity to compromise activities that are enabled in the Town Centre Zone.</a></p> <p>4. <a href="#">The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</a></p> <p>2. <a href="#">Activity status: Discretionary</a></p> <p>Where:</p> <p>a. <a href="#">Compliance is not achieved with TCZ-R15-1.a or TCZ-R15-1.b</a></p>				
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R16	<table border="1"> <tr> <td><a href="#">TCZ-R16</a></td> <td><a href="#">Entertainment Facility</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">TCZ-R16</a>	<a href="#">Entertainment Facility</a>	1. <a href="#">Activity status: Discretionary</a>	
<a href="#">TCZ-R16</a>	<a href="#">Entertainment Facility</a>						
1. <a href="#">Activity status: Discretionary</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R17	<table border="1"> <tr> <td><a href="#">TCZ-R17</a></td> <td><a href="#">Large Format Retail Activity, excluding Supermarkets</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">TCZ-R17</a>	<a href="#">Large Format Retail Activity, excluding Supermarkets</a>	1. <a href="#">Activity status: Discretionary</a>	
<a href="#">TCZ-R17</a>	<a href="#">Large Format Retail Activity, excluding Supermarkets</a>						
1. <a href="#">Activity status: Discretionary</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R18	<table border="1"> <tr> <td><a href="#">TCZ-R18</a></td> <td><a href="#">Drive-through Activity</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">TCZ-R18</a>	<a href="#">Drive-through Activity</a>	1. <a href="#">Activity status: Discretionary</a>	
<a href="#">TCZ-R18</a>	<a href="#">Drive-through Activity</a>						
1. <a href="#">Activity status: Discretionary</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R19	<table border="1"> <tr> <td><a href="#">TCZ-R19</a></td> <td><a href="#">Retirement Village</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">TCZ-R19</a>	<a href="#">Retirement Village</a>	1. <a href="#">Activity status: Discretionary</a>	
<a href="#">TCZ-R19</a>	<a href="#">Retirement Village</a>						
1. <a href="#">Activity status: Discretionary</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R20	<table border="1"> <tr> <td><a href="#">TCZ-R20</a></td> <td><a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Discretionary</a></td> </tr> </table>	<a href="#">TCZ-R20</a>	<a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</a>	1. <a href="#">Activity status: Discretionary</a>	
<a href="#">TCZ-R20</a>	<a href="#">Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</a>						
1. <a href="#">Activity status: Discretionary</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R21	<table border="1"> <tr> <td><a href="#">TCZ-R21</a></td> <td><a href="#">Industrial Activity</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">TCZ-R21</a>	<a href="#">Industrial Activity</a>	1. <a href="#">Activity status: Non-complying</a>	
<a href="#">TCZ-R21</a>	<a href="#">Industrial Activity</a>						
1. <a href="#">Activity status: Non-complying</a>							
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R22	<table border="1"> <tr> <td><a href="#">TCZ-R22</a></td> <td><a href="#">Yard Sale Activity / Trade Supplier</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">TCZ-R22</a>	<a href="#">Yard Sale Activity / Trade Supplier</a>	1. <a href="#">Activity status: Non-complying</a>	
<a href="#">TCZ-R22</a>	<a href="#">Yard Sale Activity / Trade Supplier</a>						
1. <a href="#">Activity status: Non-complying</a>							

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	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R23	<table border="1"> <tr> <td><a href="#">TCZ-R23</a></td> <td><a href="#">Motorised Recreation</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">TCZ-R23</a>	<a href="#">Motorised Recreation</a>	1. <a href="#">Activity status: Non-complying</a>			
<a href="#">TCZ-R23</a>	<a href="#">Motorised Recreation</a>								
1. <a href="#">Activity status: Non-complying</a>									
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R24	<table border="1"> <tr> <td><a href="#">TCZ-R24</a></td> <td><a href="#">Rural Industry</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">TCZ-R24</a>	<a href="#">Rural Industry</a>	1. <a href="#">Activity status: Non-complying</a>			
<a href="#">TCZ-R24</a>	<a href="#">Rural Industry</a>								
1. <a href="#">Activity status: Non-complying</a>									
	New TCZ - Town Centre Zone	Introduce new Rule TCZ-R25	<table border="1"> <tr> <td><a href="#">TCZ-R25</a></td> <td><a href="#">Primary Production</a></td> </tr> <tr> <td colspan="2">1. <a href="#">Activity status: Non-complying</a></td> </tr> </table>	<a href="#">TCZ-R25</a>	<a href="#">Primary Production</a>	1. <a href="#">Activity status: Non-complying</a>			
<a href="#">TCZ-R25</a>	<a href="#">Primary Production</a>								
1. <a href="#">Activity status: Non-complying</a>									
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S1	<table border="1"> <tr> <td colspan="2"><a href="#">Standards</a></td> </tr> <tr> <td><a href="#">TCZ-S1</a></td> <td><a href="#">Height</a></td> </tr> <tr> <td> <p>1. <a href="#">Buildings</a> must not exceed 26 metres in <b>height</b>, except that <a href="#">50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</a></p>  <p>2. <a href="#">Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</a></p> <p><a href="#">This standard does not apply to:</a></p> </td> <td> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The location, design and appearance of the building or structure.</a></li> <li><a href="#">Any adverse effects on the streetscape.</a></li> <li><a href="#">Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</a></li> <li><a href="#">Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area.</a></li> <li><a href="#">Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Town Centre Zone.</a></li> <li><a href="#">Whether an increase in building height results from a response to natural hazard mitigation.</a></li> <li><a href="#">Whether topographical or other site constraints make compliance with the standard impractical.</a></li> </ol> </td> </tr> </table>	<a href="#">Standards</a>		<a href="#">TCZ-S1</a>	<a href="#">Height</a>	<p>1. <a href="#">Buildings</a> must not exceed 26 metres in <b>height</b>, except that <a href="#">50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</a></p>  <p>2. <a href="#">Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</a></p> <p><a href="#">This standard does not apply to:</a></p>	<p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li><a href="#">The location, design and appearance of the building or structure.</a></li> <li><a href="#">Any adverse effects on the streetscape.</a></li> <li><a href="#">Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</a></li> <li><a href="#">Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area.</a></li> <li><a href="#">Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Town Centre Zone.</a></li> <li><a href="#">Whether an increase in building height results from a response to natural hazard mitigation.</a></li> <li><a href="#">Whether topographical or other site constraints make compliance with the standard impractical.</a></li> </ol>
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			<ul style="list-style-type: none"> <li>a. <u>Solar water heating components provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li>b. <u>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li>c. <u><b>Antennas</b>, aerials, and flues provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li>d. <u>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the <b>height</b> by more than 1m.</u></li> <li>e. <u>Lift overruns provided these do not exceed the <b>height</b> by more than 1m.</u></li> </ul>				
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S2	<table border="1"> <thead> <tr> <th><u>TCZ-S2</u></th> <th><u>Height in Relation to Boundary</u></th> </tr> </thead> <tbody> <tr> <td> <p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <ol style="list-style-type: none"> <li>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></li> </ol> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li>2. <u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li>3. <u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li>4. <u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> </ol> </td> </tr> </tbody> </table>	<u>TCZ-S2</u>	<u>Height in Relation to Boundary</u>	<p><u>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</u></p> <ol style="list-style-type: none"> <li>1. <u><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</u></li> </ol>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> <li>2. <u>The location, design and appearance of the <b>building</b> or <b>structure</b>.</u></li> <li>3. <u>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</u></li> <li>4. <u>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</u></li> </ol>
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			 <p>The diagram illustrates a site boundary. A vertical dashed line is labeled 'Site boundary'. A horizontal solid line is 4m long. A diagonal solid line extends from the top of the 4m line at a 60.0° angle. A vertical solid line of 11m height is shown to the right of the 4m line. A horizontal solid line connects the top of the 11m line to the end of the diagonal line.</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><u>A boundary with a road.</u></li> <li><u>Existing or proposed internal boundaries within a site.</u></li> <li><u>Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></li> <li><u>Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li><u>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m.</u></li> <li><u>Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.</u></li> </ol>		
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S3	<table border="1"> <tr> <td data-bbox="669 1299 853 1347"><u>TCZ-S3</u></td> <td data-bbox="860 1299 2076 1347"><u>Setback</u></td> </tr> </table>	<u>TCZ-S3</u>	<u>Setback</u>
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			<ul style="list-style-type: none"> <li>iii. <a href="#">Has a minimum setback of 500mm from any kerb face;</a></li> <li>c. <a href="#">At least 55% of the ground floor building frontage must be display windows or transparent glazing; and</a></li> <li>d. <a href="#">The principal public entrance to the building must be located on the front boundary.</a></li> </ul>				
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S5	<table border="1"> <tr> <td><a href="#">TCZ-S5</a></td> <td><a href="#">Location of Residential Units</a></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>1. <a href="#">Along active frontages identified on the planning maps all residential units must be located above ground floor level.</a></li> </ul> </td> <td> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. <a href="#">The effects on the amenity and quality of the streetscape.</a></li> <li>2. <a href="#">The amenity for the occupiers of the residential units.</a></li> </ul> </td> </tr> </table>	<a href="#">TCZ-S5</a>	<a href="#">Location of Residential Units</a>	<ul style="list-style-type: none"> <li>1. <a href="#">Along active frontages identified on the planning maps all residential units must be located above ground floor level.</a></li> </ul>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. <a href="#">The effects on the amenity and quality of the streetscape.</a></li> <li>2. <a href="#">The amenity for the occupiers of the residential units.</a></li> </ul>
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			<p><u>that comprises ground floor, balcony, patio, or roof terrace space that,—</u></p> <ol style="list-style-type: none"> <li>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></li> <li>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>c. <u>is accessible from the <b>residential unit</b>; and</u></li> <li>d. <u>may be—</u> <ol style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></li> <li>ii. <u>located directly adjacent to the unit; and</u></li> </ol> </li> <li>e. <u>is free of <b>buildings</b>, parking spaces, and servicing and manoeuvring areas.</u></li> </ol> <p><u>2. Each <b>residential unit</b> located above ground floor level must have an <b>outdoor living space</b> in the form of a balcony, patio, or roof terrace that—</u></p> <ol style="list-style-type: none"> <li>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>b. <u>is accessible from the <b>residential unit</b>; and</u></li> <li>c. <u>may be—</u> <ol style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></li> <li>ii. <u>located directly adjacent to the unit.</u></li> </ol> </li> </ol> <p><u>3. For multi-unit housing, the <b>outdoor living space</b> can be provided as private space and shared space where:</u></p> <ol style="list-style-type: none"> <li>1. <u>Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</u></li> <li>2. <u>Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</u></li> <li>3. <u>The proximity of the <b>residential unit</b> to accessible public open space.</u></li> </ol>

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#	Chapter	Change	Track Change				
			<ul style="list-style-type: none"> <li>a. <u>Each residential unit is provided with a private outdoor living space that has a minimum area of 8m<sup>2</sup> with a minimum dimension of 1.8m, that is directly accessible from the residential unit to which it relates;</u></li> <li>b. <u>The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</u></li> <li>c. <u>Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</u></li> </ul>				
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S8	<table border="1"> <thead> <tr> <th>TCZ-S8</th> <th><u>Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas</u></th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>1. <u>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</u> <ul style="list-style-type: none"> <li>a. <u>Public road;</u></li> <li>b. <u>Other public space; and</u></li> <li>c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u></li> </ul> </li> <li>2. <u>Any on-site parking area must:</u> <ul style="list-style-type: none"> <li>a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u></li> <li>b. <u>Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does</u></li> </ul> </li> </ul> </td> <td> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <li>1. <u>Any adverse effects on the streetscape.</u></li> <li>2. <u>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</u></li> <li>3. <u>The service, storage and parking needs of the activity.</u></li> <li>4. <u>The size and location of service, storage and any parking areas.</u></li> </ul> </td> </tr> </tbody> </table>	TCZ-S8	<u>Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas</u>	<ul style="list-style-type: none"> <li>1. <u>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</u> <ul style="list-style-type: none"> <li>a. <u>Public road;</u></li> <li>b. <u>Other public space; and</u></li> <li>c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u></li> </ul> </li> <li>2. <u>Any on-site parking area must:</u> <ul style="list-style-type: none"> <li>a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u></li> <li>b. <u>Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does</u></li> </ul> </li> </ul>	<p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <li>1. <u>Any adverse effects on the streetscape.</u></li> <li>2. <u>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</u></li> <li>3. <u>The service, storage and parking needs of the activity.</u></li> <li>4. <u>The size and location of service, storage and any parking areas.</u></li> </ul>
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			<p><u>not apply to individual parking spaces for residential development, if provided.</u></p> <p>3. <u>Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be:</u></p> <p>a. <u>Located within or at the rear of the building that they serve; and</u></p> <p>b. <u>Adequately screened by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</u></p>				
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S9	<table border="1"> <thead> <tr> <th>TCZ-S9</th> <th>Water Supply, Stormwater and Wastewater</th> </tr> </thead> <tbody> <tr> <td> <p>1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u></p> </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</u></li> <li>2. <u>Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</u></li> <li>3. <u>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</u></li> <li>4. <u>Whether the development can achieve hydraulic neutrality.</u></li> </ol> </td> </tr> </tbody> </table>	TCZ-S9	Water Supply, Stormwater and Wastewater	<p>1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</u></li> <li>2. <u>Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</u></li> <li>3. <u>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</u></li> <li>4. <u>Whether the development can achieve hydraulic neutrality.</u></li> </ol>
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			<p>5. <a href="#">The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</a></p>				
	New TCZ - Town Centre Zone	Introduce new Standard TCZ-S10	<table border="1"> <tr> <td><a href="#">TCZ-S10</a></td> <td><a href="#">Hydraulic neutrality</a></td> </tr> <tr> <td> <p><a href="#">New <b>buildings</b> and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</a></p> </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</a></li> <li>2. <a href="#">Cumulative <b>effects</b>.</a></li> </ol> </td> </tr> </table>	<a href="#">TCZ-S10</a>	<a href="#">Hydraulic neutrality</a>	<p><a href="#">New <b>buildings</b> and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</a></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</a></li> <li>2. <a href="#">Cumulative <b>effects</b>.</a></li> </ol>
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**CCZ – City Centre Zone**

	CCZ - City Centre Zone	Amend Background	<p><b>CCZ - City Centre Zone</b></p> <p><b>Background</b></p> <p><del>Businesses within the City are located in the City Centre Zone (Central Business District – CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.</del></p> <p><a href="#">The City Centre Zone is the primary <b>commercial</b> centre of the city. It offers vibrant, attractive and high-quality public spaces and provides for a wide variety and diverse range of <b>commercial</b>, community, recreational, employment and residential opportunities.</a></p> <p><a href="#">High-density development and intensification is enabled and encouraged while maintaining and improving <b>amenity values</b> especially in the public realm. There is opportunity for redevelopment and intensification as many <b>sites</b> within the City Centre Zone are currently not being used as intensively as they could be.</a></p> <p><a href="#">There are specific requirements along identified street frontages to create attractive frontages that contribute a vibrant and active streetscape and improve the quality and appeal of City Centre Zone. New <b>buildings</b> and development are well designed and reflect the high quality urban <b>environment</b> of the City Centre Zone. While all new <b>buildings</b> require resource consent as a restricted discretionary activity, the relevant standards send a clear signal that maximum <b>building heights</b> and density of urban form are anticipated and encouraged. At the same time the restricted discretionary activity status for new <b>buildings</b> and substantial</a></p>
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			<p><a href="#">additions and alterations to existing buildings</a> will allow for an assessment of the proposal to ensure that any new development is well designed, of high quality and consistent with the City Centre Design Guide.</p> <p><a href="#">The City Centre Zone also encourages high-density residential developments such as apartments, to provide wider housing choices and increase vibrancy of the City Centre Zone. Residential units need to be located above ground floor along identified active frontages.</a></p> <p><a href="#">Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back from these boundaries and outdoor storage and parking areas need to be screened.</a></p>
	CCZ- City Centre Zone	Delete existing Resource Management Issues	<p><b><i>Resource Management Issues</i></b></p> <p><del>CCZ 11 — Adverse effects on amenity values and environmental quality resulting from commercial activities.</del></p> <p>Commercial activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished. The adverse environmental effects which commercial activities may have can include increases in traffic density, noise and odour, a decrease in sunlight, and loss of privacy and visual amenity.</p> <p><del>CCZ 12 — The adverse effects of commercial activities on the existing infrastructure and resources of the commercial areas.</del></p> <p>Activities in commercial areas can result in effects on the infrastructure and resources which have established there. The efficient use of the existing infrastructure and resources of the commercial areas, including new development, is considered to be an important resource management matter.</p> <p><del>CCZ 13 — Providing for a range of commercial activities which are readily accessible.</del></p> <p>The variety of activities which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial areas are found in the City. The City Centre Zone (CBD) has a range of retail activities, community and entertainment facilities, civic and cultural facilities, offices and businesses, and is a focal point for the City.</p> <p><del>CCZ 14 — The continued maintenance of an appropriate level of environmental quality within commercial areas.</del></p> <p>Commercial activities can generate traffic, smoke, noise, vibration, glare or other nuisances that can adversely affect other nearby activities. They also can have potential adverse effects on the natural environment, such as waterbodies and indigenous bush areas.</p>

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			<p><del>Some commercial areas within the City are characterised by pedestrian-orientated <b>activities</b> and amenities. Large-scale industrial, warehousing and storage facilities, which are vehicle-orientated, may adversely impact on the pedestrian environment of the City Centre Zone (CBD). It is therefore important to recognise the particular elements which affect the <b>amenity values</b> of an area.</del></p>
	CCZ- City Centre Zone	Amend Objective CCZ-O1	<p><b>Objectives</b></p> <p><b>CCZ-O1</b>      <b>Purpose of the CCZ- City Centre Zone</b></p> <p><del>The <u>City Centre</u> is Upper Hutt's principal <u>sustainable management of physical resources within the existing commercial areas of the City to protect and enhance their <b>amenity values</b>, civic and cultural centre. It is vibrant and attractive and accommodates a wide range of commercial, community, recreational and <b>residential activities</b>.</u></del></p> <p>This objective recognises the importance of particular elements and characteristics that define the commercial areas. Commercial <b>activities</b> and development can have both positive and adverse environmental <b>effects</b> on the areas that surround them. Any consideration of <b>effects</b> must take account of the need to provide sufficient areas for commercial development needs, and the maintenance of <b>amenity values</b> and character.</p> <p>The commercial areas within the City are divided into two specific zones to reflect the Plan's policies:</p> <ul style="list-style-type: none"> <li>(1) The Commercial Zone focuses on retail and service functions which support the local community. Commercial activities are provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.</li> <li>(2) The CCZ- City Centre Zone (CBD) accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian-orientated traffic.</li> </ul>
	CCZ- City Centre Zone	Amend Objective CCZ-O2	<p><b>CCZ-O2</b>      <b>Character and Qualities of the CCZ- City Centre Zone</b></p> <p><del>The <u>City Centre</u> is characterised by a <u>promotion of a compact, convenient and attractive pedestrian orientated Central Business District</u> built form that reflects the high-density urban environment. <b>Buildings</b> and open spaces are of high quality, well-designed and create an attractive place to visit, work or live. Active and attractive street frontages create a lively <b>environment</b> with a strong <u>pedestrian focus</u>.</del></p> <p>The role of the CCZ- City Centre Zone (CBD), as a commercial and community focus of the City, relies on the accessibility and attractiveness of the area. <del>Retail activities</del> within the area are sustained by its pedestrian focus.</p>

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			<p>Council feels that the location of churches in the CCZ–City Centre Zone (CBD) needs to be controlled, as they may conflict with its <del>retail</del> function.</p>				
	CCZ- City Centre Zone	Amend Objective CCZ-O3	<table border="1"> <tr> <td><b>CCZ-O3</b></td> <td><b>Interface with Residential or Open Space and Recreation Zones</b></td> </tr> </table> <p><u>Use and development within the CCZ- City Centre Zone manage potential. The avoidance, remedying, or mitigation of the adverse effects of commercial activities on the amenity values of surrounding neighbourhoods, adjoining sites in Residential or Open Space and Recreation Zones.</u></p> <p>The <del>effects</del> generated by the wide range of <del>activities</del> provided for in the CCZ–City Centre Zone, such as smoke, <del>noise</del>, vibration, glare or other nuisances, can have adverse <del>effects</del> on areas beyond the CCZ–City Centre Zone boundaries.</p>	<b>CCZ-O3</b>	<b>Interface with Residential or Open Space and Recreation Zones</b>		
<b>CCZ-O3</b>	<b>Interface with Residential or Open Space and Recreation Zones</b>						
	CCZ- City Centre Zone	Insert new Objective CCZ-O4	<table border="1"> <tr> <td><b>CCZ-O4</b></td> <td><b>Hydraulic neutrality</b></td> </tr> </table> <p><u>There is no increase in the peak demand on stormwater management systems and increase in flooding from <b>subdivision</b> and development.</u></p>	<b>CCZ-O4</b>	<b>Hydraulic neutrality</b>		
<b>CCZ-O4</b>	<b>Hydraulic neutrality</b>						
	CCZ- City Centre Zone	Amend Policy CCZ-P1	<table border="1"> <tr> <td colspan="2"><b>Policies</b></td> </tr> <tr> <td><b>CCZ-P1</b></td> <td><b>Appropriate Activities</b></td> </tr> </table> <p><u>1. To promote the location of <del>retail</del>. Enable a wide range of <del>activities</del> in patterns which do not adversely affect the <del>that are compatible with the anticipated purpose, character and amenity values</del> of the CCZ- City Centre Zone <del>(Central Business District)</del>, and to limit the establishment of <del>retail activities</del> within the General Industrial Zone.</u></p> <p><u>2. Encourage <del>activities</del> with a strong pedestrian focus to locate along roads with active street frontage requirements to create a vibrant interface and active public spaces.</u></p> <p>The CCZ–City Centre Zone (CBD) is the focus of many <del>retail</del> and service <del>activities</del> that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of <del>activities</del> within the CCZ–City Centre Zone (CBD) is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the CCZ–City Centre Zone (CBD) by promoting its amenity characteristics and recognising its overall</p>	<b>Policies</b>		<b>CCZ-P1</b>	<b>Appropriate Activities</b>
<b>Policies</b>							
<b>CCZ-P1</b>	<b>Appropriate Activities</b>						

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			<p><del>economic viability, but this policy does not seek to preclude <b>retail</b> development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the CCZ – City Centre Zone (CBD).</del></p> <p><del>Yard-orientated <b>retail activities</b> and <b>large format retail activities</b> tend to adversely affect pedestrian <b>amenity values</b>. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the General industrial zone. Establishment of <b>retail activity</b> in the General industrial zone is however controlled in order to enable the assessment of the scale and character of <b>retail activity</b>. <b>Retail activity</b> in the General industrial zone can detract from other <b>retail</b> areas of the City and can generate adverse traffic <b>effects</b>. <b>Retail activity</b> can also conflict with other <b>land</b> uses within the General industrial zone. <b>Large format retail</b> development should be located in a manner complementary to the existing <b>retail</b> development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the CCZ – City Centre Zone (CBD).</del></p> <p><del>Specific provision is made for large format retailing to establish on the former South Pacific Tyres <b>site</b> being a location that is considered to be complementary to the CBD and which can contain a number of <b>large format retail activities</b> in an integrated manner, complementary to established activities on Park Street. The <b>site</b> has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.</del></p> <p><del>The concentration of <b>activities</b> in established areas results in the provision of a wide range of services and the promotion of <b>amenity values</b> of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.</del></p>				
	CCZ- City Centre Zone	Replace Policy CCZ-P2	<table border="1"> <tr> <td>CCZ-P2</td> <td><b>Residential Activity</b></td> </tr> <tr> <td colspan="2"> <p><del>1. <i>To promote a high level of CCZ – City Centre Zone (Central Business District) amenity, including weather protection in Main Street and the minimisation of conflict with motor vehicles. Provide for high-density <b>residential activity</b> and development where:</i></del></p> <p><del>a. <i><b>Residential units</b> are located above ground floor;</i></del></p> <p><del>b. <i><b>Residential units</b> are designed to</i></del></p> <p><del>i. <i>Ensure appropriate indoor <b>noise</b> and ventilation levels; and</i></del></p> <p><del>ii. <i>Provide <b>amenity values</b> for occupants;</i></del></p> <p><del>c. <i><b>Reverse sensitivity effects on commercial activities</b> are minimised; and</i></del></p> <p><del>d. <i>It is consistent with the City Centre Design Guide.</i></del></p> </td> </tr> </table>	CCZ-P2	<b>Residential Activity</b>	<p><del>1. <i>To promote a high level of CCZ – City Centre Zone (Central Business District) amenity, including weather protection in Main Street and the minimisation of conflict with motor vehicles. Provide for high-density <b>residential activity</b> and development where:</i></del></p> <p><del>a. <i><b>Residential units</b> are located above ground floor;</i></del></p> <p><del>b. <i><b>Residential units</b> are designed to</i></del></p> <p><del>i. <i>Ensure appropriate indoor <b>noise</b> and ventilation levels; and</i></del></p> <p><del>ii. <i>Provide <b>amenity values</b> for occupants;</i></del></p> <p><del>c. <i><b>Reverse sensitivity effects on commercial activities</b> are minimised; and</i></del></p> <p><del>d. <i>It is consistent with the City Centre Design Guide.</i></del></p>	
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			<p><u>2. Only allow for the location of <b>residential units</b> on the ground floor where:</u></p> <ol style="list-style-type: none"> <li><u>It is not located along an Active Street Frontage identified on the planning maps.</u></li> <li><u>It does not preclude a positive interface with the public space;</u></li> <li><u>It will not compromise <b>amenity values</b> for residents;</u></li> <li><u>It will not result in <b>reverse sensitivity effects</b> on existing or anticipated and enabled <b>non-residential activities</b> in the City Centre Zone; and</u></li> <li><u>It will not compromise the function and role of the City Centre Zone.</u></li> </ol> <p><u>4. Avoid the location of <b>residential units</b> on the ground floor along Active Street Frontages identified on the planning maps.</u></p> <p><del>This policy promotes the protection and enhancement of the environmental quality of the CCZ–City Centre Zone (CBD), and provision for the needs of pedestrians. A lack of weather protection can detract from the amenity and pleasantness of the area. <b>Verandahs</b> will be required for buildings along Main Street. Council also seeks to enhance the amenity of the CCZ–City Centre Zone (CBD) by traffic management measures and the provision of street furniture.</del></p>		
	CCZ- City Centre Zone	Amend Policy CCZ-P3	<table border="1"> <tr> <td><b>CCZ-P3</b></td> <td><u>Other Activities</u></td> </tr> </table> <p><del>To ensure that</del> <u>Only allow for other <b>activities</b> in the CCZ–City Centre Zone do not unduly detract from the character and amenity of neighbouring areas where:</u></p> <ol style="list-style-type: none"> <li><u>Any adverse <b>effects</b>, including <b>reverse sensitivity effects</b> on existing or anticipated <b>activities</b>, can be managed;</u></li> <li><u>The scale and intensity of the <b>activity</b> is consistent with the anticipated high-density character and <b>amenity values</b> of the City Centre Zone;</u></li> <li><u>The scale and intensity of the <b>activity</b> does not compromise other <b>activities</b> that are anticipated and enabled within the City Centre Zone; and</u></li> <li><u>The design and layout of the <b>activity</b> does not compromise the streetscape, <b>amenity values</b> or safety of the City Centre Zone.</u></li> </ol>	<b>CCZ-P3</b>	<u>Other Activities</u>
<b>CCZ-P3</b>	<u>Other Activities</u>				

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#	Chapter	Change	Track Change		
			<p><del>This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the CCZ – City Centre Zone.</del></p>		
	CCZ- City Centre Zone	Amend Policy CCZ-P5	<table border="1"> <tr> <td><b>CCZ-P4</b></td> <td><b>Built Development</b></td> </tr> </table> <p><del>To control the size and scale of buildings and the visual appearance of sites within the CCZ – City Centre Zone</del></p> <p><u>Provide for and encourage high-density and high quality built development that:</u></p> <ol style="list-style-type: none"> <li><u>Acknowledges and reflects the purpose of the City Centre Zone as being the main commercial centre and focal point for Upper Hutt;</u></li> <li><u>Realises as much development capacity as possible, to maximise the benefits of intensification;</u></li> <li><u>Reflects the anticipated compact, high-density built environment of the City Centre Zone;</u></li> <li><u>Is well designed and contributes to creating safe and vibrant public spaces;</u></li> <li><u>Provides active and attractive street frontages; and</u></li> <li><u>Is consistent with the City Centre Design Guide.</u></li> </ol> <p><del>This policy aims to preserve amenity values within the CCZ – City Centre Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.</del></p>	<b>CCZ-P4</b>	<b>Built Development</b>
<b>CCZ-P4</b>	<b>Built Development</b>				
	CCZ- City Centre Zone	Amend Policy CCZ-P6	<table border="1"> <tr> <td><b>CCZ-P5</b></td> <td><b>Public Space Interface and Active Street Frontages</b></td> </tr> </table> <p><del>To identify and maintain amenity values that the community wishes to protect. Require new development to create a positive interface with the public space through high quality building design.</del></p> <p><u>Encourage parking, storage and servicing areas to be visually unobtrusive and located preferably within or to the rear of buildings.</u></p> <p><u>Where located along identified active frontages, require new built development and activities to:</u></p> <ol style="list-style-type: none"> <li><u>Provide a positive interface with the public space through:</u></li> </ol>	<b>CCZ-P5</b>	<b>Public Space Interface and Active Street Frontages</b>
<b>CCZ-P5</b>	<b>Public Space Interface and Active Street Frontages</b>				

IPI - PROPOSED AMENDMENTS					
#	Chapter	Change	Track Change		
			<p>a. <u>Being built up to and oriented towards the front <b>boundary</b> of the <b>site</b>;</u></p> <p>b. <u>Providing <b>verandahs</b> or other adequate forms of pedestrian shelter;</u></p> <p>c. <u>Providing display windows and obvious public entrances; and</u></p> <p>d. <u>Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of <b>buildings</b>.</u></p> <p>2. <u>Be consistent with the City Centre Design Guide</u></p> <p><u>Avoid new built development and <b>activities</b> that prevent or interrupt a continuous active street frontage along identified active frontages.</u></p> <p><del><b>Amenity values</b> are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. <b>Activities</b> which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own <b>properties</b> and the need for utilities to operate effectively and safely.</del></p> <p><del>A particular concern of the Upper Hutt community relates to the <b>effects</b> of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.</del></p> <p><del>It is Council's view that the adverse effects of these fortifications on the <b>environment</b>, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the <b>amenity values</b> of the Upper Hutt <b>environment</b>, are such that these <b>activities</b> should not be permitted. The <b>activity</b> is therefore prohibited anywhere in Upper Hutt City.</del></p>		
	CCZ- City Centre Zone	Amend Policy CCZ-P4	<table border="1"> <tr> <td>CCZ-P6</td> <td><u>Inappropriate Activities</u></td> </tr> </table> <p><del><i>To promote the development of a safer and more secure environment for the community.</i></del> <u>Avoid <b>activities</b> that are incompatible with the anticipated purpose, character and <b>amenity values</b> of the City Centre Zone.</u></p> <p><del>Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. Buildings, roads and the network of pedestrian accessways within the built environment can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. For example, pedestrian amenity is promoted by the inclusion of some protection from the elements in the design of commercial premises.</del></p>	CCZ-P6	<u>Inappropriate Activities</u>
CCZ-P6	<u>Inappropriate Activities</u>				

IPI - PROPOSED AMENDMENTS							
#	Chapter	Change	Track Change				
	CCZ- City Centre Zone	Introduce new Policy CCZ-P7	<table border="1"> <tr> <td><b>CCZ-P7</b></td> <td><b>Interface with Residential or Open Space and Recreation Zones</b></td> </tr> <tr> <td colspan="2"> <p><i>Minimise the adverse <b>effects</b> from <b>commercial activities</b> and high-density development on directly adjoining <b>sites</b> that are zoned Residential or Open Space and Recreation through:</i></p> <ol style="list-style-type: none"> <li><i>Requiring new <b>buildings</b> and <b>activities</b> to be located and designed to manage any shading and privacy <b>effects</b> on neighbouring <b>sites</b> zoned Residential or Open Space and Recreation;</i></li> <li><i>Limiting the <b>height</b>, bulk and form of new <b>buildings</b> along <b>boundaries</b> with <b>sites</b> zoned Residential or Open Space and Recreation to minimise dominance <b>effects</b>; and</i></li> <li><i>Requiring the use of <b>landscaping</b> and screening to minimise adverse visual <b>effects</b> on adjoining <b>sites</b> zoned Residential or Open Space and Recreation.</i></li> </ol> </td> </tr> </table>	<b>CCZ-P7</b>	<b>Interface with Residential or Open Space and Recreation Zones</b>	<p><i>Minimise the adverse <b>effects</b> from <b>commercial activities</b> and high-density development on directly adjoining <b>sites</b> that are zoned Residential or Open Space and Recreation through:</i></p> <ol style="list-style-type: none"> <li><i>Requiring new <b>buildings</b> and <b>activities</b> to be located and designed to manage any shading and privacy <b>effects</b> on neighbouring <b>sites</b> zoned Residential or Open Space and Recreation;</i></li> <li><i>Limiting the <b>height</b>, bulk and form of new <b>buildings</b> along <b>boundaries</b> with <b>sites</b> zoned Residential or Open Space and Recreation to minimise dominance <b>effects</b>; and</i></li> <li><i>Requiring the use of <b>landscaping</b> and screening to minimise adverse visual <b>effects</b> on adjoining <b>sites</b> zoned Residential or Open Space and Recreation.</i></li> </ol>	
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	CCZ- City Centre Zone	Amend Rules Advice Note	<p><b>Rules <del>(CBD)</del></b></p> <p><b><del>District-wide matters</del></b></p> <p>Note: There may be a number of provisions that apply to an <b>activity, building, structure</b> or <b>site</b>. 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 <b>activity</b> are set out in Chapter 2 How the Plan Works.</p> <p>Rules relating to <b>subdivision</b> are found in the SUB-GEN (General <b>Subdivision</b> Provisions that Apply in All Zones) and the SUB-CMU (<b>Subdivision</b> in Commercial and Mixed Use Zones) chapters.</p> <p>Each <b>activity</b> in the CCZ- City Centre Zone shall comply with the relevant <b>qualifying matter area provisions and</b> permitted activity standards in the District-wide matters of the Plan as listed below.</p> <table border="1"> <tr> <td><b>District-wide matters</b></td> </tr> <tr> <td>NU – Network Utilities</td> </tr> <tr> <td>REG - Renewable Energy Generation</td> </tr> <tr> <td>TP – Transport and Parking</td> </tr> </table>	<b>District-wide matters</b>	NU – Network Utilities	REG - Renewable Energy Generation	TP – Transport and Parking
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#	Chapter	Change	Track Change
			CL – Contaminated Land HS - Hazardous Substances NH - Natural Hazards WM – Waste Management HH - Historical Heritage TREE - Notable Trees UTG - Urban Tree Groups ECO - Ecosystems and Indigenous Biodiversity NATC – Natural Character NFL - Natural Features and Landscapes PA – Public Access SUB - Subdivision DC – Development Contributions AIR - Air <a href="#">PK – Papakāinga</a> ASW - Activities on the Surface of Water EW - Earthworks LIGHT - Light NOISE - Noise SIGN - Signs TEMP - Temporary Activities
	CCZ- City Centre Zone	Amend Permitted and	<b>Activities Tables</b> <i>Policies CCZ-P1, NU-P4,</i>

IPI - PROPOSED AMENDMENTS															
#	Chapter	Change	Track Change												
		Controlled Activities Tables	<p><b>Permitted Activities</b></p> <table border="1"> <tr> <td>CCZ-R1</td> <td> <p>All <b>Commercial Service Activities</b> <del>ies</del> other than those identified below are</p> <p>1. Activity status: <b>Permitted</b> provided they meet the standards specified in the Plan for <del>permitted activities</del></p> </td> <td><b>PER</b></td> </tr> <tr> <td>CCZ-R2</td> <td> <p>Any <b>Retail activities</b>.</p> <p>1. Activity <del>unless otherwise provided for below</del> status: <b>Permitted</b></p> </td> <td><b>PER</b></td> </tr> <tr> <td>CCZ-R3</td> <td> <p><b>Office activity</b> <del>The following retail activities:</del></p> <p><del>(1) The sale and maintenance of heavy machinery;</del></p> <p><del>(2) Garden centres;</del></p> <p><del>(3) Building improvement centres;</del></p> <p><del>(4) Yard-oriented retail activities;</del></p> <p><del>(5) The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity;</del></p> <p><del>The sale of kit-set buildings and framing.</del></p> <p>1. Activity status: <b>Permitted</b></p> </td> <td><b>PER</b></td> </tr> <tr> <td>CCZ-R4</td> <td> <p><b>Visitor Accommodation</b></p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with</p> <p>i. <u>CCZ-S3 (Location of Habitable Rooms); and</u></p> </td> <td><b>PER</b></td> </tr> </table>	CCZ-R1	<p>All <b>Commercial Service Activities</b> <del>ies</del> other than those identified below are</p> <p>1. Activity status: <b>Permitted</b> provided they meet the standards specified in the Plan for <del>permitted activities</del></p>	<b>PER</b>	CCZ-R2	<p>Any <b>Retail activities</b>.</p> <p>1. Activity <del>unless otherwise provided for below</del> status: <b>Permitted</b></p>	<b>PER</b>	CCZ-R3	<p><b>Office activity</b> <del>The following retail activities:</del></p> <p><del>(1) The sale and maintenance of heavy machinery;</del></p> <p><del>(2) Garden centres;</del></p> <p><del>(3) Building improvement centres;</del></p> <p><del>(4) Yard-oriented retail activities;</del></p> <p><del>(5) The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity;</del></p> <p><del>The sale of kit-set buildings and framing.</del></p> <p>1. Activity status: <b>Permitted</b></p>	<b>PER</b>	CCZ-R4	<p><b>Visitor Accommodation</b></p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with</p> <p>i. <u>CCZ-S3 (Location of Habitable Rooms); and</u></p>	<b>PER</b>
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#	Chapter	Change	Track Change		
				<p>ii. <a href="#">CCZ-S5 (Noise and Ventilation)</a>.</p>	
			CCZ-R5	<p><del>Community Facility</del> Residential accommodation for a caretaker, where the caretaker is required to live on the site</p> <p>1. Activity status: <b>Permitted</b></p>	PER
			CCZ-R6	<p><del>Residential Activity</del> accommodation not otherwise provided for in this table</p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with CCZ-S3 (Location of <b>Residential Units</b>); and</p> <p>b. Compliance is achieved with CCZ-S5 (<b>Noise and Ventilation</b>).</p> <p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R6-1.a; and</p> <p>b. The <b>residential units</b> are not located along an Active Frontage identified on the <u>planning maps</u>.</p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>2. <u>Consistency with the City Centre Design Guide.</u></p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> <p>3. Activity status: <b>Restricted discretionary</b></p>	PER

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#	Chapter	Change	Track Change
			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with CCZ-R6-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> <hr/> <p>4. <u>Activity status: <b>Non-complying</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with CCZ-R6-1.a; and</u></p> <p>b. <u>The <b>residential units</b> are located along an Active Frontage identified on the planning maps.</u></p>
			<p><b>CCZ-R7</b></p> <p><u>Erection, Construction and Development of Additions to Existing Buildings</u> <del>Minor Structures</del></p> <hr/> <p>1. <u>Activity status: <b>Permitted</b></u></p> <p><u>Where:</u></p> <p>a. <u>The <b>gross floor area</b> of the additions is less than 5% of the <b>gross floor area</b> of the existing <b>building</b>; and</u></p> <p>b. <u>Compliance is achieved with CCZ-S8 (Active Street Frontages).</u></p> <hr/> <p>2. <u>Activity status: <b>Restricted discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with CCZ-R14-1.a; and</u></p> <p>b. <u>Compliance is achieved with</u></p>

**PER**



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#	Chapter	Change	Track Change
			<p> <a href="#">i. CCZ-S1 (Fences and Standalone Walls);</a>  <a href="#">ii. CCZ-S2 (<b>Setback</b>);</a>  <a href="#">iii. CCZ-S3 (Location of <b>Residential Units</b>);</a>  <a href="#">iv. CCZ-S4 (<b>Height in Relation to Boundary</b>);</a>  <a href="#">v. CCZ-S5 (<b>Noise</b> and Ventilation);</a>  <a href="#">vi. CCZ-S6 (Water Supply, <b>Stormwater</b> and <b>Wastewater</b>);</a>  <a href="#">vii. CCZ-S7 (<b>Landscaping</b> and Screening); and</a>  <a href="#">viii. CCZ-S9 (<b>Hydraulic neutrality</b>).</a> </p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the addition may adversely impact on the anticipated built form, character and amenity of the CCZ- City Centre Zone.</u></li> <li>2. <u>Whether the addition reflects the purpose scale and context of the CCZ- City Centre Zone.</u></li> <li>3. <u>The extent to which the addition aligns with the anticipated compact, high-density built <b>environment</b> anticipated for the CCZ- City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification.</u></li> <li>4. <u>Whether the addition is well designed and contributes to the creation of safe and vibrant public spaces.</u></li> <li>5. <u>Whether the addition creates an active street frontage.</u></li> <li>6. <u>Whether the addition provides visual interest by using a variety of <b>building forms</b>, materials and colours.</u></li> <li>7. <u>Consistency with the City Centre Design Guide.</u></li> </ol> <p><b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li>• <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>

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#	Chapter	Change	Track Change						
			<div style="border: 1px solid black; padding: 5px;"> <p>3. <u>Activity status: Discretionary</u></p> <p>Where:</p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R14-2.b</u></p> </div>						
			<div style="border: 1px solid black; padding: 5px;"> <p><b>Controlled Activities</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;"> <p><b>CCZ-R8</b> <i>Policies</i> <i>CCZ-P3,</i> <i>CCZ-P4</i></p> </td> <td style="padding: 5px;"> <p><u>Entertainment Activity</u> Churches</p> <p><b>Council</b> may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) <del>Avoiding, remedying or mitigating adverse <b>effects</b> on the business function of the area.</del></li> <li>(2) <del>Location and nature of <b>activities</b> within the <b>site</b>.</del></li> <li>(3) <del>Traffic generation, car parking, access arrangements and on-site <b>vehicle movements</b>.</del></li> <li>(4) <del>Bulk, location, design and appearance of <b>buildings</b>.</del></li> <li>(5) <del>Hours of operation.</del></li> <li>(6) <del><b>Landscaping</b> and screening.</del></li> <li>(7) <del>Noise.</del></li> <li>(8) <del>Lighting.</del></li> <li>(9) <del><b>Signage</b>.</del></li> <li>(10) <del>Provision of and <b>effects</b> on utilities and/or services.</del></li> </ul> <p>Financial contributions.</p> </td> <td style="width: 5%; text-align: center; vertical-align: top; padding: 5px;"><b>CON</b></td> </tr> <tr> <td style="padding: 5px;"> <p><b>CCZ-R9</b> <i>Policy</i></p> </td> <td style="padding: 5px;"> <div style="border: 1px solid black; padding: 5px;"> <p>1. <u>Activity status: Permitted</u></p> </div> </td> <td style="text-align: center; vertical-align: top; padding: 5px;"><b>CON</b></td> </tr> </table> </div>	<p><b>CCZ-R8</b> <i>Policies</i> <i>CCZ-P3,</i> <i>CCZ-P4</i></p>	<p><u>Entertainment Activity</u> Churches</p> <p><b>Council</b> may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) <del>Avoiding, remedying or mitigating adverse <b>effects</b> on the business function of the area.</del></li> <li>(2) <del>Location and nature of <b>activities</b> within the <b>site</b>.</del></li> <li>(3) <del>Traffic generation, car parking, access arrangements and on-site <b>vehicle movements</b>.</del></li> <li>(4) <del>Bulk, location, design and appearance of <b>buildings</b>.</del></li> <li>(5) <del>Hours of operation.</del></li> <li>(6) <del><b>Landscaping</b> and screening.</del></li> <li>(7) <del>Noise.</del></li> <li>(8) <del>Lighting.</del></li> <li>(9) <del><b>Signage</b>.</del></li> <li>(10) <del>Provision of and <b>effects</b> on utilities and/or services.</del></li> </ul> <p>Financial contributions.</p>	<b>CON</b>	<p><b>CCZ-R9</b> <i>Policy</i></p>	<div style="border: 1px solid black; padding: 5px;"> <p>1. <u>Activity status: Permitted</u></p> </div>	<b>CON</b>
<p><b>CCZ-R8</b> <i>Policies</i> <i>CCZ-P3,</i> <i>CCZ-P4</i></p>	<p><u>Entertainment Activity</u> Churches</p> <p><b>Council</b> may impose conditions on:</p> <ul style="list-style-type: none"> <li>(1) <del>Avoiding, remedying or mitigating adverse <b>effects</b> on the business function of the area.</del></li> <li>(2) <del>Location and nature of <b>activities</b> within the <b>site</b>.</del></li> <li>(3) <del>Traffic generation, car parking, access arrangements and on-site <b>vehicle movements</b>.</del></li> <li>(4) <del>Bulk, location, design and appearance of <b>buildings</b>.</del></li> <li>(5) <del>Hours of operation.</del></li> <li>(6) <del><b>Landscaping</b> and screening.</del></li> <li>(7) <del>Noise.</del></li> <li>(8) <del>Lighting.</del></li> <li>(9) <del><b>Signage</b>.</del></li> <li>(10) <del>Provision of and <b>effects</b> on utilities and/or services.</del></li> </ul> <p>Financial contributions.</p>	<b>CON</b>							
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#	Chapter	Change	Track Change
			<p><del>CCZ-P4</del></p> <p><u>CCZ-R9</u></p> <p><b>Large Format Retail</b> Establishment of a <b>relocated building</b> from another site</p> <p><b>Council</b> may impose conditions on:</p> <ul style="list-style-type: none"> <li><del>(1) Reinstatement works to the condition and appearance of the <b>building</b> relating to:               <ul style="list-style-type: none"> <li><del>(a) Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements;</del></li> <li><del>(b) Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary;</del></li> <li><del>(c) Cladding or other means of enclosing open subfloor areas below the <b>building</b>;</del></li> <li><del>(d) *Alterations required to ensure that the reinstated exterior of any relocated <b>building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area.</del></li> </ul> </del></li> <li><del>(2) The timeframe for the work to be completed;</del></li> <li><del>(3) Landscaping, screening and boundary treatment;</del></li> <li><del>(4) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</del></li> <li><del>(5) Provision of and effects on utilities and/or services.</del></li> <li><del>(6) Standard, construction and layout of vehicular access.</del></li> </ul> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> <li><del>• A bond is not mandatory. It will only be required when <b>Council</b> considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.</del></li> </ul>

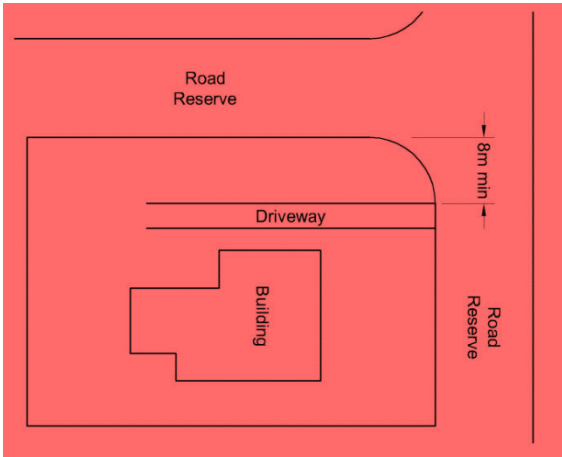
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#	Chapter	Change	Track Change						
			<table border="1"> <tr> <td data-bbox="860 277 1005 620"></td> <td data-bbox="1012 277 1991 620"> <p><del>• The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.</del></p> <p><del>The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.</del></p> </td> </tr> <tr> <td data-bbox="860 625 1005 884"></td> <td data-bbox="1012 625 1991 884"> <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <p>i. <u>CCZ-S7 (Landscaping and Screening); and</u></p> <p>ii. <u>CCZ-S8 (Active Street Frontages).</u></p> </td> </tr> <tr> <td data-bbox="860 888 1005 1326"></td> <td data-bbox="1012 888 1991 1326"> <p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R9-1.a.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>2. <u>Consistency with the City Centre Design Guide.</u></p> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> </td> </tr> </table> <p><del>Controlled activities – restrictions on notification</del></p>		<p><del>• The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.</del></p> <p><del>The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.</del></p>		<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <p>i. <u>CCZ-S7 (Landscaping and Screening); and</u></p> <p>ii. <u>CCZ-S8 (Active Street Frontages).</u></p>		<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R9-1.a.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>2. <u>Consistency with the City Centre Design Guide.</u></p> <p><u>Notification:</u></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul>
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			Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <del>the Act</del> , a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of <del>the Act</del> .
	CCZ- City Centre Zone	Delete existing Standards for Permitted and Controlled Activities	<p><b>Standards for Permitted and Controlled Activities</b></p> <p><b>Note:</b> The following standards for Permitted and Controlled Activities apply to all properties in the CCZ- City Centre Zone unless otherwise specified in the text of the standard in question.</p>
	CCZ- City Centre Zone	Introduce new Standards	<p><b>CCZ-S1</b> <i>Policies</i> <del>CCZ-P1,</del> <del>CCZ-P2,</del> <del>TP-P5</del></p> <p><b>Access standards for land use activities</b></p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the <del>road</del> carriageway seal.</p> <p>(2) All sites shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <del>road</del>.</p> <p>(3) Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>(4) Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <del>site</del> is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <del>setback</del> shall be measured from where the two front <del>boundaries</del> of the <del>site</del> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p>

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- ~~(1) Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.~~
- ~~(2) At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP Diagram 1 in the Transport and Parking (TP) Chapter.~~
- ~~(3) **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.~~

1. Any fence or standalone wall along a side or rear **boundary** which adjoins a **site** zoned High Density Residential, General Residential, or Open Space and Recreation must not exceed 2m in **height**.

**CCZ-S2**  
*Policies*  
~~CCZ-P3,~~  
~~CCZ-P4~~

~~Properties within the CCZ – City Centre Zone are exempt from all Where the side or rear **boundary** of a **setback** requirements, except where **sites** adjoins a **High Density Residential Zone, General Residential Zone, or Open Space Zone**, then the following **Setback** requirements shall **standard applies** along the adjoining **boundary**:~~

~~(a) Side and rear **boundaries** adjoining a General Residential or Open Space Zone —3m~~

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			<p>1. <u>Buildings</u> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="936 363 1279 496"> <thead> <tr> <th><u>Yard</u></th> <th><u>Minimum depth</u></th> </tr> </thead> <tbody> <tr> <td><u>Side</u></td> <td><u>1 metre</u></td> </tr> <tr> <td><u>Rear</u></td> <td><u>1 metre</u></td> </tr> </tbody> </table> <p>2. <u>This standard does not apply to site boundaries</u> where there is an existing common wall between 2 <u>buildings</u> on adjacent <u>sites</u> or where a common wall is proposed.</p> <p>3. <u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><u>Accessory buildings</u> less than 2m in <u>height</u>.</li> <li><u>Fences and standalone walls</u>.</li> </ol>	<u>Yard</u>	<u>Minimum depth</u>	<u>Side</u>	<u>1 metre</u>	<u>Rear</u>	<u>1 metre</u>
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		<p><b>CCZ-S3</b> <i>Policy</i> <i>CCZ-P4</i></p>	<p><b>Building height</b></p> <p>The maximum <del>height</del> above <del>ground level</del> of any <del>building</del> in the following areas shall not exceed:</p> <p>(1) <del>CCZ – City Centre Zone (except for northern side of Main Street)</del> ————— 40m</p> <p>(2) <del>CCZ – City Centre Zone (northern side of Main Street only)</del> ————— 20m</p> <p>1. <u>All residential units</u> must be located above ground floor level.</p>						
		<p><b>CCZ-S4</b> <i>Policies</i> <i>GRZ-P4,</i> <i>CCZ-P3</i> <i>CCZ-P4</i></p>	<p><del>For Where the side or rear boundary of a sites</del> within the <del>CCZ – City Centre Zone</del>, all <del>buildings</del> shall comply with the <del>height</del> control planes defined in <del>GRZ-S8</del> along all <del>boundaries</del> adjoining a <del>High Density Residential Zone, General Residential Zone, or Open Space and Recreation Zone</del>, or along all <del>boundaries</del> which face and are within 25 metres of a <del>site</del> within the <del>General Residential or Open Space Zone</del>. <u>the following Height in Relation to Boundary standard applies:</u></p> <p>1. <u>Buildings</u> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <u>ground level</u> along all <u>boundaries</u>. Where the <u>boundary</u> forms part of a legal right of way,</p>						

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			<p><a href="#">entrance strip</a>, <a href="#">access site</a>, or pedestrian access way, the <a href="#">height in relation to boundary</a> applies from the farthest <a href="#">boundary</a> of that legal right of way, <a href="#">entrance strip</a>, <a href="#">access site</a>, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li><a href="#">A boundary with a road.</a></li> <li><a href="#">Existing or proposed internal boundaries within a site.</a></li> <li><a href="#">Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</a></li> </ol> <p><b>CCZ-S5</b> <i>Policies</i> <i>CCZ-P2,</i> <i>CCZ-P3</i></p> <p><b>Loading provisions</b></p> <p>1. The number of loading spaces needed for any <b>building</b> in the CCZ – City Centre Zone shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th><b>Floor area</b></th> <th><b>Loading spaces required</b></th> </tr> </thead> <tbody> <tr> <td>(a)</td> <td>Between 100m<sup>2</sup> and 1000m<sup>2</sup></td> <td>1 space</td> </tr> <tr> <td>(b)</td> <td>Between 1001m<sup>2</sup> and 2000m<sup>2</sup></td> <td>2 spaces</td> </tr> <tr> <td>(c)</td> <td>More than 2000m<sup>2</sup></td> <td>2 spaces or 4 spaces if the <b>building</b> is used as a retail store</td> </tr> </tbody> </table> <p><b>Notes</b></p> <ul style="list-style-type: none"> <li>Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the <b>Code of Practice for Civil Engineering Works.</b></li> <li>Loading areas must be kept clear and must be available at all times for vehicles used in association with the <b>building</b> during which time the <b>building</b> is being used for the <b>activity</b> to which the car parking and loading spaces relate.</li> <li>Direct access to each loading space may be allowed from any vested service lane</li> <li>All loading spaces are required to be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works.</b></li> </ul> <p><a href="#">Noise and Ventilation</a></p>		<b>Floor area</b>	<b>Loading spaces required</b>	(a)	Between 100m <sup>2</sup> and 1000m <sup>2</sup>	1 space	(b)	Between 1001m <sup>2</sup> and 2000m <sup>2</sup>	2 spaces	(c)	More than 2000m <sup>2</sup>	2 spaces or 4 spaces if the <b>building</b> is used as a retail store
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			<p>b. <a href="#">Other public space; and</a></p> <p>c. <a href="#">Directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>2. <a href="#">Any on-site parking area must:</a></p> <p>a. <a href="#">Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>b. <a href="#">Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</a></p> <p>3. <a href="#">Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be:</a></p> <p>a. <a href="#">Located within or at the rear of the building that they serve; and</a></p> <p>b. <a href="#">Screened from view by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</a></p> <p>3. <a href="#">The service, storage and parking needs of the activity.</a></p> <p>4. <a href="#">The size and location of service, storage and any parking areas.</a></p> <p>5. <a href="#">Consistency with the City Centre Design Guide.</a></p>
			<p><b>CCZ-S8</b> <i>Policies</i></p> <p><b>Landscaping</b></p>

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#	Chapter	Change	Track Change		
			<p><del>CCZ-P2, CCZ-P3, CCZ-P4</del></p> <p><del>(1) If a <b>building</b> is required to be set back from the <b>road boundary</b>, the set back area between the <b>road boundary</b> and the <b>building</b> shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the <b>road boundary</b> and the <b>building</b>, a landscape strip with a minimum width of 0.6m shall be provided within the <b>site</b> along the <b>road boundary</b>.</del></p> <p><del>(2) Where a <b>site</b> adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding <b>road boundaries</b>) or is within 25m of a General Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone boundary and the <b>buildings</b>.</del></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Active Frontages</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> <p><u>1. Along active frontages identified on the planning maps:</u></p> <p>a. <u>All new <b>buildings</b> and <b>ground level</b> additions or alterations to existing <b>buildings</b> must be built up to and oriented towards the <b>road</b> or public space boundary;</u></p> <p>b. <u>A veranda must be provided that:</u></p> <p style="margin-left: 20px;">i. <u>Extends along the entire length of the <b>building</b> frontage;</u></p> <p style="margin-left: 20px;">ii. <u>Provides continuous shelter with any adjoining veranda; and</u></p> <p style="margin-left: 20px;">iii. <u>Has a minimum <b>setback</b> of 500mm from any kerb face;</u></p> <p>c. <u>At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</u></p> <p>d. <u>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</u></p> </td> <td style="width: 40%; padding: 5px;"> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The <b>effects</b> on the amenity and quality of the streetscape.</u></p> <p>2. <u>The design and appearance of the street frontage.</u></p> <p>3. <u>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</u></p> <p>4. <u>Consistency with the City Centre Design Guide.</u></p> </td> </tr> </table> </div>	<p><u>1. Along active frontages identified on the planning maps:</u></p> <p>a. <u>All new <b>buildings</b> and <b>ground level</b> additions or alterations to existing <b>buildings</b> must be built up to and oriented towards the <b>road</b> or public space boundary;</u></p> <p>b. <u>A veranda must be provided that:</u></p> <p style="margin-left: 20px;">i. <u>Extends along the entire length of the <b>building</b> frontage;</u></p> <p style="margin-left: 20px;">ii. <u>Provides continuous shelter with any adjoining veranda; and</u></p> <p style="margin-left: 20px;">iii. <u>Has a minimum <b>setback</b> of 500mm from any kerb face;</u></p> <p>c. <u>At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</u></p> <p>d. <u>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The <b>effects</b> on the amenity and quality of the streetscape.</u></p> <p>2. <u>The design and appearance of the street frontage.</u></p> <p>3. <u>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</u></p> <p>4. <u>Consistency with the City Centre Design Guide.</u></p>
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		CCZ-S9	<u>Hydraulic neutrality</u>		

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top; padding: 5px;"> <p><i>Policies</i> <del>CCZ-P2,</del> <del>CCZ-P4</del></p> </td> <td style="padding: 5px;"> <p><u>New <b>buildings</b> and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p> </td> <td style="padding: 5px;"> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</u></li> <li>2. <u>Cumulative <b>effects</b>.</u></li> </ol> </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> <p><del>Requirements for <b>buildings on sites</b> adjoining Main Street</del></p> <p><del>(1) All <b>buildings on sites</b> adjoining Main Street shall provide continuous <b>building</b> frontage onto the <b>boundary</b> with Main Street.</del></p> <p><del>(2) All yards, outdoor storage, outdoor retail areas, or other unbuilt areas on a <b>site</b> shall not be located adjoining the <b>boundary</b> with Main Street.</del></p> <p><del>(3) All <b>buildings</b> fronting Main Street shall ensure that at least 50% of the ground floor frontage is glazed.</del></p> <p><del>(4) For <b>sites</b> fronting onto Main Street, all vehicle access or egress shall be via alternative streets or service lanes or other accesses which do not connect on to Main Street.</del></p> </td> </tr> <tr> <td style="vertical-align: top; padding: 5px;"> <p><b>CCZ-S10</b> <i>Policies</i> <del>CCZ-P2,</del> <del>CCZ-P4</del></p> </td> <td colspan="2" style="padding: 5px;"> <p><b>Main Street verandahs</b></p> <p><del>(1) <b>Buildings</b> fronting Main Street shall provide verandahs for pedestrian cover, meeting the following standards:</del></p> <p><del>(a) The lowest part of a verandah, not including signage, shall be at least 2.9m above the footpath.</del></p> <p><del>(b) The verandah shall extend for the full length of the frontage of the <b>site</b>.</del></p> <p><del>(c) The verandah shall cover the full width of the footpath less 500mm.</del></p> <p><del>(d) Any new or refurbished verandah shall provide in its design for a visual continuity between any existing adjoining verandah(s) and the proposed verandah.</del></p> </td> </tr> <tr> <td style="vertical-align: top; padding: 5px;"> <p><b>CCZ-S11</b> <i>Policies</i></p> </td> <td colspan="2" style="padding: 5px;"> <p><b>Car parking areas</b></p> </td> </tr> </table>	<p><i>Policies</i> <del>CCZ-P2,</del> <del>CCZ-P4</del></p>	<p><u>New <b>buildings</b> and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <u>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</u></li> <li>2. <u>Cumulative <b>effects</b>.</u></li> </ol>	<p><del>Requirements for <b>buildings on sites</b> adjoining Main Street</del></p> <p><del>(1) All <b>buildings on sites</b> adjoining Main Street shall provide continuous <b>building</b> frontage onto the <b>boundary</b> with Main Street.</del></p> <p><del>(2) All yards, outdoor storage, outdoor retail areas, or other unbuilt areas on a <b>site</b> shall not be located adjoining the <b>boundary</b> with Main Street.</del></p> <p><del>(3) All <b>buildings</b> fronting Main Street shall ensure that at least 50% of the ground floor frontage is glazed.</del></p> <p><del>(4) For <b>sites</b> fronting onto Main Street, all vehicle access or egress shall be via alternative streets or service lanes or other accesses which do not connect on to Main Street.</del></p>			<p><b>CCZ-S10</b> <i>Policies</i> <del>CCZ-P2,</del> <del>CCZ-P4</del></p>	<p><b>Main Street verandahs</b></p> <p><del>(1) <b>Buildings</b> fronting Main Street shall provide verandahs for pedestrian cover, meeting the following standards:</del></p> <p><del>(a) The lowest part of a verandah, not including signage, shall be at least 2.9m above the footpath.</del></p> <p><del>(b) The verandah shall extend for the full length of the frontage of the <b>site</b>.</del></p> <p><del>(c) The verandah shall cover the full width of the footpath less 500mm.</del></p> <p><del>(d) Any new or refurbished verandah shall provide in its design for a visual continuity between any existing adjoining verandah(s) and the proposed verandah.</del></p>		<p><b>CCZ-S11</b> <i>Policies</i></p>	<p><b>Car parking areas</b></p>	
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<p><b>CCZ-S11</b> <i>Policies</i></p>	<p><b>Car parking areas</b></p>														

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#	Chapter	Change	Track Change
			<p><del>CCZ-P2, CCZ-P3</del></p> <p>(1) Any car parking provided on a <b>site</b> shall be primarily for the purposes of meeting the car parking demand generated by the use of that <b>site</b>.</p>
			<p><b>CCZ-S12</b> <i>Policy</i> <del>CCZ-P3</del></p> <p>Hours of operation for <b>activities</b> adjoining the General Residential Zone</p> <p>(1) Any <b>activity</b> which is open to the public (including licenced premises, <b>places of assembly</b>, shops, restaurants and takeaway food outlets) and adjoins a <b>site</b> which is zoned Residential, shall not be open to the public outside the hours of 7am – 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year’s Eve.</p>
	CCZ- City Centre Zone	Delete existing Restricted Discretionary Activities Table	<p><b>Restricted Discretionary Activities</b></p> <p><b>CCZ-R10</b> <i>Policies</i> <del>CCZ-P2, CCZ-P3, CCZ-P4</del></p> <p><b>Food and Beverage Activity Buildings</b> which do not comply with permitted or controlled activity standards</p> <p><b>Buildings</b> which do not comply with the standards for permitted and controlled activities.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <p>(1) <del>Height, boundary setbacks and sunlight access.</del></p> <p>(2) <del>Provision of and effects on utilities and/or services.</del></p> <p>(3) <del>Landscaping and screening.</del></p> <p>(4) <del>Standard, construction and layout of vehicular access.</del></p> <p>(5) <del>Car parking.</del></p> <p>(6) <del>Effects on adjoining residential properties.</del></p> <p>(7) <del>Effects on the amenity of the surrounding area.</del></p> <p>(8) <del>Requirements for buildings on sites adjoining Main Street.</del></p> <p>Financial contributions:</p> <p>1. Activity status: Permitted</p>
			<p><b>CCZ-R11</b> <i>Policy</i></p> <p><b>RDIS</b></p>

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#	Chapter	Change	Track Change						
			<p><i>TP-P3</i></p> <p><del>Healthcare Activity</del> <del>Activities otherwise permitted or controlled which do not comply with the access standards in CCZ-S1</del></p> <p><del>Council will restrict its discretion to, and may impose conditions on:</del></p> <p><del>(1) The extent to which the activity will adversely affect traffic and pedestrian safety.</del></p> <p><del>The extent to which the activity will adversely affect the efficient functioning of the roading network.</del></p> <p>1. <u>Activity status: Permitted</u></p>						
	CCZ- City Centre Zone	Amend existing Discretionary Activities table	<p><b>Discretionary Activities</b></p> <table border="1"> <tr> <td data-bbox="665 639 846 783">CCZ-R12</td> <td data-bbox="853 639 1989 783"> <p><del>Demolition Warehouses</del></p> <p>1. <u>Activity status: Permitted</u></p> </td> <td data-bbox="1995 639 2083 783"><b>DIS</b></td> </tr> <tr> <td data-bbox="665 788 846 1422">CCZ-R13</td> <td data-bbox="853 788 1989 1422"> <p><del>Redevelopment, Alteration and Repair of Existing Buildings</del> <del>Service stations and motor vehicle garages</del></p> <p>1. <u>Activity status: Permitted</u></p> <p>Where:</p> <p>a. <u>The external building form (floor area and height) of the existing building remains unchanged; and</u></p> <p>b. <u>Compliance is achieved with CCZ-S8 (Active Street Frontages).</u></p> <hr/> <p>2. <u>Activity status: Restricted discretionary</u></p> <p>Where:</p> <p>a. <u>Compliance is not achieved with CCZ-R13-1.a or CCZ-R13-1.b; and</u></p> <p>b. <u>Compliance is achieved with</u></p> <p>i. <u>CCZ-S1 (Fences and Standalone Walls);</u></p> </td> <td data-bbox="1995 788 2083 1422"><b>DIS</b></td> </tr> </table>	CCZ-R12	<p><del>Demolition Warehouses</del></p> <p>1. <u>Activity status: Permitted</u></p>	<b>DIS</b>	CCZ-R13	<p><del>Redevelopment, Alteration and Repair of Existing Buildings</del> <del>Service stations and motor vehicle garages</del></p> <p>1. <u>Activity status: Permitted</u></p> <p>Where:</p> <p>a. <u>The external building form (floor area and height) of the existing building remains unchanged; and</u></p> <p>b. <u>Compliance is achieved with CCZ-S8 (Active Street Frontages).</u></p> <hr/> <p>2. <u>Activity status: Restricted discretionary</u></p> <p>Where:</p> <p>a. <u>Compliance is not achieved with CCZ-R13-1.a or CCZ-R13-1.b; and</u></p> <p>b. <u>Compliance is achieved with</u></p> <p>i. <u>CCZ-S1 (Fences and Standalone Walls);</u></p>	<b>DIS</b>
CCZ-R12	<p><del>Demolition Warehouses</del></p> <p>1. <u>Activity status: Permitted</u></p>	<b>DIS</b>							
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IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>ii. <a href="#">CCZ-S2 (Setback)</a>;</p> <p>iii. <a href="#">CCZ-S3 (Location of Residential Units)</a>;</p> <p>iv. <a href="#">CCZ-S4 (Height in Relation to Boundary)</a>;</p> <p>v. <a href="#">CCZ-S5 (Noise and Ventilation)</a>;</p> <p>vi. <a href="#">CCZ-S6 (Water Supply, Stormwater and Wastewater)</a>; and</p> <p>vii. <a href="#">CCZ-S7 (Landscaping and Screening)</a>.</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the redevelopment, alteration or repair may adversely impact on the anticipated built character and amenity of the City Centre Zone.</u></li> <li>2. <u>Whether the redevelopment, alteration or repair reflects the purpose scale and context of the City Centre Zone.</u></li> <li>3. <u>The extent to which the redevelopment, alteration or repair aligns with the anticipated compact, high-density built <b>environment</b> anticipated for the City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification.</u></li> <li>4. <u>Whether the redevelopment, alteration or repair is well designed and contributes to the creation of safe and vibrant public spaces.</u></li> <li>5. <u>Whether the redevelopment, alteration or repair creates an active street frontage.</u></li> <li>6. <u>Whether the redevelopment, alteration or repair provides visual interest by using a variety of <b>building</b> forms, materials and colours.</u></li> <li>7. <u>Consistency with the City Centre Design Guide.</u></li> </ol> <p><b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li>• <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> <p>3. <u>Activity status: <b>Discretionary</b></u></p>

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#	Chapter	Change	Track Change
			<p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R13-2.b.</u></p>
		<b>CCZ-R14</b>	<p><u>Public car parks</u></p>
		<b>CCZ-R15</b>	<p><u>Educational Facility</u> <del>The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part</del></p> <p>1. <u>Activity status: Permitted</u></p>
		<b>CCZ-R16</b>	<p><u>New Buildings and Structures</u> <del>Residential accommodation at ground floor level</del></p> <p>1. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <ul style="list-style-type: none"> <li>i. <u>CCZ-S1 (Fences and Standalone Walls);</u></li> <li>ii. <u>CCZ-S2 (Setback);</u></li> <li>iii. <u>CCZ-S3 (Location of Residential Units);</u></li> <li>iv. <u>CCZ-S4 (Height in Relation to Boundary);</u></li> <li>v. <u>CCZ-S5 (Noise and Ventilation);</u></li> <li>vi. <u>CCZ-S6 (Water Supply, Stormwater and Wastewater);</u></li> <li>vii. <u>CCZ-S7 (Landscaping and Screening);</u></li> <li>viii. <u>CCZ-S8 (Active Street Frontages); and</u></li> <li>ix. <u>CCZ-S9 – (Hydraulic neutrality).</u></li> </ul> <p><u>Matters of discretion are restricted to:</u></p>



IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>1. <u>The extent to which the <b>building</b> may adversely impact on the anticipated built form, character and amenity of the City Centre Zone.</u></p> <p>2. <u>Whether the <b>building</b> reflects the anticipated purpose scale and context of the City Centre Zone.</u></p> <p>3. <u>The extent to which the <b>building</b> aligns with the anticipated compact, high-density built <b>environment</b> anticipated for the City Centre Zone.</u></p> <p>4. <u>Whether the <b>building</b> is well designed and contributes to the creation of safe and vibrant public spaces.</u></p> <p>5. <u>Whether the <b>building</b> creates an active street frontage.</u></p> <p>6. <u>Whether the <b>building</b> provides visual interest by using a variety of <b>building</b> forms, materials and colours.</u></p> <p>7. <u>Consistency with the City Centre Design Guide.</u></p> <p>8. <u>The matters of discretion listed under the relevant standard.</u></p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</u></li> </ul> <p>2. <u>Activity status: <b>Discretionary</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R16-1.a</u></p>
			<p><b>CCZ-R17</b></p> <p><u><b>Emergency Service Facility</b> <del>Activities otherwise permitted or controlled, which do not comply with the matters of the Plan</del></u></p> <p>1. <u>Activity status: <b>Restricted Discretionary</b></u></p> <p><u>Where:</u></p>

**DIS**

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#	Chapter	Change	Track Change						
			<p>a. <a href="#">Compliance is achieved with CCZ-S7 (Landscaping and Screening).</a></p> <p><a href="#">Matters of discretion are restricted to:</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">The extent to which the <b>activity</b> may adversely impact on the anticipated character and <b>amenity values</b> of the City Centre Zone.</a></li> <li>2. <a href="#">The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the City Centre Zone.</a></li> <li>3. <a href="#">The potential of the <b>activity</b> to compromise other <b>activities</b> that are enabled in the City Centre Zone.</a></li> <li>4. <a href="#">The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</a></li> <li>5. <a href="#">The <b>functional need</b> or <b>operational need</b> for the <b>emergency service facility</b> to be located in the City Centre Zone.</a></li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• <a href="#">An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</a></li> </ul> <hr/> <p>2. <a href="#">Activity status: <b>Discretionary</b></a></p> <p><a href="#">Where:</a></p> <p>a. <a href="#">Compliance is not achieved with CCZ-R17-1.a</a></p>						
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		CCZ-R19	<p><del><u>Retirement Village</u> Every <b>activity</b> listed as an offensive trade in the third schedule of the Health Act 1956</del></p> <ol style="list-style-type: none"> <li>1. <u>Activity status: <b>Restricted Discretionary</b></u></li> </ol> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>a. <u>Compliance is achieved with</u> <ol style="list-style-type: none"> <li>i. <u>CCZ-S3 (Location of <b>Habitable Rooms</b>);</u></li> <li>ii. <u>CCZ-S5 (<b>Noise</b> and Ventilation); and</u></li> <li>iii. <u>CCZ-S7 (<b>Landscaping</b> and Screening).</u></li> </ol> </li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Whether any adverse <b>effects</b>, including <b>reverse sensitivity effects</b> on the continued operation of established <b>activities</b>, can be avoided, remedied or mitigated.</u></li> </ol>

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			<p>2. <u>Whether on-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the retirement village.</u></p> <p>3. <u>The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone.</u></p> <p>4. <u>The effects of the activity on the existing and anticipated function and role of the City Centre Zone.</u></p> <p>5. <u>The potential of the activity to compromise other activities that are enabled in the City Centre Zone.</u></p> <p>6. <u>The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</u></p> <hr/> <p>2. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R19-1.a</u></p>
	CCZ- City Centre Zone	Delete existing Matters for Consideration	<p><b>Matters for Consideration</b></p> <p>Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:</p> <p><b>CCZ-MC1</b>      <b>Access</b></p> <p>(1) <del>Accessibility for public transport, cyclists and pedestrians.</del></p> <p>(2) <del>Compliance with the Code of Practice for Civil Engineering Works.</del></p> <p>(3) <del>Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable.</del></p> <p>(4) <del>Whether the activities proposed will not generate a demand for servicing facilities.</del></p> <p>(5) <del>Whether suitable alternative provision for servicing can be made.</del></p>

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			<p>(6) Whether the nature of adjacent <del>roads</del> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p>
			<p><b><u>CCZ-MC2</u></b>      <b>Site Layout</b></p> <p>(1) The arrangement of <del>buildings</del>, car parks and <del>vehicle movements on site</del>.</p> <p>(2) The nature and extent of <del>landscaping</del> and screening.</p> <p>(3) Whether the topography of the <del>site</del> has been taken into account.</p> <p>(4) Whether a better standard of development can be achieved by varying the design.</p>
			<p><b><u>CCZ-MC3</u></b>      <b>Bulk and location of buildings</b></p> <p>(1) Whether the <del>buildings</del> will cause a loss of privacy, interfere with sunlight access or create shadows on <del>residential units</del> on adjoining Residentially-zoned <del>sites</del>.</p> <p>(2) Whether the <del>building</del> design, appearance and scale will detrimentally affect the character of the surrounding area.</p>
			<p><b><u>CCZ-MC4</u></b>      <b>Traffic generation</b></p> <p>(1) <del>Whether activities</del> which generate significant traffic flows have the necessary access, do not adversely impact upon the street <del>environment</del>, and maintain public safety.</p>
			<p><b><u>CCZ-MC5</u></b>      <b>Non-business activities</b></p> <p>(1) Whether the <del>buildings, structures</del> or other works are of an appropriate scale having regard to the local amenity.</p> <p>(2) The extent to which the amenities and the quality of the business <del>environment</del> can be maintained and enhanced.</p>
			<p><b><u>CCZ-MC6</u></b>      <b>Nuisance</b></p> <p>(1) The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth</p>

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	CCZ- City Centre Zone	Delete existing Advice Note	<p><b>Advice note</b></p> <p>For any activity within the <del>Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area</del>, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>				
	CCZ- City Centre Zone	Delete existing Methods	<p><b>Methods</b></p> <p><del>CCZ-M1—District Plan provisions consisting of the following:</del></p> <p style="padding-left: 40px;"><del>(1) Commercial Zones identifying the commercial <b>environments</b> within the City. These are the Commercial Zone and the CCZ—City Centre Zone.</del></p> <p style="padding-left: 40px;"><del>(2) Rules and performance standards to avoid, remedy or mitigate adverse <b>effects</b>.</del></p> <p><del>CCZ-M2—Code of Practice for Civil Engineering Works.</del></p> <p><del>CCZ-M3—Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse <b>effects of activities</b>.</del></p> <p><del>CCZ-M4—Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse <b>effects</b> of all <b>activities</b>.</del></p> <p><del>CCZ-M5—Management Plans prepared under relevant legislation.</del></p> <p><del>CCZ-M6—District Plan rules setting standards to protect adjacent properties from adverse shading effects.</del></p> <p><del>CCZ-M7—District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.</del></p>				
	CCZ- City Centre Zone	Delete existing Anticipated Environmental Results	<p><b>Anticipated environmental results</b></p> <p>The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.</p> <table border="1"> <thead> <tr> <th><b>Anticipated environmental results</b></th> <th><b>Monitoring indicators</b></th> <th><b>Data source</b></th> </tr> </thead> </table>	<b>Anticipated environmental results</b>	<b>Monitoring indicators</b>	<b>Data source</b>	
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			<p><b>Background</b></p> <p>Businesses within the City are located in the <a href="#">City Centre Zone</a> <del>Central Business District (CBD)</del>, commercial, <a href="#">mixed use</a> and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other <b>activities</b></p>
	GIZ – General Industrial Zone	Consequential Amendment	<p><b>Objectives</b></p> <p><b>GIZ-O1</b> <i>The <b>sustainable management</b> of physical resources within the existing industrial areas of the City to protect and enhance their <b>amenity values</b>.</i></p> <p>This objective recognises the importance of particular elements and characteristics that define the <b>commercial</b> areas. <b>Commercial activities</b> and development can have both positive and adverse environmental <b>effects</b> on the areas that surround them. Any consideration of <b>effects</b> must take account of the need to provide sufficient areas for <b>commercial</b> development needs, and the maintenance of <b>amenity values</b> and character.</p> <p>The General Industrial Zone incorporates <b>land</b> which is used for a range of industrial and <b>commercial activities</b>, but in particular larger scale industrial, warehousing, storage and <b>commercial activities</b> which are vehicle rather than pedestrian orientated. There are limited <b>retail activities</b> within these areas and the environmental standards are less stringent than those within the Commercial <a href="#">and Mixed Use</a> zones.</p>
			<p><b>Policies</b></p> <p><b>GIZ-P1</b> <i>To promote the location of <b>retail activities</b> in patterns which do not adversely affect the <b>amenity values</b> of the City Centre Zone <del>(Central Business District)</del>, and to limit the establishment of <b>retail activities</b> within the General Industrial Zone.</i></p> <p>The City Centre Zone <del>(CBD)</del> is the focus of many <b>retail</b> and service <b>activities</b> that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of <b>activities</b> within the City Centre Zone <del>(CBD)</del> is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the City Centre Zone <del>(CBD)</del> by promoting its amenity characteristics and recognising its overall economic viability, but this policy does not seek to preclude <b>retail</b> development in other parts of the City such as in neighbourhood centres. This in turn promotes the <b>sustainable management</b> of the City Centre Zone <del>(CBD)</del>.</p> <p>Yard-orientated <b>retail activities</b> and <b>large format retail activities</b> tend to adversely affect pedestrian <b>amenity values</b>. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the General industrial zone. Establishment of <b>retail activity</b> in the General industrial zone is however controlled in order to enable the assessment of the scale and character of <b>retail activity</b>. <b>Retail activity</b> in the General industrial zone can detract from other <b>retail</b> areas of the City and can generate adverse traffic <b>effects</b>. <b>Retail activity</b> can also conflict with other <b>land</b> uses within the General industrial zone. <b>Large format retail</b> development should be located in a</p>

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#	Chapter	Change	Track Change												
			<p>manner complementary to the existing <b>retail</b> development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the City Centre Zone (<del>CBD</del>).</p> <p><del>Specific provision is made for large format retailing to establish on the former South Pacific Tyres site being a location that is considered to be complementary to the City Centre Zone (CBD) and which can contain a number of large format retail activities in an integrated manner, complementary to established activities on Park Street. The site has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.</del></p> <p>The concentration of <b>activities</b> in established areas results in the provision of a wide range of services and the promotion of <b>amenity values</b> of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.</p>												
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IPI - PROPOSED AMENDMENTS				
#	Chapter	Change	Track Change	
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	GIZ – General Industrial Zone	Consequential Amendment	<b>GIZ-S7</b> <i>Policies</i> GIZ-P2, GIZ-P5	<b>Screening</b>  (1) <b>Sites</b> adjoining a General Residential, <a href="#">High Density Residential</a> , or Open Space Zone shall be fenced on the common <b>boundary</b> by a solid 2m high fence.
	GIZ – General Industrial Zone	Consequential Amendment	<b>GIZ-S8</b> <i>Policies</i> GIZ-P2, GIZ-P3 CCZ-P2	<b>Landscaping</b>  (1) If a <b>building</b> is ....  (2) Where a <b>site</b> adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding <b>road</b> boundaries) or is within 25m of a General Residential, <a href="#">High Density Residential</a> , or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone boundary and the <b>buildings</b> .
	GIZ – General Industrial Zone	Consequential Amendment	<b>GIZ-S10</b> <i>Policies</i> GIZ-P1	Hours of operation for <b>activities</b> adjoining the General Residential <a href="#">or High Density Residential Zone</a>  (1) Any <b>activity</b> which is open to the public ...
	GIZ – General Industrial Zone	Consequential Amendment Delete reference	<b>Discretionary Activities</b>	
			<b>GIZ-R14</b>	<del>Any other retail activity on land identified in GIZ-Figure1, unless otherwise provided for below</del>
				<b>DIS</b>

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
		to GIZ-Figure1 (rezoned to MUZ)	
			<p><b>GIZ-Figure1</b> <b>Former South Pacific Tyres site</b></p> 

**OPEN SPACE AND RECREATION ZONES**

**OSZ – Open Space Zone**

	OSZ – Open Space Zone	Consequential Amendment	<b>Standards for Permitted and Controlled Activities</b>	
			<b>Zone-wide provisions (including Speedway Area)</b> Unless otherwise specified, all permitted and controlled activities within the Open Space Zone shall comply with the standards specified below.	
			<b>OSZ-S2</b>  <i>Policies</i> GRZ-P4, OSZ-P2,	Sunlight access  (1) All <b>buildings</b> on <b>sites</b> adjoining, or separated by a <b>road</b> from a <b>site</b> in the Residential or Open Space Zone, shall comply with the <b>height control planes in relation to boundary standard</b> defined in GRZ-S8 along the adjoining <b>boundary</b> or the <b>boundary</b> or <b>boundaries</b> separated by a <b>road</b> .

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change																
			OSZ-P4																
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**SPECIAL PURPOSE ZONES**

**SAZ – Special Activity Zone**

	SAZ – Special Activity Zone	Amend Background	<p><b>Background</b></p> <p>The main characteristics of the Special Activity Zone are the form and scale of <b>building</b> development, the nature and intensity of <b>activities</b> on the <b>sites</b> and their <b>effects</b> on the <b>environment</b>.</p>
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IPI - PROPOSED AMENDMENTS			
#	Chapter	Change	Track Change
			<p>Major <b>activities</b> in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), <del>St Patrick's College</del>, Trentham Racecourse, Heretaunga Golf Course and the Silver Stream Railway. These <b>activities</b> make an important and positive economic, social and cultural contribution to the City.</p> <p><del>The area adjoining and including St Patrick's College covers approximately 65 hectares of land, 45 hectares of which is undeveloped. This land is referred to in the Plan as the St Patrick's Estate Area. The land borders the Hutt River and forms part of the flood plain.</del></p> <p>The Hutt City Council have a designation for an excess <b>wastewater</b> flow storage facility adjacent to the Eastern Hutt Road.</p>
	SAZ – Special Activity Zone	Delete Issue	<p><b>Issues</b></p> <p><del>SAZ 14 – Potential detractor from the visual amenity resulting from development on the St Patrick's Estate Area.</del></p> <p><del>The St Patrick's Estate Area is currently mainly pasture and is part of the open vista entrance to Upper Hutt. This open character is a feature when entering the City from the south. To recognise and respect the "gateway" function of the area and maintain its visual amenity, <b>building</b> development should be relatively low profile with an emphasis on <b>landscaping</b>.</del></p>
	SAZ – Special Activity Zone	Delete Issue	<p><del>SAZ 15 – The threat to the St Patrick's Estate Area from potential inundation from the Hutt River and the Mawaihakona Stream.</del></p> <p><del>As this is a flood plain, a number of restrictions have to be placed on the location and construction of <b>buildings and structures</b>.</del></p>
	SAZ – Special Activity Zone	Delete Objective	<p><b>Objectives</b></p> <p><del>SAZ 03 – Provision for a range of activities on the St Patrick's Estate Area which avoids, remedies or mitigates any adverse <b>effects</b> on its visual amenity, on the neighbouring community, services and roading infrastructure, and takes into account the flooding hazards.</del></p> <p><del>St Patrick's Estate is an area of <b>land</b> with potential for a wide range of development options. This area is dealt with under a specific policy framework within the Special Activity Zone. The St Patrick's Estate contains two distinct areas for future development, which are identified on the Planning Maps:</del></p> <p><del>(1) The St Patrick's College Area for future education expansion.</del></p> <p><del>(2) The Managed Development Area for a range of other uses.</del></p> <p><del>Controls are required to prevent development in close proximity to the Hutt River and Mawaihakona Stream.</del></p>

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	SAZ – Special Activity Zone	Delete Policy	<p><b>Policies</b></p> <p><del>SAZ-P4 — To provide for a range of <b>activities</b> within the St Patrick’s Estate Area which best suit the characteristics and constraints of the existing <b>environment</b>.</del></p> <p><del>Two distinct areas provide for a range of commercial, open space and educational <b>activities</b> appropriate to the environmental character and constraints of the <b>land</b> and surrounding area. These have been based on previous policies for the <b>land</b> and negotiation with the landowners and other parties. Linkages to the Hutt River walkway and the Silverstream Railway Station may be important components of future development.</del></p> <p><del>The rules for these areas require that any development be serviced with appropriate access to existing services and <b>roads</b>. In a major flood event, <b>structures</b> could impede the flood flow, putting <b>buildings, roads</b> or services in danger and causing additional problems. Accordingly, <b>activities</b> that are relatively free of <b>structures</b> are appropriate for the part of the <b>site</b> in the flood plain. However, special requirements are also included in relation to <b>building</b> floor levels, <b>roads</b> and services, so that <b>structures</b> may be developed as long as they are designed for protection from future floods with a 1 in 100 year return period.</del></p>						
	SAZ – Special Activity Zone	Amend Policy	<p><b>SAZ-P6</b> To identify and maintain <b>amenity values</b> that the community wishes to protect.</p> <p><b>Amenity values</b> are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, <b>landscaping</b> and visual qualities. They may also include important public features, such as parks and reserves. <b>Activities</b> which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own <b>properties</b> and the need for utilities to operate effectively and safely.</p> <p><del>A particular concern of the Upper Hutt community relates to the <b>effects</b> of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.</del></p> <p>It is <b>Council’s</b> view that the adverse <b>effects</b> of these fortifications on the <b>environment</b>, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the <b>amenity values</b> of the Upper Hutt <b>environment</b>, are such that these <b>activities</b> should not be permitted. The <b>activity</b> is therefore prohibited anywhere in Upper Hutt City.</p>						
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			<p><del>(3) Provision of and effects on utilities and/or services.</del></p> <p><del>(4) Landscaping.</del></p> <p><del>(5) Flood mitigation measures.</del></p> <p><del>(6) Screening.</del></p> <p><del>(7) Financial contributions.</del></p> <p><del>(8) The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</del></p> <p><del>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the <b>site</b>.</del></p>
	SAZ – Special Activity Zone	Delete Rule	<p><b>SAZ-R17</b></p> <p><i>Policies</i></p> <p><i>SAZ-P2</i></p> <p><i>SAZ-P3</i></p> <p><i>NU-P3</i></p> <p>Commercial development, excluding retailing</p> <p><b>Council</b> may impose conditions over the following matters:</p> <p><del>(1) Bulk, location and design of the <b>buildings</b>.</del></p> <p><del>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</del></p> <p><del>(3) Provision of and effects on utilities and/or services.</del></p> <p><del>(4) Landscaping.</del></p> <p><del>(5) Flood mitigation measures.</del></p> <p><del>(6) Screening.</del></p> <p><del>(7) Financial contributions.</del></p> <p><del>(8) The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</del></p> <p><del>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the <b>site</b>.</del></p> <p><b>CON</b></p>

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	SAZ – Special Activity Zone	Delete Rule	<p><b>SAZ-R18</b></p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p><del>Business and professional offices</del></p> <p><del>Council may impose conditions over the following matters:</del></p> <p><del>(1) Bulk, location and design of the buildings.</del></p> <p><del>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</del></p> <p><del>(3) Provision of and effects on utilities and/or services.</del></p> <p><del>(4) Landscaping.</del></p> <p><del>(5) Flood mitigation measures.</del></p> <p><del>(6) Screening.</del></p> <p><del>(7) Financial contributions.</del></p> <p><del>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</del></p> <p><del>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</del></p>	CON
	SAZ – Special Activity Zone	Delete Rule	<p><b>SAZ-R19</b></p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p><del>Active recreation and places of entertainment</del></p> <p><del>Council may impose conditions over the following matters:</del></p> <p><del>(1) Bulk, location and design of the buildings.</del></p> <p><del>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</del></p> <p><del>(3) Provision of and effects on utilities and/or services.</del></p> <p><del>(4) Landscaping.</del></p> <p><del>(5) Flood mitigation measures.</del></p> <p><del>(6) Screening.</del></p> <p><del>(7) Financial contributions.</del></p>	CON

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	SAZ – Special Activity Zone	Delete Rule	<p><b>SAZ-R20</b></p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p><b>Places of assembly</b> (including <b>community facilities</b>), and conference centres</p> <p><b>Council</b> may impose conditions over the following matters:</p> <p>(1) <del>Bulk, location and design of the <b>buildings</b>.</del></p> <p>(2) <del>Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</del></p> <p>(3) <del>Provision of and <b>effects</b> on utilities and/or services.</del></p> <p>(4) <del>Landscaping.</del></p> <p>(5) <del>Flood mitigation measures.</del></p> <p>(6) <del>Screening.</del></p> <p>(7) <del>Financial contributions.</del></p> <p>(8) <del>The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</del></p> <p>(9) <del>The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the <b>site</b>.</del></p>
	SAZ – Special Activity Zone	Delete Rule	<p><b>SAZ-R21</b></p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Garden centres</p> <p><b>Council</b> may impose conditions over the following matters:</p> <p>(1) <del>Bulk, location and design of the <b>buildings</b>.</del></p> <p>(2) <del>Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</del></p> <p>(3) <del>Provision of and <b>effects</b> on utilities and/or services.</del></p>

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	SAZ – Special Activity Zone	Delete Standard	<p><b>SAZ-S11</b></p> <p><i>Policies</i> SAZ-P3 SAZ-P5</p> <p><b>Screening</b></p> <p>(1) Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting</p>									
	SAZ – Special Activity Zone	Delete Standard	<p><b>SAZ-S12</b></p> <p><i>Policies</i> SAZ-P3 SAZ-P5</p> <p><b>Landscaping</b></p> <p>(1) Front <b>boundary setback</b> areas along Fergusson Drive and County Lane shall be landscaped into a partial screen through earth-shaping and permanent plantings of trees and shrubs.</p>									

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			(2) – If parking or accessways are provided between the <del>road boundary</del> and the <del>building</del> , a landscape strip with a minimum width of 0.6m shall be provided within the St Patrick’s Estate <del>site</del> along the <del>road boundary</del> .									
	SAZ – Special Activity Zone	Delete Standard	<p><b>SAZ-S13</b></p> <p><i>Policies</i> <i>NH-P1</i> <i>NH-P2</i></p> <p><b>Building restriction</b></p> <p>(1) – No <del>building, structure or earthworks</del> shall be located or undertaken within 200m of the southern bank of the Hutt River and to the north of the Mawaihakona Stream.</p>									
	SAZ – Special Activity Zone	Amend Rule	<p><b>Discretionary Activities</b></p> <p><b>Zone-wide (excluding the St Patrick’s Estate Area)</b></p> <table border="1"> <tr> <td>SAZ-R27</td> <td>Activities which do not comply with the permitted and ...</td> <td>DIS</td> </tr> </table>	SAZ-R27	Activities which do not comply with the permitted and ...	DIS						
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			<b>Zone-wide (including the St Patrick's Estate Area)</b>													
			<b>SAZ-R33</b>	<b>Gang fortifications</b>	<b>PR</b>											
	SAZ – Special Activity Zone	Amend Method	<p><b>Methods</b></p> <p><b>SAZ-M1</b> District Plan provisions consisting of the following:</p> <p>(1) A Special Activity Zone containing special <b>land</b> uses and <b>environments</b> within the City. Rules and standards reflect environmental standards so that adverse <b>effects</b> can be avoided, remedied or mitigated.</p> <p><del>(2) For the St Patrick's Estate Area two special areas are identified. These are the Managed Development Area, which provides for a range of development options, and the St Patrick's College Area which promotes the development of educational facilities. These areas are identified on the Planning Maps.</del></p> <p><del>(3)</del> Rules controlling vegetation clearance, <b>setbacks</b>, <b>earthworks</b>, minimum <b>allotment</b> size, <b>noise</b> and other nuisances, and <b>building</b>.</p>													
	SAZ – Special Activity Zone	Delete Anticipated Environmental Result	<table border="1"> <thead> <tr> <th>Anticipated environmental results</th> <th>Monitoring indicators</th> <th>Data source</th> </tr> </thead> <tbody> <tr> <td><del><b>SAZ-AER3</b></del></td> <td><del>Development on the St Patrick's Estate Area which has due regard to the flood hazards, the environmental characteristics of the <b>site</b> and the compatibility of a diverse range of <b>activities</b></del></td> <td><del>Resource consents by type Change in <b>land</b> cover and use Development in identified <b>natural hazard</b> areas</del></td> <td><del><b>Council</b> resource consent records</del></td> </tr> <tr> <td><b>SAZ-AER43</b></td> <td>A built <b>environment</b> which ...</td> <td>Resource consents and type and ... Consultation and ...</td> <td><b>Council</b> records</td> </tr> </tbody> </table>			Anticipated environmental results	Monitoring indicators	Data source	<del><b>SAZ-AER3</b></del>	<del>Development on the St Patrick's Estate Area which has due regard to the flood hazards, the environmental characteristics of the <b>site</b> and the compatibility of a diverse range of <b>activities</b></del>	<del>Resource consents by type Change in <b>land</b> cover and use Development in identified <b>natural hazard</b> areas</del>	<del><b>Council</b> resource consent records</del>	<b>SAZ-AER43</b>	A built <b>environment</b> which ...	Resource consents and type and ... Consultation and ...	<b>Council</b> records
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**DEVELOPMENT AREAS**

**Development Area 1 - Wallaceville Structure Plan Development Area**

Development Area 1 - Wallaceville Structure Plan Development Area	This chapter contains provisions which relate to the <b>Wallaceville Structure Plan Development Area</b> . These provisions apply in addition to the underlying zone rules of the <b>General Residential Zone</b> , <b>High Density Residential Zone</b> , and the <b>Commercial Local Centre</b> Zone and relevant District-wide Matters. Where there is any conflict between the provisions the <b>Wallaceville Structure</b>
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#	Chapter	Change	Track Change
			<b>Plan Development Area</b> provisions shall prevail. <b>Subdivision</b> provisions for the <b>Wallaceville Structure Plan Development Area</b> are located in the Subdivision Chapter (SUB).
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Objectives</b></p> <p><b>Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct</b></p> <p>The following objective relates to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the <b>Wallaceville Structure Plan Development Area</b>. It applies in addition to the objectives of the underlying <b>General Residential Zone</b> <u>or High Density Residential Zone</u> and provides additional guidance specific to the identified areas of the Structure Plan.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Gateway Precinct</b></p> <p>The following objective relates to the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b> and applies in addition to the objectives of the underlying <del>Commercial</del> <u>Local Centre</u> Zone. It provides additional guidance specific to the Gateway Precinct of the Structure Plan.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Policies</b></p> <p><b>Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct</b></p> <p>The following policies apply to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the <b>Wallaceville Structure Plan Development Area</b>, in addition to the policies of the underlying <b>General Residential Zone</b> <u>or High Density Residential Zone</u>. They provide additional guidance specific to the identified areas of the Structure Plan.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>DEV1-P1</b> <i>To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.</i></p> <p>While provided for as a Discretionary Activity, it is recognised that <b>commercial</b> development may take place in the Urban Precinct of the Wallaceville Structure Plan, which may include the <b>commercial</b> redevelopment of the farm management <b>building</b> and dairy <b>building</b>, provided that significant adverse environmental <b>effects</b> on the <del>Commercial</del> <u>Local Centre</u> Zone (the Gateway Precinct), <b>residential activities</b> and other areas of Upper Hutt City can be avoided or mitigated. This does not preclude other potential development options for the Urban Precinct being developed that are compatible with <b>residential activities</b>.</p> <p>Resource consent applications for any <b>commercial</b> development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies DEV-P1 in particular.</p>



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	Development Area 1 - Wallaceville Structure Plan Development Area		<p><del>DEV1-P4 — To encourage higher density housing through the provision of reduced net site area standards and in the form of <b>Comprehensive Residential Developments</b> in identified areas of the City.</del></p> <p><del>The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Development Area.</del></p> <p><del>These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.</del></p>									
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Gateway Precinct</b></p> <p>The following policies apply within the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b>. They apply in addition to the underlying policies of the <del>Commercial</del> <a href="#">Local Centre</a> Zone and provide additional guidance specific to the Gateway Precinct of the Structure Plan.</p>									
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><del>DEV1-P7 To control the size and scale of <b>buildings</b> and the visual appearance of <b>sites</b> within the <del>Commercial</del> <a href="#">Local Centre</a> Zone.</del></p> <p>...</p>									
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Rules</b></p> <p><b>Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct</b></p> <p>The following provisions relate to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the <b>Wallaceville Structure Plan Development Area</b>. They apply in addition to the provisions of the underlying <b>General Residential Zone</b> or <b>High Density Residential Zone</b>. Where there is any conflict between the provisions the <b>Wallaceville Structure Plan Development Area</b> provisions shall prevail</p>									
	Development Area 1 - Wallaceville Structure Plan Development Area		<table border="1"> <thead> <tr> <th colspan="3">Restricted Discretionary Activities</th> </tr> </thead> <tbody> <tr> <td><del>DEV1-R1</del></td> <td><del>Comprehensive Residential Development on a site within the <b>Residential Centres Precinct</b> complying with the standards and terms of GRZ-PREC1-S10</del></td> <td><b>RDIS</b></td> </tr> <tr> <td><del>Policies GRZ-P1, GRZ-P2,</del></td> <td colspan="2"><del>The following provisions apply in addition to the requirements of GRZ-PREC1-R2</del></td> </tr> </tbody> </table>	Restricted Discretionary Activities			<del>DEV1-R1</del>	<del>Comprehensive Residential Development on a site within the <b>Residential Centres Precinct</b> complying with the standards and terms of GRZ-PREC1-S10</del>	<b>RDIS</b>	<del>Policies GRZ-P1, GRZ-P2,</del>	<del>The following provisions apply in addition to the requirements of GRZ-PREC1-R2</del>	
Restricted Discretionary Activities												
<del>DEV1-R1</del>	<del>Comprehensive Residential Development on a site within the <b>Residential Centres Precinct</b> complying with the standards and terms of GRZ-PREC1-S10</del>	<b>RDIS</b>										
<del>Policies GRZ-P1, GRZ-P2,</del>	<del>The following provisions apply in addition to the requirements of GRZ-PREC1-R2</del>											

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			<p><del>GRZ-PREC1-P1, DEV1-P2, GRZ-P4, DEV1-P4, DEV1-P5, NU-P3</del></p> <p>In considering a resource consent application, <del>Council's</del> discretion is also restricted to an assessment against the Wallaceville Structure Plan.</p> <p><b>Restriction on notification</b></p> <p>For <b>Comprehensive Residential Development</b> in the <del>Wallaceville Structure Plan Development Area</del>, in respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of <del>the Act</del>, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Restricted Discretionary Activity Standards</b></p> <p><del>DEV1-S9</del></p> <p><b>Comprehensive Residential Development</b></p> <p>The following provisions apply in addition to the requirements of GRZ-PREC1-S10</p> <p><i>Policies</i></p> <p><del>GRZ-P1, GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4, DEV1-P4, DEV1-P5, NU-P3</del></p> <p>Additional standards and terms for <del>Comprehensive Residential Development</del> within the <del>Wallaceville Structure Plan Development Area</del>:</p> <p>(1) Compliance with <del>noise</del> insulation and ventilation standards of DEV1-S6 and DEV1-S7</p> <p>(2) Compliance with the fencing standards of DEV1-S8</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Gateway Precinct</b></p> <p>The following provisions apply to the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b>. They apply in addition to the provisions of the underlying <del>Commercial</del> <b>Local Centre</b> Zone. Where there is any conflict between the provisions the <b>Wallaceville Structure Plan Development Area</b> provisions shall prevail.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Methods</b></p> <p><del>DEV1-M1</del> District Plan provisions consisting of a <b>General Residential Zone</b> and <b>High Density Residential Zone</b> identifying the residential <b>environments</b> within the City, including the Conservation and Hill Areas Precincts, <del>and the Residential Centres Precinct</del> and the <b>Wallaceville Structure Plan Development Area</b>. Rules and standards apply to <b>activities</b> so that</p>

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			adverse <b>effects</b> are avoided, remedied or mitigated. Consent application procedures provide for the consideration of <b>effects</b> on a case by- case basis and the imposition of appropriate conditions when necessary.
	Development Area 1 - Wallaceville Structure Plan Development Area		<p><b>Wallaceville Structure Plan</b></p> <p><b>1 PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES</b></p> <p><b>1.3 Gateway Precinct</b></p> <p><b>1.3.2 Outcomes</b></p> <p>(1) Re-use of existing <b>buildings</b> and ...</p> <p>(2) New tree planting to ...</p> <p>(3) Fencing along ...</p> <p>(4) Provision of a neighbourhood ...</p> <p>(5) Main public <b>road</b> ...</p> <p>(6) A simple, grid <b>structure</b>, ...</p> <p>(7) <b>signage</b> and advertising ...</p> <p>(8) Materials and colours ...</p> <p>(9) Retention of existing ...</p> <p>(10) Naming of streets to ...</p> <p>(11) <b>Height</b> of new <b>buildings</b> to ...</p> <p>(12) <del>Residential development that is consistent with the Design Guide for the Residential Centres Precinct.</del></p> <p><b>1.4 Urban Precinct</b></p> <p><b>1.4.1 Intentions</b></p> <p>(1) A compact and attractive high density residential precinct, making efficient use of the <b>land</b> resource in this location and providing a transition from the <del>Commercial</del> <u>Local Centre</u> Zone to other residential areas.</p> <p><b>1.4.2 Outcomes</b></p> <p>(1) A <b>height</b> limit to allow ...</p> <p>(2) A simple, grid <b>structure</b>, ...</p> <p>(3) A range of housing types, ...</p> <p>(4) Some business/...</p> <p>(5) Retention of healthy ...</p> <p>(6) <b>Subdivision</b> and development to ...</p> <p>(7) New tree planting ...</p> <p>(8) Utilisation of a ...</p> <p>(9) Provides active ...</p>

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			<ul style="list-style-type: none"> <li>(10) Active frontage and ...</li> <li>(11) Development that ...</li> <li>(12) <del>Residential development that is consistent with the Design Guide for Residential Centres Precinct</del></li> </ul> <p><b>1.5 Grants Bush Precinct</b></p> <p><b>1.5.2 Outcomes</b></p> <ul style="list-style-type: none"> <li>(1) A range of housing types ...</li> <li>(2) A simple, grid <b>structure</b>, ...</li> <li>(3) <b>Road</b> frontage to ...</li> <li>(4) Active edges to ...</li> <li>(5) A main public park ...</li> <li>(6) Grants Bush covenant ...</li> <li>(7) <b>Landscaping</b> character ...</li> <li>(8) Variation in <b>building</b> ...</li> <li>(9) Low level front fencing ...</li> <li>(10) Front boundaries along ...</li> <li>(11) <b>Subdivision</b> and ...</li> <li>(12) Pedestrian/cycle connection ...</li> <li>(13) Pedestrian connection through ...</li> <li>(14) Protection of the ...</li> <li>(15) Active frontage and ...</li> <li>(16) Development that incorporates ...</li> <li>(17) <del>Residential development that is consistent with the Design Guide for the Residential Centres Precinct.</del></li> </ul>

**PART 4 – APPENDICES AND MAPS**

**APPENDICES**

**Appendix 1 – Medium and High Density Design Guide**

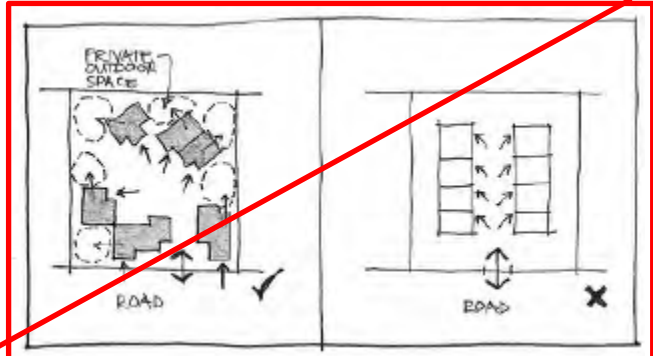
	Design Guide for the Residential Centres Precinct	Delete Design Guide for the Residential Centres Precinct.	<p><del><b>Design Guide for the Residential Centres Precinct</b></del></p> <p><del><b>The Design Guide</b></del></p> <p><del>The purpose of the design guide is to provide design criteria that will direct the delivery of well designed, good quality higher density housing in an Upper Hutt specific context. The guide applies specifically to <b>Comprehensive Residential Development</b> and <b>subdivision</b> that produces small lots. These developments, because of their higher density and potential effect on residential</del></p>
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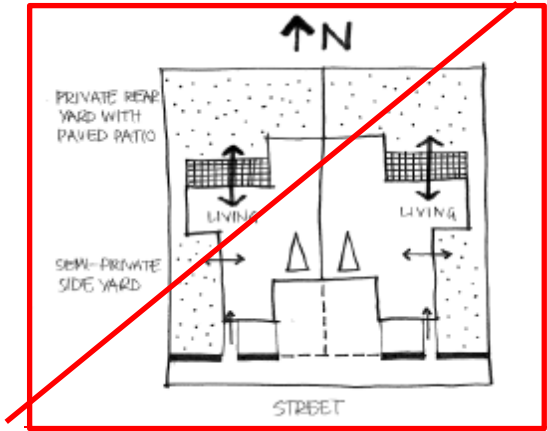
#	Chapter	Change	Track Change
			<p><del>amenity, will require resource consents. Applications will be required to demonstrate how the design of the development has addressed the criteria in this Design Guide, in addition to meeting the relevant standards and objectives and policies of the District Plan.</del></p> <p><del>This design guideline is structured in three parts. The first focuses on the specific requirements of <b>Comprehensive Residential Developments</b> and the second concentrates on small site design—most relevant to infill style subdivision, or developments of small scale stand-alone <b>residential unit</b>. The two parts should be read as a whole, and the guidance provided should be considered to achieve improved urban outcomes for all forms of residential development.</del></p> <p><del>The third part of the Design Guide contains Character Statements for the <b>Residential Centres Precinct</b>, to assist in understanding the elements of character in those areas and responding positively to the Design Guide with these in mind.</del></p> <p><b>What is Comprehensive Residential Development?</b></p> <p><del><b>Comprehensive residential development</b> is a way of providing a greater degree of choice in housing in Upper Hutt. It involves developing <b>sites</b> in a planned and efficient way with a greater density of housing than has been done in the past. It delivers an alternative to traditional development patterns of houses on large sections, and is a way to make efficient use of land while still providing houses that are attractive, private and often, more affordable to buy and through improved design, providing lower cost of living. Different forms of housing also provide choice for those who do not want or need larger houses or sections, especially if they wish to remain in a community they have come to like.</del></p> <p><del>Across the residential areas of Upper Hutt, several areas called the <b>Residential Centres Precinct</b> has been specifically identified as suitable locations for this sort of development to occur. These areas are in proximity to local amenities and public transport, and are ideal locations for housing developments at a greater density</del></p> <p><del>As density increases, more thought needs to be given to creating good quality living spaces alongside pleasing streets and townscape. Higher density housing is often thought to lead to poor urban quality, overcrowding and reduced space standards. However, poor quality outcomes are often a result of poorly conceived or inflexible design rather than just increased density. The best sorts of outcomes are achieved by examining context and designing a carefully considered, specific solution for each site.</del></p> <p><del>The design of higher density residential development needs to respond to the qualities of the street and the area, and to provide for the needs of the inhabitants. Good quality housing will meet current and future demand, and cater for the needs of the city's changing population.</del></p> <p><b>Aims for comprehensive residential developments:</b></p> <ul style="list-style-type: none"> <li><del>➤ Houses and open space are located and arranged on the site in an integrated and comprehensive manner.</del></li> <li><del>➤ New development contributes positively to the character of the neighbourhood.</del></li> <li><del>➤ Reasonable privacy for the residents and neighbours is provided through well considered siting and design of <b>buildings</b>.</del></li> </ul>

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			<p>➤ <del>Housing provides a high quality and efficient living <b>environment</b> (both internal and external) for occupants.</del></p> <p><i>Note: Where a development incorporates an existing house(s) the requirements of this Guide shall apply equally to that house(s).</i></p> <p><b>What is a ‘small site’?</b></p> <p><del>Within the <b>Residential Centres Precinct</b>, the District Plan provides for a lower minimum <b>net site area</b> than in other residential areas.</del></p> <p><del>Such small lots present design challenges, and simply ‘miniaturising’ more commonly seen forms of development may not produce the best outcomes for amenity either on-site or for the wider area. A careful approach is needed to ensure that small lots continue to create sites that are both developable, and able to accommodate houses that are well designed and afford good amenity to occupants.</del></p> <p><b>Aims for small site design:</b></p> <ul style="list-style-type: none"> <li>➤ <del>Lots are of an adequate width and suitable shape to accommodate a residential dwelling.</del></li> <li>➤ <del>Lots are oriented for access to sunlight and to take advantage of solar gain to internal spaces.</del></li> <li>➤ <del>Lots are designed to ensure that useable outdoor space will be readily accessible from future dwelling <b>sites</b>.</del></li> <li>➤ <del>Lots are laid out and designed, and building sites identified, so as to provide for the retention of significant trees and vegetation.</del></li> <li>➤ <del>Access to lots is designed so as to minimise its visual impact and dominance.</del></li> <li>➤ <del>Lots and <b>residential unit sites</b> are located and shaped to minimise adverse impact on existing development surrounding the <b>site</b>, and potential future development.</del></li> </ul> <p><b>COMPREHENSIVE RESIDENTIAL DEVELOPMENTS</b></p> <p><b>Integrated Buildings and Spaces</b></p> <p><del>As housing density increases there is a corresponding need to make sure that <b>buildings</b> are arranged carefully across sites and that spaces around them fulfil useful and sensible functions. In Upper Hutt, the sense of space around <b>buildings</b> is valued as part of the townscape, so new developments should aim to enhance this wherever possible.</del></p> <p><del>However, this does not mean that all houses need to be physically separate and have space on all sides. Well designed attached housing can provide both on-site amenity and value to the wider area, by employing careful consideration of how <b>buildings</b> are arranged and outdoor spaces are allocated from the outset of the design process. The ability to accommodate landscaping on-site (particularly vegetation that grows to a mature height above fence level) will also have an impact on both the sense of spaciousness around houses and the character of the wider neighbourhood.</del></p> <p><del>How vehicles are accommodated on sites also has an impact on amenity outcomes. Site design should aim to consider buildings, the spaces surrounding them, vehicles and landscaping as part of a comprehensive whole at the outset of the design process.</del></p>

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			<p><b>Guidelines</b></p> <p>➤ The siting of <b>buildings</b> and open space should be designed in an integrated way so that <b>buildings</b> can connect with useful outdoor space that has reasonable privacy, good access to sunlight, and a sense of openness. (See figure 1)</p>  <p>Figure 1: Carefully considered layout of <b>buildings</b> on sites helps to contribute to a more pleasant living <b>environment</b>.</p> <p>➤ Each unit should have its own private outdoor space, for use exclusively as outdoor recreational space. Shared spaces as the principal means of providing outdoor living areas will only be considered in special circumstances.</p> <p><i>Outdoor space within the site needs to be planned for at the design stage to ensure it is useable rather than residual to the <b>buildings</b>. It also needs to be easily accessible and connected to main living areas, and should not have any part of its area used for any other required function for the <b>site</b> i.e. as part of the on-site parking or manoeuvring requirements.</i></p> <p><i>Shared spaces may be considered in situations such as for comprehensively planned elderly persons' housing, sheltered/community housing or papakainga. Such instances will be individually assessed to ensure the space provided is of the best quality possible and will meet the specific needs of residents, while also ensuring reasonable privacy to interior living spaces.</i></p> <p>➤ The outdoor living area allocated to each <b>residential unit</b> should have within it a 'principal area' that is:</p> <ul style="list-style-type: none"> <li>— Directly accessible from the main indoor living area of that dwelling;</li> <li>— Positioned to have regard to shelter from the prevailing wind, or be detailed so as to minimise the worst effects of that wind;</li> <li>— Oriented with a northerly aspect to take advantage of natural sunlight;</li> <li>— Able to accommodate a square of 4m x 4m;</li> <li>— Nominally flat, with a gradient of no greater than 1 in 12;</li> </ul>


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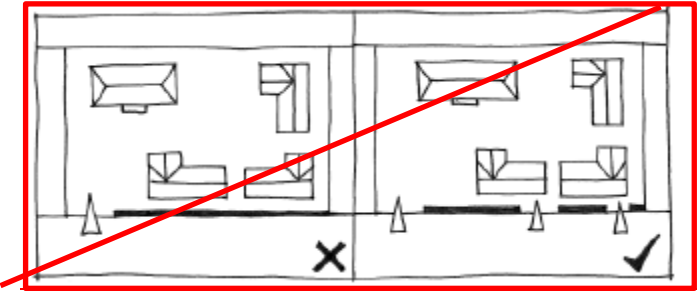
#	Chapter	Change	Track Change
			<p>— Not located between the <b>residential unit</b> and any public street.</p> <p><i>The allocation of a ‘principal area’ within the overall requirement of outdoor living space ensures that a minimum amount of the outdoor space for a <b>residential unit</b> is carefully considered, and of the highest quality for usability, access and privacy. Although one larger space is preferred, two or more smaller spaces will be considered acceptable where it is possible to demonstrate that this leads to a better outcome in terms of providing quality, useable outdoor living space. (See figure 2)</i></p>  <p><i>Figure 2: Different types of spaces can all contribute to creating a pleasant outdoor living environment.</i></p> <ul style="list-style-type: none"> <li>➤ — Landscaping of outdoor spaces should be comprehensively planned as part of the overall <b>site</b> design from an early stage.</li> </ul> <p><i>Landscaping can play a role in helping to define spaces on a site. Landscaping plans should ideally be submitted as part of a resource consent application so the outcomes can be considered as part of a comprehensive whole.</i></p> <ul style="list-style-type: none"> <li>➤ — Where units are at first floor level or above, balconies or roof terraces may be appropriate to provide for outdoor space, subject to careful consideration of privacy. If adequate privacy cannot be obtained by orientation of the spaces or the placement of windows, screening should be used.</li> <li>➤ — Where there are common outdoor areas on a site, these should connect with the built development by ensuring windows overlook the space, doors to units open on to the space and the dominance of the area by garage doors or parked cars is avoided.</li> </ul>



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			<p><del>Common areas or shared spaces can contribute positively to the enjoyment of development. They can be used for meeting places, barbeque areas and a place to kick a ball around. These spaces can be made more enjoyable and safe if people inside units can oversee activity in them. The dominance of cars within these areas will detract from their ability to be used for these activities and the amenity of the development.</del></p> <p>➤ <del>Outdoor rubbish, clothes drying, recycling and storage space should be located so that these facilities are not visually obtrusive, are not located within the ‘principal area’, do not dominate the entry to residences and are easily accessible to the unit which they serve.</del></p> <p><del>Rubbish enclosures and storage can detract from the appearance of the development and the neighbourhood as well as the amenity of outdoor spaces and as with most existing houses, is most appropriately located in less visible areas and away from locations used for outdoor living.</del></p> <p><del>Outdoor rubbish areas should be screened if they are located within sight of the principal outdoor area.</del></p> <p><del>For terraced houses, where front yard rubbish/recycling storage may be the most appropriate to avoid the need to move these items through the interior of the house, a carefully designed enclosure with adequate ventilation, incorporated into the overall landscaping plan, will usually be the best solution.</del></p> <p><b>Fitting in with the neighbourhood</b></p> <p><del>Many areas of Upper Hutt have a well-developed sense of character. Much of the city’s residential area (and the locations in which redevelopment is most likely to occur) is located on the flat valley floor. Older housing stock is often single storey, set back from the street edge and located near the centre of a large rectangular site. Housing displays a wide variety of architectural styles, and mature vegetation contributes to the sense of established neighbourhoods.</del></p> <p><del><b>Comprehensive residential developments</b> will introduce housing at a greater density into established neighbourhoods. In order for this to be successful, the essential elements of character in a neighbourhood must be understood, and where those elements create a positive contribution, they should be respected (but not necessarily replicated) in the new design. Understanding the key <b>building</b> patterns of the area will help guide new development so that it can sit comfortably within an established area and retain the amenity enjoyed by the neighbourhood and its residents.</del></p> <p><b>Guidelines</b></p> <p>➤ <del>The siting and layout of <b>buildings</b> should respect the existing character and <b>building</b> patterns of the neighbourhood. This pattern may consist of the distance of elements such as front yard setbacks, the spacing between <b>buildings</b>, <b>height</b> and width of <b>buildings</b>, materials used, and types of <b>buildings</b>.</del></p>

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			<p data-bbox="808 272 2078 331"><i>Respecting existing patterns in new development can be demonstrated by adopting similar patterns while not necessarily exactly replicating the detailed design of buildings in the neighbourhood. (See figure 3).</i></p> <div data-bbox="1039 352 1659 775" style="border: 2px solid red; padding: 10px; text-align: center;">  </div> <p data-bbox="1021 799 1697 826"><i>Figure 3: New houses respect the patterns set by existing ones.</i></p> <p data-bbox="763 847 2078 938">➤ <del>Where the development is in an area of single houses on single sites, the greater <b>building</b> bulk associated with <b>comprehensive residential development</b> should be arranged in terms of layout and form to relate to the scale of the neighbouring housing.</del></p> <p data-bbox="808 962 1081 989"><del>This may be achieved by:</del></p> <ul style="list-style-type: none"> <li data-bbox="831 1013 1720 1040"><del>— Modulating the appearance of larger <b>buildings</b> by using setbacks in alignment;</del></li> <li data-bbox="831 1045 1491 1072"><del>— Varying the roof design to reduce the perception of bulk;</del></li> <li data-bbox="831 1077 1966 1104"><del>— Varying the size of units to reflect the variation of house size in the neighbourhood where this exists;</del></li> <li data-bbox="831 1109 1832 1136"><del>— Varying the <b>height</b> and form of units to avoid a large or dominant form at the <b>boundary</b>;</del></li> <li data-bbox="831 1141 1977 1168"><del>— Using complementary/contrasting materials or colours on exteriors to relieve the appearance of bulk;</del></li> <li data-bbox="831 1173 2078 1232"><del>— Retaining existing mature trees and vegetation on the <b>site</b>, where possible, to assist the integration of the new development within the <b>site</b> and the neighbourhood.</del></li> </ul> <p data-bbox="826 1241 1995 1268"><del><i>New developments can fit into existing neighbourhoods by paying attention to existing details and patterns.</i></del></p> <p data-bbox="826 1289 2078 1348"><del><i>Mature trees benefit neighbourhood amenity beyond the development <b>site</b> and are often highly valued by the community. Unless they unreasonably hinder development or are in poor health they should be retained.</i></del></p>

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			<p>➤ <del>Residential units</del> within a larger development should be designed and detailed to provide a sense of individuality, and provide opportunities for personalisation.</p> <p><i>Most people like to identify their homes by some sense of individuality and this also adds to the visual interest of the development. Where design elements are replicated across a development, providing opportunities for individualisation of houses is important.</i></p> <p>➤ <del>Sites</del> with wide frontages should have more than one connection to the adjoining road.</p> <p><i>Vehicle and pedestrian access to sites in most established neighbourhoods is provided at regular intervals along the street edge. The benefits of this are providing good access to and from the street, and creating interesting and active 'fronts' along the street edge. Sites with wide frontages (or amalgamated sites) with shared/fewer driveways need to be carefully considered to ensure that the design will continue to provide these benefits. (See figure 4).</i></p>  <p><i>Figure 4: Multiple entrances activate site edges</i></p> <p>➤ Houses on corner allotments with frontage to two roads should be designed to provide interest and opportunities for passive surveillance on both facades.</p> <p><i>Buildings on corner sites should have one front/primary façade facing the street. Attention should be given to ensuring that the other street-facing façade does not present a blank wall to a public space. Secondary façades could include things like bedroom or dining room windows.</i></p> <p>➤ Dwellings and garages should be designed so that blank walls do not face the street. Any other large surfaces facing the street (e.g. fences) should be either minimised or suitably modulated.</p> <p><i>Large blank walls usually have a detrimental effect on streetscape. While being generally unattractive to look at, they also restrict opportunities for passive surveillance of public spaces.</i></p>

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			<p>➤ <del>Where an existing <b>residential unit</b> is proposed to form a part of a <b>Comprehensive Residential Development</b>, consideration should be given to the integration of the existing <b>residential unit</b> into the development through the specific consideration of the factors outlined in this section.</del></p> <p><del>Whilst an existing <b>residential unit</b> can form a part of a <b>Comprehensive Residential Development</b>, this may not always be desirable where the existing <b>residential unit</b> cannot be adequately integrated into the proposed development. Factors such as architectural style, bulk and form, and the use of particular materials may affect the ability of a <b>residential unit</b> to be integrated.</del></p> <p><b>Accommodating vehicles on sites</b></p> <p>The accommodation of vehicles on <b>sites</b> can have a significant impact on external amenity. Driveways and paving, garages and garage doors all have the potential to dominate if not carefully considered with the view to minimising visual impact.</p> <p>Driveways and paved areas within larger developments should be designed and detailed so that they are able to function more like ‘shared spaces’, where vehicles and people have equal priority. This will ensure that both visual amenity and vehicle and pedestrian safety are enhanced.</p> <p><i>Note: The <del>Code of Practice for Civil Engineering Works</del> gives the specific technical requirements relating to the length, width, gradient and other geometric and construction aspects of driveways and parking spaces. Once these have been met, consideration should be given to the following guidelines.</i></p> <p><b>Guidelines</b></p> <p>➤ <del>Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly.</del></p> <p><del>To ensure the safety of people within the development, it is important that the layout and landscaping requires vehicles to move slowly within the area and when coming and going. Areas used by cars should be designed so that it is clear to drivers that the spaces are shared with other activities.</del></p> <p>➤ <del>Open parking or vehicle manoeuvring areas should be designed and landscaped as an integral part of the development.</del></p> <p>➤ <del>Expanses of driveway and access areas should be relieved by contrasting patterns and materials to give interest, moderate the apparent scale of paving and add to the visual quality of the development.</del></p> <p><del>Reducing the dominance of vehicle paving is particularly important on larger <b>sites</b>, and on narrow <b>sites</b> where a greater proportion of the width of the <b>site</b> must be dedicated to access and manoeuvring. Long driveways should be detailed with contrasting paving to break up the expanse of hard surfacing.</del></p>

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#	Chapter	Change	Track Change
			<p>➤ The layout of <b>buildings</b> on the <b>site</b> should ensure that garages and car parking spaces are not visually dominant on either the street frontage or within the <b>site</b>.</p> <div data-bbox="1182 347 1536 751" data-label="Image"> </div> <p><i>Figure 5: Eliminating blank walls and rows of garages creates a more pleasant streetscape.</i></p> <p><i>A row of garages at the street edge tends to block visibility between the buildings and the street. This usually has a negative impact on a site's attractiveness and reduces the ability of the residents to oversee the street and thereby contribute to the safety and liveliness of the area. The monotony of a line of garages can also conflict with the pattern of existing development. (See figure 5).</i></p> <p>➤ The design and materials of carports and garages should be integrated into the design of the overall development.</p> <p><i>Garages should not be regarded as separate from the development or of lesser design importance.</i></p> <p>➤ Car parking spaces and garages should be conveniently located for the <b>residential unit</b> they serve.</p> <p>➤ Any open parking spaces not allocated to a dwelling should have adequate passive surveillance.</p> <p><i>Open parking areas and visitor parking needs to be both convenient and safe.</i></p> <p>➤ Access and circulation paths around the site should take into account the need to accommodate rubbish and recycling on collection days, without creating danger or nuisance to either pedestrians or vehicles.</p> <p><b>Privacy and Safety</b></p>

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#	Chapter	Change	Track Change
			<p>Residential privacy is a valued commodity in Upper Hutt. Past development patterns characterised by single-storey houses located near the centre of large flat sites, with outdoor space to the rear means that many houses enjoy high levels of both visual and acoustic privacy within both the residential unit and typically, for the rear yard.</p> <p>Medium density housing can be well designed to protect privacy both within the development site and to adjacent sites. Careful consideration of the placement of doors, windows and internal uses within the residential unit can continue to maintain highly reasonable levels of privacy while still allowing a pleasant outlook, opportunities for passive surveillance and adequate opportunities for solar gain.</p> <p><b>Guidelines</b></p> <ul style="list-style-type: none"> <li>➤ Front doors should be oriented to face the street where possible, or to face common areas within the development.</li> <li>➤ Position windows adjacent to common areas so that they provide an outlook while maintaining privacy within the residential units.</li> </ul> <p><i>While privacy is important, locating entrances and windows adjacent to public or shared space means that residents can contribute to making the space active and safe. (See figure 6)</i></p> <div data-bbox="1102 798 1585 1104" data-label="Image"> </div> <p><i>Figure 6: Window placement can enhance passive surveillance of public spaces.</i></p> <ul style="list-style-type: none"> <li>➤ For residential units that have a ground floor level, position the main living areas on the ground floor. This will help maintain privacy to the outdoor areas of adjoining sites.</li> <li>➤ Wherever possible, each unit should have its own entry that provides a sheltered threshold. It should be well lit and highly visible as the entrance to the unit. The entry should be able to provide for personalisation by the occupant, and should not be dominated by service areas.</li> </ul>

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#	Chapter	Change	Track Change
			<p><i>Particularly, rubbish or wheelie bin storage should not be located adjacent to the front door due to potential smell, leakage or pest nuisance.</i></p> <p>➤ <i>Position windows or otherwise restrict or direct outlook so that the short range view from the main indoor living area of one residential unit is not directly into the main indoor living area of any adjacent residential unit, either within the site or on adjacent sites.</i></p> <p><i>Internal living rooms within dwellings are the most frequently used spaces and should have the highest consideration of privacy afforded to them (See figure 7).</i></p> <div data-bbox="1064 547 1655 879" data-label="Image"> </div> <p><i>Figure 7: Window positioning can help maintain privacy</i></p> <p>➤ <i>The design and siting of buildings should take into account the potential for development on adjacent sites. The design of a development should therefore aim to maintain privacy and amenity on the site and at the boundaries taking into consideration possible future comprehensive residential development on adjacent sites.</i></p> <p><i>It is important to consider what is permitted or could be developed on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.</i></p> <p>➤ <i>Housing should be clearly numbered both from the public street and within the site, to assist legibility for both visitors and emergency services.</i></p> <p>➤ <i>Front fences and walls should be designed of materials compatible with the overall development and should ideally incorporate opportunities for visual connection with the adjacent street.</i></p> <p><i>Fences can enhance both the attractiveness of developments, and the ability to provide passive surveillance. The design of fences adjacent to the public street is particularly important (See figure 8).</i></p>

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#	Chapter	Change	Track Change
			<div data-bbox="1144 268 1559 703" data-label="Image"> </div> <p data-bbox="981 724 1738 751"><i>Figure 8: The front entry of a <b>residential unit</b> should be clearly visible.</i></p> <ul data-bbox="741 772 2063 995" style="list-style-type: none"> <li>➤ <i>Provide lighting as required for night time way finding and in situations where personal safety is likely to be important. Lighting for night time visibility should be energy efficient, low glare lighting along paths and accessways within the development and around shared areas. The design and placement of lighting should be included at the stage of developing a landscape plan.</i></li> <li>➤ <i>Mail boxes should be located in accordance with the requirements of NZ Post. Where houses do not have frontage to a public <b>road</b>, the mail boxes should be grouped in a visible location (See figure 9).</i></li> </ul> <div data-bbox="1167 1018 1547 1262" data-label="Image"> </div> <p data-bbox="824 1289 1899 1316"><i>Figure 9: Grouped letter boxes at the front of a site can help strengthen the visibility of an entrance.</i></p> <p data-bbox="665 1337 1010 1364"><b>Sustainable Development</b></p>







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#	Chapter	Change	Track Change
			<p>The inclusion of Overlay Areas in the District Plan aims to ensure that new higher density housing will be located in the most efficient locations, close to local amenities and public transport. New housing design can also contribute to local infrastructure efficiency by being designed in a way that reduces service infrastructure requirements.</p> <p>The topography and existing development pattern of much of Upper Hutt provides good opportunities for designing housing that is site responsive and takes advantage of solar gain, energy efficiency measures and promoting alternative forms of transport such as walking and cycling.</p> <p><b>Guidelines</b></p> <ul style="list-style-type: none"> <li>➤ <del>The orientation and construction methodology of new houses should maximise opportunities for passive solar gain in winter and adequate shade in summer, particularly to the main living areas and private outdoor spaces.</del></li> <li><i>The main indoor living area of a dwelling should ideally receive midwinter sun for at least four hours per day, ideally falling on an interior surface that incorporates thermal mass.</i></li> <li>➤ <del>Opportunities for on-site disposal/soakage of stormwater should be included in the landscaping design.</del></li> <li><i>Developments of multiple units often increase the amount of hard surfacing over a site area by a significant amount. On-site soakage of stormwater reduces the impact of multiple sites on stormwater infrastructure. On-site soakage can be provided by garden areas and lawns, or by using materials such as water permeable paving or loose chip.</i></li> <li>➤ <del>Noise sensitive areas of residential units (such as bedrooms) should be located away from noise generating activities on adjacent sites (i.e. major roads, railway lines or non-residential uses).</del></li> <li>➤ <del>Attached residential units should employ appropriate noise resistant wall, ceiling and floor materials and construction details.</del></li> <li>➤ <del>The principles of Crime Prevention through Environmental Design should be applied to all developments.</del></li> </ul> <p><i>Refer to Upper Hutt City Design Guidelines for Crime Prevention through Environmental Design, July 2009).</i></p> <p><b>SMALL SITE DESIGN AND DEVELOPMENT</b></p>







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#	Chapter	Change	Track Change
			<p><del>Within the <b>Residential Centres Precinct</b>, the District Plan provides for a lower minimum <b>net site area</b> than in other residential areas. As part of the resource consent process for the <b>subdivision of sites</b> in these areas, or for the development of more than one <b>residential unit on a site</b> in these areas, some basic design considerations should be made and assessed against the criteria of this design guide.</del></p> <p><del>Smaller sites require greater care and attention in the design of developments to ensure appropriate standards of on-site, streetscape and townscape amenity are maintained.</del></p> <p><del>These guidelines can also be considered in other areas as a means to ensure fundamental 'good practice' aspects of site design are addressed.</del></p> <p><b>Guidelines</b></p> <p><b>Lot shape and size</b></p> <ul style="list-style-type: none"> <li>➤ <del>Lots should be designed to be predominantly square or rectangular in shape, and following this, avoiding the creation of areas and shapes that do not contribute to the usability of the lot.</del></li> <li>➤ <del>Lots should be designed to consider the location of outdoor living spaces and to ensure that these will be easily accessible from future <b>buildings</b>.</del></li> </ul> <p><b>Site context</b></p> <ul style="list-style-type: none"> <li>➤ <del>The design and siting of <b>buildings</b> should take into account the existing and future potential for development on adjacent <b>sites</b>. The design of a development should therefore aim to maintain privacy, sunlight access and amenity on the <b>site</b> and at the boundaries taking into consideration existing and possible future residential development on adjacent <b>sites</b>.</del></li> </ul> <p><i><del>It is important to consider what is permitted or could be developed on adjacent <b>sites</b>. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.</del></i></p> <p><b>On-site amenity</b></p> <ul style="list-style-type: none"> <li>➤ <del>Small site design and development should meet the matters contained in the guidelines for Comprehensive Residential Developments in respect of:</del> <ul style="list-style-type: none"> <li>— <del>Outdoor living areas (qualitative attributes only);</del></li> <li>— <del>Landscaping, including retention of existing trees, fences, walls, and planting;</del></li> <li>— <del>Servicing and storage facilities;</del></li> <li>— <del>Accommodating vehicles on site;</del></li> <li>— <del>Privacy and safety;</del></li> </ul> </li> </ul>






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#	Chapter	Change	Track Change
			<p style="text-align: center;"><del>— Sustainable development.</del></p> <p style="text-align: center;"><del>Many of the quality issues relating to residential development are common to proposals irrespective of whether they are <b>Comprehensive Residential Development</b> or small site development. The same guidelines can be applied for both the sake of consistency, and to ensure that an equally high standard of development and amenity is achieved by small <b>site</b> proposals as is expected of <b>Comprehensive Residential Development</b>.</del></p> <div style="border: 1px solid black; padding: 10px;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Character Assessment:</b> <b>CENTRAL AREA</b></p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><del>The Central Residential Centres Precinct surrounds the CBD of Upper Hutt and represents a key opportunity for higher density redevelopment.</del></p> <p><del>Residential development at an increased density around the Central Business District would create a variety of housing types close to the city centre, attracting and supporting a wide cross-section of the population to live and work in Upper Hutt.</del></p> <p><del>The CBD offers a good range of attractions, from shops and bars to businesses and public services. Increasing the density of housing in the surrounding area would contribute to enlivening the CBD and providing a thriving centre to Upper Hutt.</del></p> <p><del>The Central Area has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:</del></p> <ul style="list-style-type: none"> <li><del>▲ Connection</del></li> <li><del>▲ Dwelling Types</del></li> <li><del>▲ Avenues</del></li> <li><del>▲ Public spaces</del></li> </ul> </div> <div style="width: 48%;">  <p><b>Connection</b></p> <p><del>The Central Area surrounds the CBD of Upper Hutt City and is therefore close to the numerous businesses and services located in the city centre.</del></p> <p><del>The area is well-served by local bus connections and Upper Hutt Railway Station is within walking distance, connecting the city to Lower Hutt and Wellington.</del></p> <p><del>The roadways in the Central Area are flat and wide and provide ample room for cycling and on-street parking. The openness and spaciousness of the streets is an attractive element of the City Centre.</del></p> <p><del>Many of the streets in the Central Area are tree-lined and this quality should be maintained and amplified through any new development.</del></p> <p><del>Development should also seek to improve connections and promote sustainable methods of transport.</del></p>  <p><b>Streets &amp; Open Space &amp; Public Space</b></p> <p><del>The Central area has a strong grid pattern of streets, with many short streets, parks and walking links enhancing the area's walkability and ease of access. New development should capitalise on these links and assist with providing passive surveillance.</del></p> <p><b>Double Storey Development</b></p> <p><del>Two storey houses are frequently seen in the Central Area. This element of the existing character presents an opportunity to develop 1.5 or 2 storey development on smaller building footprints</del></p> <p><b>Dwelling Type</b></p> <p><del>The Central Area is comprised of a range of different housing types from small cottage style development to large double-storey detached houses, multi-dwelling units and estate style development, mostly for the elderly and vulnerable.</del></p> <p><del>The range of housing types is an important quality of the CBD and new development should seek to maintain this in order to offer a wide range of housing options. It also offers options for diversity in the style of new developments.</del></p> <p><b>CBD Avenues</b></p> <p><del>The roads leading into the CBD are an important aspect of the 'sense of arrival' in the CBD, and present an opportunity to develop multi-unit apartment residential units close to the amenities of the city centre. Development here could be more 'urban' in appearance, with buildings creating a more positive street edge, use of more contemporary materials and of a similar scale to the retail and light industrial buildings that are present in the area.</del></p> </div> </div> <div style="margin-top: 10px;">  <p><del>Housing 1.5-2 storey development in the Central Area</del></p>  </div> </div>

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#	Chapter	Change	Track Change
			<div data-bbox="696 288 1122 363"> <p><b>Character Assessment:</b> <b>TRENTHAM</b></p> </div> <div data-bbox="696 379 1122 483"> <p>Trentham is a suburb located 3km southwest of the CBD. The area comprising the Residential Centres Precinct is located directly north of the railway station between Stafford Street and Fergusson Drive, from Ranfurly Street in the east to Bathurst Street in the west.</p> </div> <div data-bbox="696 496 1122 576"> <p>The general character of Trentham is a pleasant suburb with good local amenities such as Trentham Memorial Park, Trentham Racecourse and convenient access to public transport services.</p> </div> <div data-bbox="696 587 1122 667"> <p>Further to these amenities, Trentham has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:</p> </div> <div data-bbox="734 678 952 821"> <ul style="list-style-type: none"> <li>▲ Connection</li> <li>▲ Dwelling Style / Materials</li> <li>▲ Layout</li> <li>▲ Dwelling Type</li> <li>▲ Boundaries</li> </ul> </div> <div data-bbox="696 847 1122 1007">  <p>Example of timber cottage detailing</p> </div> <div data-bbox="696 1050 1122 1145">  <p>Local shops on the corner of Inlington St and Fergusson Dr (left) and</p> </div> <div data-bbox="1137 288 1563 379">  </div> <div data-bbox="1144 400 1234 419"> <p><b>Connection</b></p> </div> <div data-bbox="1144 432 2018 472"> <p>The train connects Trentham to Upper Hutt CBD in 5 minutes and southern connections to Lower Hutt and Wellington are regular, with travel times of around 30mins and 40mins respectively.</p> </div> <div data-bbox="1144 483 2018 523"> <p>To the south of the train line is the Trentham Racecourse, and to the north of Fergusson Drive is Trentham Memorial Park which provides both local landscape amenity, sports grounds and local recreation activities.</p> </div> <div data-bbox="1144 534 2018 592"> <p>The streets around Trentham are tree-lined, wide and open, which allows for good views to the north and south and visual links to the park and the racecourse. Opportunities exist to improve these links and the quality of public space with high quality developments and good street design.</p> </div> <div data-bbox="1144 603 1256 622"> <p><b>Style Materials</b></p> </div> <div data-bbox="1144 635 2018 692"> <p>There are a number of well-maintained cottage style properties in the area that could inform a general style for any future development in Trentham. This style incorporates timber construction clad in weatherboards, with pitched roofs, bargeboards and carved detailing.</p> </div> <div data-bbox="1144 703 1256 722"> <p><b>Site boundaries</b></p> </div> <div data-bbox="1144 735 2018 793"> <p>A large number of existing properties along Ararino Street have a high fence adjacent to the street boundary. This is a feature that should be discouraged in future as it creates an inactive edge to the public space and reduces the opportunity for passive surveillance of the street.</p> </div> <div data-bbox="1144 804 1249 823"> <p><b>Dwelling Type</b></p> </div> <div data-bbox="1144 836 2018 877"> <p>Variety in the type of housing in Trentham is not great and any new development should seek to provide a range of housing types to encourage a wider diversity of people to live in Trentham.</p> </div> <div data-bbox="1144 888 1200 908"> <p><b>Layout</b></p> </div> <div data-bbox="1144 920 2018 1000"> <p>The main Trentham shops are located on Camp Street but there are additional shops and businesses on Ararino Street and along Fergusson Drive, interspersed with housing. Any future development of the area should seek to encourage and support one of these areas to develop into a more coherent centre. A key opportunity would be to provide a greater density of housing within the walking catchment of shops.</p> </div> <div data-bbox="1137 1011 2018 1161">  <p>Inactive edges along Ararino St on Camp St (right)</p> </div>

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#	Chapter	Change	Track Change
			<div data-bbox="696 293 1133 371" style="border: 1px solid black; padding: 5px;"> <p><b>Character Assessment:</b> <b>WALLACEVILLE</b></p> </div> <div data-bbox="696 392 1133 802" style="border: 1px solid black; padding: 5px;"> <p>The Wallaceville Area within the Residential Centres Precinct is located to the south of the Upper Hutt CBD on the south side of the train line. The area is comprised of a mix of residential and industrial uses.</p> <p>Assessment of Wallaceville has identified a number of local characteristics that should influence future development.</p> <p>The assessment identified the following elements as having particular qualities that are important to the character of Wallaceville:</p> <ul style="list-style-type: none"> <li>▲ Setting</li> <li>▲ Connections</li> <li>▲ Housing</li> </ul> <p>Any future development of sites in this area should seek to retain the following qualities through good design and planning.</p> </div> <div data-bbox="696 823 1133 916" style="border: 1px solid black; padding: 5px;"> <p><b>Style and Materials</b></p> <p>There is no particular architectural style that can be attributed to the Wallaceville area. The housing stock is varied in scale, style, type, material and detailing. The variation of styles and materials allows for individuality within the street scene which should be retained.</p> </div> <div data-bbox="696 936 1133 1015" style="border: 1px solid black; padding: 5px;"> <p><b>Dwelling Type</b></p> <p>Current housing stock includes many small to medium sized one-storey residential units, some of which have been converted into flats. Smaller dwellings are therefore common in the area and this housing type can be encouraged in new forms in the future.</p> </div> <div data-bbox="696 1035 1133 1161" style="border: 1px solid black; padding: 5px;"> <p><b>Setbacks</b></p> <p>The large majority of properties have generous building setbacks from the front boundary, which has given rise to a prevalence of activity occurring in front yards. This gives the streets in this area a unique sense of vitality and should be encouraged in any future development. Front boundaries are generally marked with low level wooden fences, which allow for surveillance and further contribute to a general feeling of openness and space.</p> </div> <div data-bbox="1279 277 1760 395" style="border: 2px solid red; padding: 5px;">  </div> <div data-bbox="1167 411 2002 501" style="border: 1px solid black; padding: 5px;"> <p><b>Setting</b></p> <p>Physical features play an important part in the character of Wallaceville. Views of the hillsides are prominent to the north and, even more so, the south. Seddon Street and Wilford Street are long, straight roads that run east-west with clear sight lines and minimal signage.</p> </div> <div data-bbox="1167 512 1637 612" style="border: 1px solid black; padding: 5px;"> <p>Views of the hills to the south of Wallaceville are visible between the houses on Seddon Street and through and over the residential units on Wilford Street. This is an important part of the character and amenity of the area and any future development should seek to maximise this aspect from both public and private locations.</p> </div> <div data-bbox="1167 628 1637 759" style="border: 1px solid black; padding: 5px;"> <p><b>Connections</b></p> <p>The area is well served by public transport links and is within walking distance of the Upper Hutt CBD. The road layout is simple and legible, with street trees and a wide carriageway and footpaths. Development should seek to improve connections and encourage sustainable methods of travel within the area such as walking and cycling.</p> </div> <div data-bbox="1653 501 2022 807" style="border: 2px solid red; padding: 5px;"> <div data-bbox="1742 501 1944 628" style="border: 1px solid black; padding: 2px;">  </div> <p style="text-align: center; font-size: small;">View of Southern Hills from Wilford St</p> <div data-bbox="1682 647 1995 767" style="border: 1px solid black; padding: 2px;">  </div> <p style="text-align: center; font-size: small;">Seddon Street and Ward Street, lined with trees</p> </div> <div data-bbox="1541 820 1989 922" style="border: 2px solid red; padding: 5px;">  </div> <div data-bbox="1413 1023 1850 1177" style="border: 2px solid red; padding: 5px;"> <div data-bbox="1413 1023 1850 1145" style="border: 1px solid black; padding: 2px;">  </div> <p style="text-align: center; font-size: small;">Front yard view in Wallaceville</p> </div>

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#	Chapter	Change	Track Change
	New Medium and High Density Design Guide	Introduce new Medium and High Density Design Guide	<p><b>TABLE OF CONTENTS</b></p> <ul style="list-style-type: none"> <li>1. Purpose <span style="float: right;">1</span></li> <li>2. Design Guide Structure <span style="float: right;">2</span></li> <li>3. Typologies <span style="float: right;">3</span></li> <li>4. Design Principles <span style="float: right;">3</span></li> <li>5. Design Elements <span style="float: right;">4</span></li> <li>5.1 Site Layout <span style="float: right;">6</span> <ul style="list-style-type: none"> <li>• Setback &amp; frontage</li> <li>• Access &amp; car parking</li> <li>• Outdoor living space, (communal) open space</li> <li>• Stormwater management</li> <li>• Storage, waste &amp; service areas</li> </ul> </li> <li>5.2 Built Form &amp; Design <span style="float: right;">12</span> <ul style="list-style-type: none"> <li>• Building mass and height</li> <li>• Building entrances &amp; balconies</li> <li>• Garages</li> <li>• Building design &amp; materials</li> <li>• Building diversity</li> </ul> </li> <li>5.3 Amenity <span style="float: right;">18</span> <ul style="list-style-type: none"> <li>• Landscape treatment</li> <li>• Sunlight access</li> <li>• Energy efficiency</li> <li>• Privacy &amp; safety</li> </ul> </li> </ul>



# 1 | PURPOSE

The purpose of this guide is to provide urban design guidance to inform the design of new medium and high density residential development (generally referred to as intensive residential development for the purposes of this guide) that responds to the Upper Hutt context. Such development includes townhouses as well as terraced, multi-unit housing and apartments.



## Who is it for?

The guide applies to anyone involved in the design and construction of intensive residential development in the city, including architects, designers, developers and property owners. It will also be used by Upper Hutt City Council staff to assess new intensive residential development proposals to ensure that they are responsive to the local context and result in buildings and associated spaces that are liveable and attractive.

## Why?

With a heightened emphasis on higher density living to meet the city's future growth needs, ensuring that good quality design outcomes are also delivered becomes increasingly important. As Upper Hutt continues to change and adapt to cater for these needs it is critical that the potential visual, privacy and/or amenity impacts of larger scale development is properly managed, particularly on sites or in neighbourhoods that are spatially constrained.

## Where does it apply?

To provide greater lifestyle choice the Upper Hutt District Plan includes provisions that enable more intensive development in the city's residential areas. The design guidance that follows applies to residential development within the General Residential Zone and High Density Residential Zone as identified in the plan.

## 2 | DESIGN GUIDE STRUCTURE

The guide does not prescribe development requirements but instead supports and complements the design outcomes sought for residential development in the Upper Hutt District Plan (e.g. form and appearance, amenity). It outlines the key features that characterises intensive residential development and offers practical advice to guide such development using best practice principles and relevant examples.

Key design considerations are divided into fourteen contributory elements split across three themes as follows:

- » **Site Layout** covers the design elements that are related to effects of development at a site scale.
- » **Built Form & Character** covers elements related to the appropriateness of the building design.
- » **Sustainability and amenity** cover the elements that contribute to living comfort and environment

Supporting photographic examples and indicative diagrammatic interpretations are provided showing how these considerations can be met.

The guidelines apply to any area that is defined as suitable for medium density and high density residential development in the Upper Hutt District Plan. As the guidelines are based on a relatively universal set of urban design principles, most are applicable to residential development at a variety of scales.



Reference to associated design principles

Context and purpose of the design element

Explanatory diagrams

Captions highlighting guidelines in practice

Guidelines

Typology indicator   
 U Up to three storeys   
 H Four or more storeys

Example photos

Mixed use considerations



### 3 TYPOLOGIES



Single dwelling

Single dwellings on either a conventional or infill site - this is the predominant residential development type in the city. They can also be a contributor to medium density development, providing diversity and increased housing choice.



Dual occupancy

Two dwellings that are fully or partly attached. They can be duplex dwellings that share a common wall or include a unit that occupies an upper storey. Units in dual occupancy generally have their own separate entry.



Multi dwelling housing / townhouses

Three or more dwellings on a single site, each with separate access at ground level and private open space. They can either be fully attached (terraced) or a collection of semi-detached buildings. Dwelling frontages generally align with an adjacent public road or internal street.



Multi unit dwelling

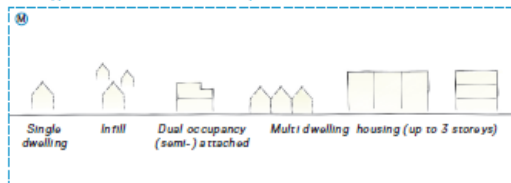
A single building, with one or more entries, that contains three or more units up to a maximum of four storeys. These units can have (a combination of) private and/or shared open space.



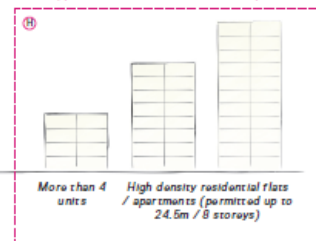
High density / apartments

A multi-storey apartment building or group of buildings between 5 to 10 storeys that contains multiple units, often with shared open space and the potential for mixed use on ground floor.

General Residential - Permitted up to three dwellings of three storeys - Design Guide applies when resource consent is required



High Density - Permitted up to 24.5m height - Design Guide applies when resource consent is required



## 4 DESIGN PRINCIPLES

How we design our buildings and the relationship they have with the street and surrounding neighbourhood has a considerable bearing on the way we live, work and meet. The following design principles have been developed to encourage high quality design that contributes to the future character of Upper Hutt and provides an attractive and comfortable living environment for users, residents and visitors.

F

### POSITIVELY RESPOND TO FUTURE CONTEXT

- » Contribute positively to the natural and built environment of the area in line with its anticipated and evolving future context
- » Recognise and positively respond to the existing and anticipated future character of the streetscape and neighbourhood

B

### APPLY APPROPRIATE BUILT FORM & DESIGN

- » Achieve a scale, bulk and height appropriate to the existing and anticipated future character of the street and surrounding buildings
- » Provide a suitable balance between built form and design through maintaining a good composition of elements, internal layout, building materials and colours
- » Enable natural surveillance of the public domain while providing for visual privacy to residents

A

### PROVIDE AMENITY

- » Contribute to creating positive living environments that enrich residents wellbeing
- » Ensure building orientation enables appropriate access to sunlight, outlook, attractive indoor and outdoor spaces
- » Establish a well-designed green space that positively contributes to the (social) living experience and surrounding landscape character
- » Provide good accessibility that caters for all age groups and degrees of mobility

D

### FOSTER DIVERSITY & SOCIAL INTERACTION

- » Provide a range of housing choice to serve the needs of different cultural groups, ages and stages, lifestyles and household budgets
- » Respond to the social context by encouraging a range of dwelling sizes to suit the existing and future mix of residents
- » Provide opportunities for social interactions through communal open space and an attractive and social interface with the street

S

### ENCOURAGE SUSTAINABILITY BY PASSIVE DESIGN

- » Improve the liveability for residents by providing natural ventilation and sufficient sunlight access
- » Reduce energy usage and cost by carefully considering building location, orientation and design to allow for passive solar gains and natural ventilation
- » Allow landscape elements to enhance the environmental performance of the site, contributing to an integrated and sustainable green network

DESIGN PRINCIPLES

DESIGN PRINCIPLES	POSITIVELY RESPOND TO FUTURE CONTEXT F	APPLY APPROPRIATE BUILT FORM & DESIGN B	PROVIDE AMENITY A	FOSTER DIVERSITY & SOCIAL INTERACTION D	ENCOURAGE SUSTAINABILITY BY PASSIVE DESIGN S
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SITE LAYOUT

Setback & frontage	■	■		■	■
Access & car parking		■		■	
Outdoor living & (communal) open space			■	■	
Stormwater management					■
Storage, waste & service areas			■		■

BUILT FORM & DESIGN

Building mass and height	■	■			■
Building entrances & balconies		■		■	
Garages	■	■			
Building design & materials		■	■	■	
Building diversity	■	■		■	

AMENITY & SUSTAINABILITY

Landscape treatment			■	■	■
Sunlight access		■	■		■
Energy efficiency			■		■
Privacy & safety		■	■		

## 5 DESIGN ELEMENTS

### 6.1 SITE LAYOUT

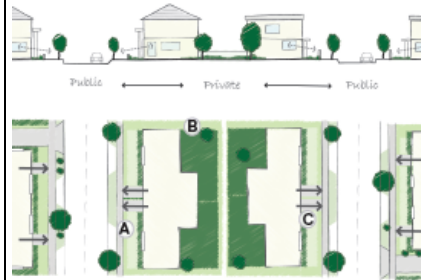


DIAGRAM 1 - FRONTAGE AND BUILDING ORIENTATION

- A Dwellings should have a clear frontage that addresses the street/public space along with a clear area to the rear
- B A clear delineation between private and public space
- C Front yard acts as a buffer between private and public space
- D Access directly from the street with a visible house number and letter box



PHOTO 1 - AMBERLEY GARDENS (SILVERSTREAM, UPPER HUTT)

F B D S

#### Setback & frontage

The configuration of a development on a site and its relation to adjoining public space is an important consideration to ensure good amenity and reduce overshadowing and privacy effects on adjoining sites. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

The setback and frontage of a building also contribute to a socially active and safe environment, while the front yard provides additional amenity for residents and a setting for the dwelling.

1. Where possible, buildings should be orientated with the front of the dwelling(s) facing the street or public space. M H
2. Where possible, dwellings should be configured so that there are habitable spaces located at the front of the building, with ground and upper storey windows or balconies providing an outlook that enables passive surveillance. M H
3. Public, semi-public and private spaces should be clearly defined and front yards kept to a minimum. Yards not only provide amenity or outdoor living space for residents but act as a buffer between public and private space - they also provide a means of passive surveillance of public and communal open spaces. Private spaces generally contained by taller solid fencing or vegetation should be located to the rear or the side, depending on site shape and orientation. M
4. Where a building of three or more storeys is built to the street edge, consider setting back the upper storeys to maintain a human scale at ground level and increase privacy for upper storey units. M H

#### MIXED USE

5. Special consideration should be given in any mixed use development to the appearance of the ground floor and relationship with the street and pedestrian network. The façade should be visually interesting, preferably with a transparent appearance and contribute to creating an active street edge. M H



DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

- A Upper storeys are set back to reduce the perceived density on street level
- B Landscaping in between buildings increases an intimacy and creates a softer people oriented space



PHOTO 2 - ON STREET PARKING ALONG INTERNAL STREET (MILLBROOK, OTAGO)



PHOTO 3 - LANDSCAPING AND RAIN GARDENS IN CENTRALISED PARKING (PICTON)

#### Access & car parking

The location, type and design of pedestrian and vehicle access points can have a significant bearing on the streetscape, site layout and building façade design. Considering alternative modes of transport and maximising opportunities for cyclists (e.g. bicycle parking) can also help ease pressure on car parking.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists.

6. If on street parking is provided it should not conflict with active mode infrastructure (e.g. walking, cycling). On street parking reduces the number of footpath crossings, increases pedestrian safety, and enables available parking space to be flexibly used by a variety of users. M H
7. Provision of off street parking between buildings and the street is discouraged as it reduces the dominance and presence of individual dwellings and the overall visual coherence of the streetscape. M H
8. On site parking for medium density, high density or mixed use developments is encouraged to be below grade. Any parking provided above grade should be screened from the street view by evergreen planting. M H
9. Outdoor centralised parking should be landscaped to provide amenity, and be designed to offer safe and comfortable pedestrian routes. M H
10. Hard surface parking or large impermeable surface areas should be minimised to reduce visual dominance. M H
11. The use of landscaping is encouraged to prevent car parking dominating views from the street. M H
12. Pedestrian access should be differentiated from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface. M
13. Multi-unit developments on large or deep sites should preferably be accessed from new streets and lanes, rather than long driveways. The frontage of dwellings along internal streets should be treated in a similar fashion to frontage onto a public street. M H



DIAGRAM 3 - PROVIDE ON STREET CAR PARKING WHERE POSSIBLE



DIAGRAM 4 - ON SITE CAR PARKING INTEGRATED INTO DESIGN

- A On street car parking enables parking spaces to be re-used by different users
- B Clear separation in surface treatment between driveways and pedestrian access
- C Landscaping can be used to soften the outlook onto hard surfaces

14. Large building blocks should create pedestrian connections between streets where possible. A fine grained block pattern encourages more intensive pedestrian use and enables the development of comfortable and sheltered public open spaces or walking routes.

M H

15. Internal streets or rear lanes providing access to parking should be designed to be safe for active modes of transport (e.g. pedestrians, cyclists) and contribute to the amenity and attractiveness of the site. This can be achieved by incorporating landscape elements, bollards and variation in paving treatment into the design.

M H

MIXED USE

16. Pedestrian circulation should be given particular design consideration in any mixed use development, including provision of inviting and suitably sized gathering spaces.

M H

A D

Outdoor living & (communal) open space

Outdoor open space is an important consideration when designing intensive residential developments and should be considered early on in the design process to ensure it is an integral part of the development.

Higher densities often result in a reduction in the amount of outdoor space available to residents, influencing the sense of privacy and level of individual amenity experienced. Outdoor space allows residents to be able to enjoy a range of activities, express personal and creative identity around their property and, in the case of communal open space, provide for casual social interactions.

17. Where possible, provide good direct access from primary habitable living spaces (such as lounge or dining areas) to private or communal outdoor spaces (or outlook in the case of upper floor apartments). This adds to internal amenity and sense of space and encourages the use of available outdoor areas.

M H



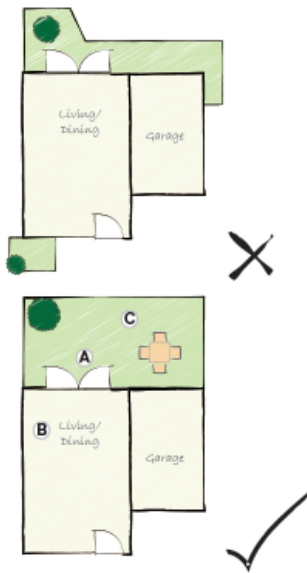


DIAGRAM 5 - ENSURE THAT OUTDOOR OPEN SPACES ARE USABLE AND OF AN APPROPRIATE SIZE

- A Good access from indoor to outdoor, with integration of ramps into the design where necessary
- B Where possible link indoor inhabitable spaces with outdoor space
- C Practical dimensions that allow for recreation or seating



PHOTO 4 - COMMUNAL OUTDOOR SPACE (KUPE STREET HOUSES, AUCKLAND)

18. Consider using decks or balconies as outdoor living space where access to ground floor private open space is not possible. Taller developments are encouraged to consider use of the roof as communal outdoor open space, enabling increased access to available sunlight and views.
19. Outdoor spaces should offer privacy to users, and be orientated to maximise sunlight access that enables a comfortable outdoor environment that can be enjoyed throughout the year.
20. Allow outdoor space to be optimally used by carefully considering the dimensions and location of the space. Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than long and narrow spaces.
21. Include screening devices and strategic landscaping to increase privacy, limit outlook into adjacent private properties or prevent the space from being directly overlooked by neighbouring properties.
22. The size of any communal space should correspond to the number of residents it is intended to serve, be equally accessible to use by all units. It should also encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design.

M H

M H

M H

M H

M H



PHOTO 5 - COURTYARD AS OUTDOOR OPEN SPACE FOR APARTMENT UNITS (BEAUMONT QUARTER, AUCKLAND)

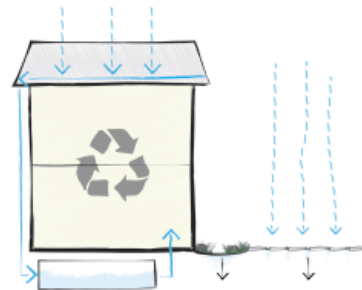


DIAGRAM 6 - INCORPORATING STORMWATER MANAGEMENT



PHOTO 6 - RAIN GARDEN (ROLLESTON)



PHOTO 7 - PERMEABLE PAVING (WELLINGTON)

### Stormwater management

Stormwater is rain that runs off hard surfaces such as parking lots, driveways or rooftops and flows into stormwater drains or natural streams. Incorporating low impact stormwater measures into the design reduces the potential for this runoff to be contaminated and reduces the pressure on Council owned stormwater infrastructure during peak stormwater discharges.

Best practice water management considers water sensitive urban design measures at all stages of the building process. Early consideration during the design phase can help to enhance their cost effectiveness.

In large scale subdivisions (e.g. greenfield) stormwater management is best dealt with at a catchment level.

- 23. Minimise the use of impermeable surfaces to manage and dispose of on-site stormwater. The use of permeable paving in locations such as parking spaces/areas is encouraged.
- 24. Where possible, consider the use of swales, green roofs or rain gardens to collect, treat or reduce stormwater.

### Storage, waste & service areas

Integrating storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage and service areas, helps to minimise visible clutter that could create lower standards of amenity and poorer impressions of an area.

- 25. Outdoor storage space should be provided that is proportionate to the size of the dwelling. Providing opportunities for outdoor storage of recreational and maintenance equipment and/or other large household items can increase the efficient utilisation of indoor storage space.



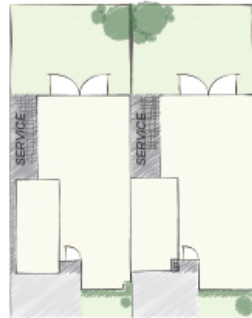


DIAGRAM 7 - SERVICE AREAS INCLUDED IN THE DESIGN



DIAGRAM 8 - SERVICE AREAS INCLUDED IN THE DESIGN



DIAGRAM 9 - SERVICE AND DELIVERY AREAS FOR MIXED USE  
PREFERABLY LOCATED AWAY FROM PEOPLE ORIENTED AREAS

26. Ensure that the location and size of storage, waste and service areas does not restrict onsite pedestrian movement or create potential health and/or safety risks. M H
27. Integrate waste and personal storage areas into the building design and ensure that they are of a sufficient size relative to the number of units. Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area. M H
28. Position storage and service areas in locations that are obscured from public view. Storage in any areas set aside for car manoeuvring should also be discouraged. M H
29. Areas set aside for wheeled bins or rubbish storage and collection should be integrated into the development in a way that is visually discrete and be located away from commonly used areas to prevent the impact of odour or leakage. On sites where access to the side or rear of a dwelling is limited, locating the rubbish storage area to the front of the site can provide a useful alternative provided visibility from the street is mitigated by appropriate landscaping or screening. M H
30. Communal storage spaces should be accessible from common circulation spaces such as hallways or laundry rooms. M H
- MIXED USE**
31. Delivery and rubbish collection areas for commercial activities should preferably be located at the rear or side of the building, away from residential activities or pedestrian movements. M H

## 6.2 BUILT FORM & DESIGN



DIAGRAM 10 - BUILDING HEIGHT AND ROOFTYPES



PHOTO 9 - BREAK UP OF MASS THROUGH FAÇADE AND ROOF ARTICULATION (WALLACEVILLE, UPPER HUTT)

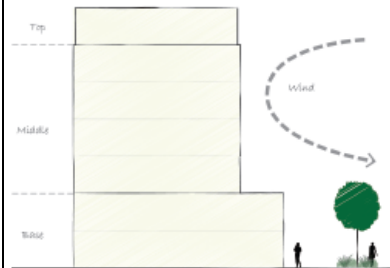


DIAGRAM 11 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'BASE', 'MIDDLE', 'TOP'

F B S

### Building mass and height

Building height contributes to achieving more intensive residential development as it can enable more effective utilisation of a site while maintaining a low ecological footprint. A visually attractive design can help to mitigate any potential adverse effects arising as a result of building height and/or bulk.

32. Building mass/bulk and height should be designed to create visual interest and minimise physical dominance or potential shading or privacy effects on neighbouring properties. M H
33. Minimise the potential impact of building bulk by reducing the floor area of upper levels or stepping them back from the street. Building mass can also be visually reduced by introducing variation in façade treatment (for example, balconies, shading devices or porches) or the effective use of landscaping. M H
34. Reduce the effect of building mass by breaking the form of the building up into a 'base', a 'middle' and a 'top'. Setting back the upper storeys from the base helps to create a pedestrian scale at street level and also reduces wind turbulence at ground level. H
35. A varied roof form that is integrated with the design of the upper storey can further reduce the bulk and visual impact of the building and can provide a visually diverse building silhouette. M H  
*(Also refer guideline 55)*
36. To reduce visual monotony long linear or blank walls without windows, doors or associated design features should be avoided. Long continuous roof ridgelines are also discouraged. M H
37. Increasing building height on corner sites emphasises the corner and creates a focal point, providing visual interest that supports legibility and way finding without unduly affecting adjacent buildings. M H  
*(Also refer guideline 53)*



PHOTO 10 - PROVISION OF A CLEAR ENTRANCE AND BALCONY FRONTING THE STREET (NORTHWOOD, CHRISTCHURCH)



PHOTO 11 - DIFFERENCE IN ENTRANCE DESIGN BETWEEN RESIDENTIAL AND COMMERCIAL ACTIVITIES (PETONE, LOWER HUTT)

### Building entrances & balconies

B D

The entrance to a building makes an important contribution to the way a building is experienced. Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive residential developments and can positively contribute to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

Balconies also offer a good way of providing outdoor open space on a street facing façade and contribute to reducing the noticeable bulk effect of a building.

- 38. Where there are multiple dwellings on a site consider subtle variation to entrances (e.g. colour, design), or enable occupants to personalise in order to differentiate units and increase legibility. M
- 39. Ensure entrances (as well as address and letterbox) are clearly defined and visible from the street to enable them to be easily located and accessed. M H
- 40. Entrances that serve high density development should provide sufficient space for people to gather (e.g. small entry plaza) and include signage and landscape treatment that enhances the legibility of the entrance location. Indoor lobby spaces should have a clear visual and physical connection to the street. H
- 41. Entrances should be designed to provide all weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design. M H
- 42. Ensure privacy and weather protection are considered when providing any outdoor balcony space. M H
- 43. Provide screening where unit balconies adjoin to increase privacy. M H

44. Solid screening should be considered for any balconies large enough to be used for storage of bicycles and/or large items. M H

**MIXED USE**

45. Entries to any ground floor commercial activities should have a distinct appearance and designed in a way that differentiates them from entrances to residential units. M H

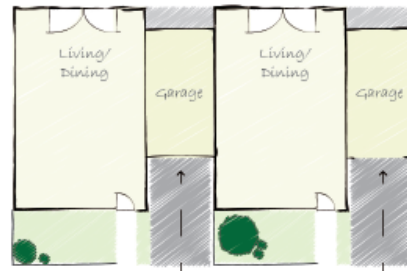


DIAGRAM 12 - GARAGE SET BACK FROM THE BUILDING FRONT



PHOTO 12 - CONSISTENT PATTERN OF GARAGES WITHOUT DISRUPTING PEDESTRIAN MOVEMENT ALONG THE FOOTPATH (HOBSONVILLE, AUCKLAND)

**Garages**

Garages should be sensitively integrated into any development as they can have a significant impact on its overall layout and design as well as on the associated streetscape.

46. Any garaging forming part of an overall development should be designed to be consistent with the style of the dwelling(s). M
47. Garages and carports should be set back from the front façade of any dwelling to minimise visual dominance and increase visibility of main pedestrian entries. Designing garaging that is narrow and visually recessive can also help to reduce the extent to which it dominates the associated dwelling. M
48. Where possible, garages, carports and associated driveways should: M
- a. reflect the rhythm and consistency of the street frontage
  - b. be located to minimise interruption of pedestrian movements along footpaths



PHOTO 14 - VARIATION IN COLOUR, ROOF TYPES AND MATERIALS (HOBSONVILLE, AUCKLAND)



PHOTO 13 - CHOICE OF MATERIALS AS AN INTEGRAL PART OF THE DESIGN (WHITEMANS VALLEY, UPPER HUTT)



PHOTO 15 - PONSONBY, AUCKLAND  
DIFFERENCE IN TREATMENT OF GROUND LEVEL AND UPPER STOREYS IN RESPONSE TO PEDESTRIAN SCALE



PHOTO 16 - PETONE, LOWER HUTT

B A D

#### Building design & materials

Building design and use of materials make an important contribution to the effective integration of intensive residential development into an existing street environment.

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The choice of materials used can also affect the appearance of a development, how well it performs and endures over time and its ongoing sustainability and resilience.

49. The design, type and location of the building on a site, as well as the choice of materials used, should recognise and reflect the level of intensification planned for the surrounding area. In relation to the surrounding environment, consideration should be given to:
  - a. setback from the street;
  - b. scale and bulk;
  - c. roofline;
  - d. complementary materials and colours;
  - e. planting; and
  - f. presence of heritage.
50. Building features and elements should be integrated and considered as part of a single, coherent design. This includes elements such as roofline, articulation of the façade (including balconies and frequency of windows and doors), maintenance systems and service spaces.
51. Consider lighting and signage elements as an integral part of the design early in the design process.
52. Consider views of the rear and side façades of the building, particularly where there is a transition to a lower density environment.
53. Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline.

M H

M H

M H

M H

M H

(Also refer guideline 37)



PHOTO 17 - ROOF FORM INTEGRATED WITHIN THE DESIGN OF THE TOP STOREY

54. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces.

M H

55. Rooflines can have a significant impact on the composition of a building and can provide variety and a sense of identity when applied to a row of dwellings. The roof form (pitched, flat or a combination) should complement the existing or emerging character of the surrounding area.

M H

M H

(Also refer guideline 35)

**MIXED USE**

56. Where a mix of uses are proposed, the ground level treatment and appearance of the building should respond to the physical context at street level and positively contribute to the pedestrian experience.



DIAGRAM 13 - LEGIBLE ENTRANCE AND BALCONIES CONTRIBUTE TO ATTRACTIVE BUILDING DESIGN



DIAGRAM 14 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE





DIAGRAM 15 - VARIATION IN BUILDING SIZE AND TYPE



PHOTO 18 - PROVISION OF A RANGE OF BUILDING SIZES AND TYPES CATERING TO A VARIETY OF DIFFERENT LIFESTYLES (DELAINE, CHRISTCHURCH)

F B D

**Building diversity**

Providing diversity of dwelling type and size offers increased accommodation choice catering to a variety of needs ranging from income level and household size through to demographic and cultural requirements. Units that appeal to a broad range of ages and stages are also more likely to withstand significant changes in the market.

Additionally, diversity provides improved opportunities for existing residents to move within their local community as and when their housing needs and requirements change.

The development of apartments or multi-unit housing can be an effective way of achieving higher density while retaining sufficient space for outdoor use, particularly on sites with size constraints.

57. Dwelling and unit sizes should be carefully considered and suit the context. Where possible, a range of dwelling or unit sizes should be considered (providing a variety in number of rooms or housing typologies) to cater for a variety of financial, demographic or accommodation needs.

M

58. Consider developing buildings that are adaptable and that can be flexibly used or reconfigured over time without the need for major change.

M H

### 6.3 AMENITY & SUSTAINABILITY



DIAGRAM 16 - LANDSCAPING USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK



PHOTO 19 - APPROPRIATE LANDSCAPING CAN HELP TO MITIGATE NEGATIVE EFFECTS OF FENCING OR BLANK WALLS (REGENT PARK, WELLINGTON)

A D S

#### Landscape treatment

Landscape design can greatly improve the amenity, experience and integration of intensive residential development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (driveways, parking, services areas), mitigate the effects of building bulk and offer amenity and environmental benefits.

Coordinating landscaping early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.

- 59. Where possible, existing mature and healthy vegetation should be retained and integrated into the site development. M H
- 60. Use planting to improve the outlook from dwellings and the street and to soften hard surface areas such as car parks, service areas or along internal site boundaries and driveways/shared accessways. M H
- 61. Use hedges or climbing plants where space is constrained and larger vegetation where sufficient space and access to rainwater is available. M H
- 62. Choose plants that are appropriate to the climatic conditions and character of the area; planting species that require low maintenance and attract local bird life is also encouraged. M H
- 63. Deciduous trees provide shade in summer and light in winter, but careful consideration should be given to species selection in heavily shaded areas to ensure survivability. M H
- 64. Use of hard landscape elements such as low walls, kerbs or raised beds is encouraged as these can provide protection to plants and, where integrated into the site design, can add to the visual amenity of outdoor spaces. M H



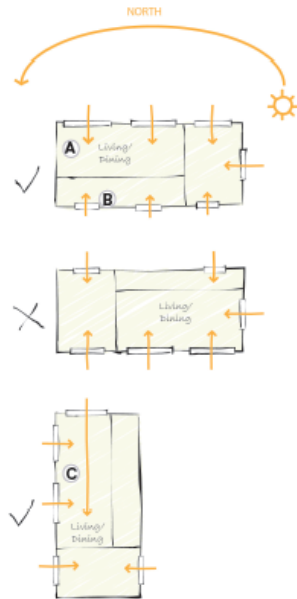


DIAGRAM 17 - ORIENTATION TO MAXIMISE SUNLIGHT ACCESS

- A Ideal orientation along a east-west axis with living areas facing north
- B Small and/or high level windows in service or storage spaces, ideally facing south
- C Narrow buildings benefit from tall windows in north facing façades for optimal sunlight penetration

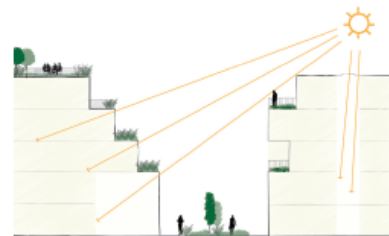


DIAGRAM 18 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

B A S

#### Sunlight access

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

- 65. Design dwellings with habitable spaces facing north, west or east to maximise sunlight access. M H
- 66. Buildings that are relatively deep and narrow, or that have limited north facing frontage, benefit from larger floor-to-ceiling heights; where this occurs consider the use of taller windows to ensure deeper sunlight penetration. M H
- 67. On narrow sites place balconies and windows in habitable spaces to the front or the rear of the building to allow for daylight access, outlook and privacy. M H
- 68. Consider the use of skylights, atriums or light wells to provide sunlight access to internal spaces with no external walls. M H
- 69. In order to maintain sunlight access, high level windows or louvres should be considered where privacy is an issue or to restrict views of service or storage areas; however, their use should be minimised in façades that face the street or public areas. M H

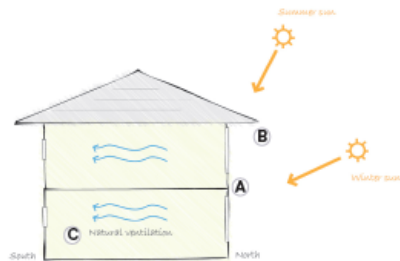


DIAGRAM 19 - SUNLIGHT ACCESS, EAVES AND INTERNAL VENTILATION

- A Large windows on the sunny side, smaller windows on the side that gets the least sun hours
- B Eaves blocking sunlight in the summer while allowing sunlight access in winter months
- C Windows in opposite sides of the building allow for natural ventilation



PHOTO 20 - OVERHANGING BALCONIES PROVIDE SHADE IN SUMMER (CLEARWATER GOLD RESORT, CHRISTCHURCH)

### Energy efficiency

An energy efficient home promotes sustainable living, limits the impact on the environment by relying on sustainable energy sources and can produce long term cost savings to residents.

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).

- 70. Where possible, site long buildings on an east-west axis, with living areas orientated to the north to optimise solar access. M
- 71. Consider locating opening windows on opposite sides of a dwelling to enable natural cross ventilation; the total window surface on south facing façades should also be limited to prevent heat loss in winter. M
- 72. Use of eaves is encouraged as they can help limit the duration of sunlight penetration in summer, preventing indoor spaces (particularly those with a northern aspect) from becoming too warm. M
- 73. When designing large scale developments, consider installing a communal (solar) hot water heating facility as it has the potential to offer greater efficiencies compared to heating sources in individual units. M H



PHOTO 21- AMBERLEY GARDENS, SILVERSTREAM

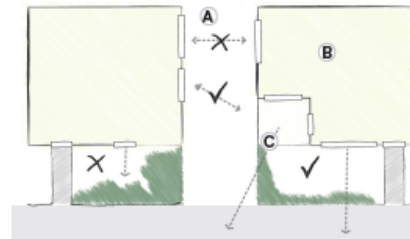


DIAGRAM 20 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- A** Prevent placing windows immediately opposite windows in a neighbouring property
- B** Living areas with large windows in the front of the building to provide for natural surveillance
- C** Soft landscaping or porous fencing to create natural surveillance while retaining privacy

**B A**

### Privacy and safety

The orientation of dwellings and their interface with public and communal open spaces are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.

- 74. Where possible, locate habitable spaces (e.g. kitchen, dining or lounge) in multi-unit developments to face the street or an adjoining open space as this will enable passive surveillance of these areas while maintaining privacy in main living spaces. M
- 75. Solid, blank walls facing any public open space or pedestrian pathways should be avoided. M H
- 76. Where possible, orientate windows to public spaces to provide for passive surveillance; privacy between dwellings can be maintained by screening upper level windows or balconies to limit opportunities for residents to directly overlook adjacent properties. M H
- 77. Consider staggering façades relative to each other to limit direct views into adjoining habitable rooms. M H
- 78. Consider a larger setback between taller buildings to improve privacy for residents (and also to contribute to daylight access and outlook). M H
- 79. Locate habitable spaces that are more sensitive to privacy issues (e.g. bedrooms) to the front or the rear of buildings on narrow sites. M H
- 80. Use soft landscape elements and visually permeable materials to achieve an appropriate balance between maintaining privacy and enabling passive surveillance. M H



PHOTO 22 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

- 81. Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders. M H
- 82. Use lighting, planting and fencing to enhance the safety of residents and visitors and incorporate these elements into the design process; also consider low level planting or trees with higher canopies to minimise the risk of light sources becoming obscured by landscape elements, particularly around sensitive areas. M H
- 83. Elevating dwelling floors, patios and decks slightly above the street level for buildings that have no or minimal setback can provide privacy to residents while maintaining outlook onto the street. M H
- 84. Strategically locate communal open space to encourage passive surveillance within the development and of adjoining sites. M H

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change

## 5 DESIGN ELEMENTS

### 6.1 SITE LAYOUT

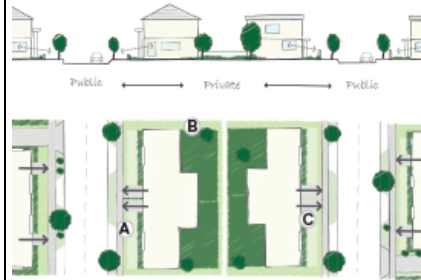


DIAGRAM 1 - FRONTAGE AND BUILDING ORIENTATION

- A Dwellings should have a clear frontage that addresses the street/public space along with a clear area to the rear
- B A clear delineation between private and public space
- C Front yard acts as a buffer between private and public space
- D Access directly from the street with a visible house number and letter box



PHOTO 1 - AMBERLEY GARDENS (SILVERSTREAM, UPPER HUTT)

F B D S

#### Setback & frontage

The configuration of a development on a site and its relation to adjoining public space is an important consideration to ensure good amenity and reduce overshadowing and privacy effects on adjoining sites. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

The setback and frontage of a building also contribute to a socially active and safe environment, while the front yard provides additional amenity for residents and a setting for the dwelling.

1. Where possible, buildings should be orientated with the front of the dwelling(s) facing the street or public space. M H
2. Where possible, dwellings should be configured so that there are habitable spaces located at the front of the building, with ground and upper storey windows or balconies providing an outlook that enables passive surveillance. M H
3. Public, semi-public and private spaces should be clearly defined and front yards kept to a minimum. Yards not only provide amenity or outdoor living space for residents but act as a buffer between public and private space - they also provide a means of passive surveillance of public and communal open spaces. Private spaces generally contained by taller solid fencing or vegetation should be located to the rear or the side, depending on site shape and orientation. M
4. Where a building of three or more storeys is built to the street edge, consider setting back the upper storeys to maintain a human scale at ground level and increase privacy for upper storey units. M H

#### MIXED USE

5. Special consideration should be given in any mixed use development to the appearance of the ground floor and relationship with the street and pedestrian network. The façade should be visually interesting, preferably with a transparent appearance and contribute to creating an active street edge. M H

**IPI - PROPOSED AMENDMENTS**

#	Chapter	Change	Track Change
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**Appendix 2 – City Centre Zone Design Guide**

	New CCZ Design Guide	Introduce new Design Guide for the CCZ	<p style="text-align: center;"><b>UPPER HUTT CITY CENTRE DESIGN GUIDE</b></p>
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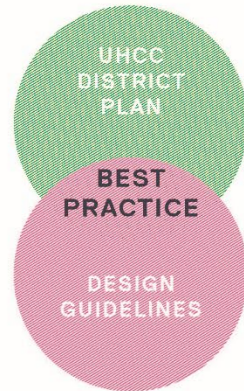
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# 1 | PURPOSE

The purpose of this guide is to support the interpretation and application of the urban design provisions relating to the City Centre Zone of the Upper Hutt District Plan. It provides urban design guidance to inform the design of new, high quality development that responds to the Upper Hutt context. An emphasis is placed on how buildings and spaces respond to an anticipated transformation in density and contribute to enhancing the vibrancy and welcoming nature of the City Centre.

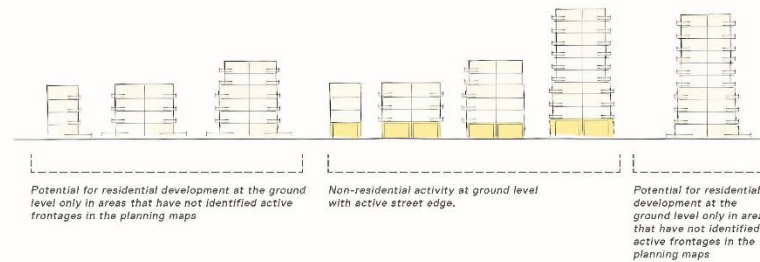


## Who is it for?

The guide applies to anyone involved in the design and construction of development in the City Centre Zone, including architects, designers, developers and property owners. It will also be used by Upper Hutt City Council staff to assess new development proposals in the City Centre Zone to ensure that they are responsive to the local context and result in buildings and associated spaces that are liveable and attractive.

## Why?

With a heightened emphasis on higher density development to meet the city's future growth needs, ensuring that good quality design outcomes are also delivered becomes increasingly important. As Upper Hutt continues to change and adapt to cater for these needs it is critical that the potential visual, privacy and/or amenity impacts of larger scale development are properly managed.



## 2 | DESIGN GUIDE STRUCTURE

The guide does not prescribe development requirements but instead supports and complements the design outcomes sought for city centre development in the Upper Hutt District Plan (e.g. form and appearance, amenity). It outlines the key features that characterise centres development and offers practical advice to guide such development using best practice principles and relevant examples.

The guide uses supporting photographic examples and indicative diagrammatic interpretations to communicate the desired outcomes that are sought by a series of associated Design Principles (see page 4).

Key design considerations are divided into fourteen design elements that can be grouped into three themes as follows:

The guidelines apply to any area that is defined as City Centre Zone in the Upper Hutt District Plan. As the guidelines are based on a relatively universal set of urban design principles, most are applicable to centres development at a variety of scales.

- » **Site Layout** covers design elements that are related to the effects of development at a site scale.
- » **Built Form & Appearance** covers elements related to the appropriateness of the building design.
- » **Street level** covers elements that contribute to the way the development interacts with the public domain at street level.

The image shows a page from the design guide with a list of design elements. On the right side, there are callouts pointing to specific parts of the page:

- Reference to associated design principles
- Context and purpose of the design element
- Explanatory diagrams
- Guidelines
- Captions highlighting guidelines in practice
- Typology indicator
  - Applies to residential upper storeys
  - Applies to residential on ground floor
  - All others (no indicator) Applies to all developments
- Example photos

### 3 DESIGN PRINCIPLES

How we design our buildings and the relationship they have with the street and public space within the Upper Hutt city centre has a considerable bearing on the way we live, work and meet. The following design principles have been developed to encourage high quality design that contributes to transforming the future character of the city centre and provides an attractive and comfortable environment for users, residents and visitors alike.

P

#### CREATE A FOCAL POINT FOR COMMUNITY

- » Promote the city centre as a vibrant economic destination of employment and retail activity
- » Provide quality civic spaces that enable a wide range of residents and visitors to participate in the city's activity

C

#### PROVIDE CONNECTIVITY AND ACCESS

- » Create an accessible city centre, utilising principles of universal design that cater to all age groups and degrees of mobility
- » Encourage multi-modal transport options that prioritise connectivity to the train station adjacent to the city centre
- » Enable efficient pedestrian connectivity within the City Centre Zone and to the local surroundings
- » Create a legible and identifiable network of streets and lanes with clear wayfinding

F

#### PREPARE FOR THE FUTURE

- » Enable buildings to be adapted to accommodate a diverse use over time
- » Design innovative buildings that use sustainable and passive building materials and that transform the future character of the city centre
- » Ensure building orientation enables appropriate access to sunlight and outlook while providing attractive indoor and outdoor spaces
- » Integrate new buildings into the existing environment as the city undergoes its transformative stages
- » Create a city centre that is resilient and able to positively respond to changing intensification and environmental conditions

W

#### BE WELCOMING AND COMFORTABLE

- » Encourage design that supports safe and inclusive streets and laneways
- » Celebrate the city's diverse cultural identity through public art and building design in the city centre
- » Design public spaces that are attractive and comfortable by responding to climatic conditions, and maximising sun access while providing shade and shelter from the wind and rain
- » Contribute to a quality street environment that considers the human scale and prioritises pedestrian movement

A

#### ACTIVATE THE STREET

- » Provide public and open spaces that are inviting to residents and visitors alike
- » Create interesting and attractive streetscapes which provide visual interest
- » Respond to a street hierarchy that rationalises different traffic flows through the city centre
- » Ensure street edges, including associated building frontages and footpaths, are activated and encourage social interaction
- » Use setbacks and street edges to define open spaces



DESIGN PRINCIPLES	FOCAL POINT FOR COMMUNITY	CONNECTIVITY AND ACCESS	PREPARE FOR THE FUTURE	WELCOMING AND COMFORTABLE	ACTIVATE THE STREET
	P	C	F	W	A

**SITE LAYOUT**

Siting and alignment		■	■	■	■
Connectivity	■	■	■		■
Car parking, storage and servicing		■	■		■
Balconies				■	■

**BUILT FORM & APPEARANCE**

Bulk and form			■	■	■
Visual interest / Façade modulation	■			■	■
Building design and materials	■		■		
Building top design			■	■	
Privacy, daylight and outlook			■	■	
Wind and sunlight	■			■	■

**STREET LEVEL**

Street frontage	■		■	■	■
Public open space	■	■	■	■	■
Access and entrances		■		■	■
Landscape treatment		■		■	■

## 4 DESIGN ELEMENTS

### 4.1 SITE LAYOUT



PHOTO 1- BUILDINGS TO STREET EDGE WITH CLEARLY DELINEATED MID-BLOCK CONNECTIONS, WEST END CHRISTCHURCH



DIAGRAM 1- CREATE ACTIVE EDGES ALONG STREETS AND (NEW) MID-BLOCK CONNECTIONS TO ENCOURAGE VIBRANCY AND SAFETY

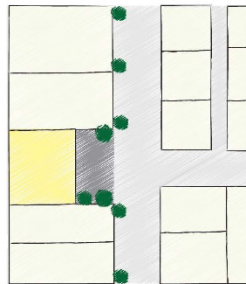


DIAGRAM 2- A SETBACK CAN BE USED AS GATHERING SPACE IN FRONT OF THE ENTRANCE WHERE APPLICABLE (E.G. BUILDINGS WITH A CIVIC PURPOSE)

C F W A

#### Siting and alignment

The configuration of a building on a site and its relationship to the street and adjoining public space are important considerations to ensure good amenity. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

An active frontage of a building also contributes to a socially active and safe environment and provides amenity for visitors and residents.

1. Consider the placement, orientation and form of the building to ensure it fits within the general pattern and network of the City Centre Zone and contributes to the legibility, permeability and functionality of the wider block structure.
2. Buildings should align with, and be orientated towards, any street, footpath or public space and contribute to the general continuity of frontage along the street.
3. The appearance of the ground floor should reinforce the relationship between the building with the street and pedestrian network. The façade should be visually interesting, preferably with a transparent appearance and contribute to encouraging activity along the street edge.
4. Use setbacks to create open space where applicable, particularly adjacent to buildings that perform a civic purpose (e.g. museums, educational facilities, libraries, community halls etc).
5. Open space should only be provided where it serves a clear public purpose to ensure that spaces contribute to the centre's environment in a positive way.





PHOTO 2 - MID-BLOCK CONNECTION WITH ACTIVE FRONTAGES, CHRISTCHURCH

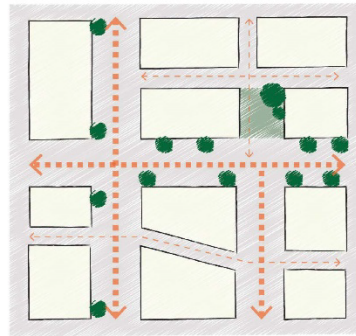


DIAGRAM 3 - ENABLE MID-BLOCK LINKS TO CONNECT WITH THE WIDER TRAFFIC AND OPEN SPACE NETWORK



DIAGRAM 4 - PEDESTRIAN CONNECTIONS CAN CONNECT THE SHOPPING STREET WITH ADJACENT (PARKING) AREAS

P C F A

### Connectivity

A connected network can reduce travel times and contribute to attractive, safe and legible environments that cater for people of all ages and mobilities.

Considering a good pedestrian and cycling experience in the design process can help to create safe, attractive and healthy communities.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists alike.

6. Extend and enhance existing pedestrian connections such as Centre Walk, and create new mid-block links where they enhance the connection with the wider pedestrian and open space network.
7. Reduce the scale of blocks where possible by providing new streets, mid-block connections, footpaths, courtyards, and plazas that connect with neighbouring streets and public or common open space areas.
8. Where appropriate, along identified frontages activate the frontages on mid-block connections with entrances and display windows to create safe and comfortable pedestrian environments.
9. Locate bicycle parking close to building entrances and open space at grade, especially when combined with amenities like bike repair/sales or other complementary commercial activities. Promoting cycle use reduces the need for vehicle parking, and promotes active street life.
10. Ensure that developments allow for sufficient space and seating around transit stops to encourage the use of public transport.

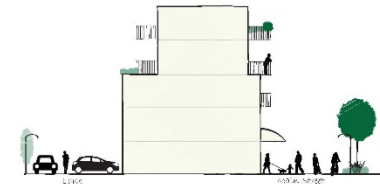


DIAGRAM 6 - CREATE ACTIVE EDGES ALONG STREETS AND (NEW) MID-BLOCK CONNECTIONS TO ENCOURAGE VIBRANCY AND SAFETY



PHOTO 3 - CAR PARKING INTEGRATED INTO THE LANDSCAPE DESIGN OF THE PUBLIC REALM, WEST END CHRISTCHURCH



DIAGRAM 5 - SERVICE AND DELIVERY AREAS FOR MIXED USE PREFERABLY LOCATED AWAY FROM PEOPLE ORIENTED AREAS

C F A

#### Car parking, storage and servicing

Integrating car parking, storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage and service areas, including areas that are dedicated to loading and unloading, can help to minimise visible clutter and result in higher levels of amenity and improved impressions of an area.

Considering alternative modes of transport and maximising opportunities for cyclists (e.g. cycle parking) can help ease pressure on car parking.

11. If on street parking is provided, care should be taken to ensure it does not conflict with active mode infrastructure (e.g. walking, cycling). On street parking or larger centralised off-street parking areas reduce the number of footpath crossings, increase pedestrian safety, and enable available parking space to be flexibly used by a variety of users.
12. On site parking for high density or mixed use development is encouraged to be below grade or positioned away from the street frontage (e.g. to be accessed by service lanes such as Bradley Lane). Any parking provided above grade should be screened from the street or public open space by evergreen planting.
13. Outdoor centralised parking should be landscaped to provide amenity, and be designed to offer safe and comfortable pedestrian access.
14. Car parking and loading or service areas should not impede access to adjacent buildings or compromise the quality and continuity of the street edge.
15. Integrate waste and storage areas into the building design and ensure that they are of a sufficient size relative to the number of units serviced. Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.
16. Delivery and rubbish collection areas should preferably be located at the rear or side of the building and away from pedestrian environments or residential activities.
17. Where loading docks or similar utilitarian built features are required, consider making provision for them to be adapted for alternative purposes (e.g. for seating or events, or as outdoor workspace).

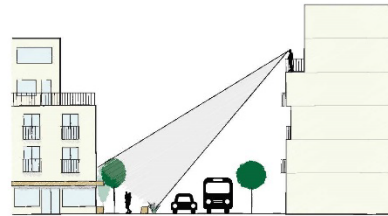


DIAGRAM 7 - OUTLOOK FROM BALCONIES CAN PROVIDE PASSIVE SURVEILLANCE AND INCREASE SAFETY ON THE STREET



PHOTO 4 - STRATEGICALLY INTEGRATING BALCONIES INTO THE DESIGN CAN ENHANCE THE SENSE OF PRIVACY

**Balconies**

Higher densities often result in a reduction in the amount of outdoor space available to residents and other users, influencing the sense of privacy and level of individual amenity experienced.

Balconies and rooftops are an important consideration when designing intensive development and should be integrated into the design at an early stage in the design process.

Balconies also contribute to reducing the noticeable bulk effect of a building.

- 18. Consider using decks or balconies as outdoor living space where access to ground floor private open space is not possible. Taller developments are encouraged to consider use of the roof as communal outdoor open space, enabling increased access to available sunlight and views. D
- 19. Balconies should offer privacy and weather protection to users, and be orientated to maximise sunlight access that enables a comfortable outdoor environment. G D
- 20. Provide strategically placed screening where unit balconies adjoin to increase the sense of privacy. D
- 21. Solid screening should be considered for larger balconies that can be used for the storage of cycles and/or large items. D



## 4.2 BUILT FORM & APPEARANCE



PHOTO 6 - BULK OF THE BUILDINGS BROKEN DOWN BY A BOTTOM, MIDDLE AND TOP, CHRISTCHURCH.

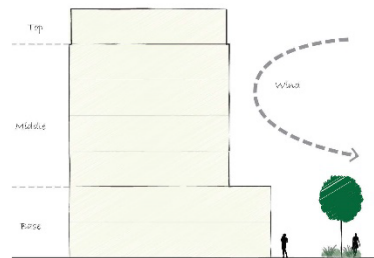


DIAGRAM 8 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'BASE', 'MIDDLE', 'TOP'



DIAGRAM 9 - VARIATION IN FACADE TREATMENT CAN VISUALLY BREAK DOWN BULK

F W A

### Bulk and form

The development pattern in the Upper Hutt City Centre generally consists of narrow lots which, when redeveloped, are likely to encourage development with a predominantly vertically oriented built form. To reduce the bulk of tall buildings, an increased focus should be directed towards horizontally composed design with strong base - this will help to achieve a human scale at street level.

A building that relates to the Centre's fabric, to its immediate context, and adjacent human activity will help to unify the character of the area. The relationship between lower density areas and those with higher, large-scaled buildings can be more harmonious if the transition in building height and mass between these areas is intentionally managed in a sensitive manner.

22. Minimise the potential impact of building bulk by either reducing the floor area of upper levels or stepping them back from the street to maintain a human scale at ground level and increase the privacy of upper storey units.
23. Building mass can also be visually reduced by introducing variation in façade treatment (e.g. by balconies, shading devices or porches) or the effective use of landscaping.
24. Building mass and height should be designed to create visual interest and minimise physical dominance on public space.
25. Reduce the effect of building mass by visually breaking the form of the building up into a 'base', a 'middle' and a 'top'. This helps to create a pedestrian scale at street level and also reduces the extent of ground level wind turbulence.
26. Positively reinforce the shape of the street or public space with the building through designing it in a way that helps to define the street and frame views.

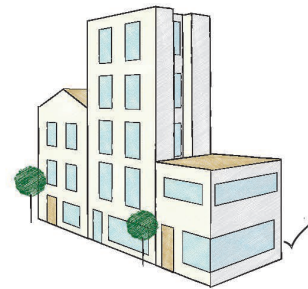
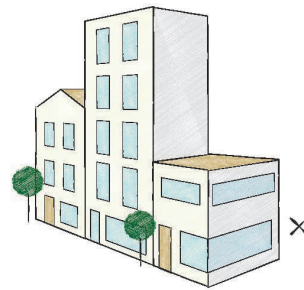


DIAGRAM 10 - VIEWS OF ALL SIDES OF THE BUILDING NEED TO BE CONSIDERED

P W A

#### Visual interest and façade modulation

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade.

Façades composed of long expanses of monotonous surfaces create streetscapes that lack the sense of scale, visual interest, and character. Façades designed as three-dimensional ensembles create frontages that can be engaging and can enhance the experience of the pedestrian and road users.

Manipulation of light and shadow in the façade can make the scale of a building and its associated components appear more vivid.

Additionally, balconies and entrances provide visual interest by breaking up a façade and add a human scale to more intensive development - this positively contributes to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

27. Avoid large expanses of undifferentiated blank surfaces. Relying solely on changes in colour or materials within the same plane rarely achieves sufficient levels of interest and articulation.
28. Where applicable, signage should be integrated into the overall design of the building and be of a size that is appropriate to the receiving environment and scale of the streetscape and building façade.
29. Consider views of the rear and side façades of the building, particularly where there is a transition to a lower density environment. The design of all visible façades should be given a similar degree of considerations as that applied to the primary façade.
30. Solid, blank walls facing any public open space, pedestrian pathways, residential or recreation zones should be avoided.
31. The design of building façades should respect neighbouring window and entrance patterns, including their type, proportions, scale, and frequency.



DIAGRAM 11 - VARIATION IN COLOURS, SCALE, PLACEMENT OF WINDOWS, ROOFLINES ETC CAN ENHANCE VISUAL INTEREST



PHOTO 7 - SIGNAGE SHOULD BE INTEGRATED AS PART OF A COHERENT DESIGN, HAWERA & PICTON

#### Building design and materials

P F

The building design and use of materials make an important contribution to the effective integration of intensive development into an existing environment.

The choice of materials used can affect the appearance of a development and how it contributes to the public realm. It can also affect how it performs and endures over time as well as its ongoing sustainability and resilience.

A visually attractive design can help to mitigate any potential adverse effects resulting from building height and/or bulk and enhance the city centre experience of visitors and residents alike.

32. The design of the building, as well as the choice of materials used, should recognise and reflect the level of intensification planned in the immediate and surrounding areas. In particular, consideration should be given to:
  - a. setback from the street / continuity along the street edge;
  - b. building age and style;
  - c. scale and bulk;
  - d. roofline;
  - e. placement of windows, entrances and other articulation in the façade.
33. Building features and elements should be integrated and considered as part of a single, coherent design. This includes elements such as façade modulation and articulation, with this also encompassing balconies and frequency of windows and doors. Variation of colour or materials in the same plane generally offers an insufficient means of adding visual interest.
34. Consider lighting and signage elements as an integral part of the design early in the design process. Lighting should reinforce pedestrian comfort at ground level but, in any residential context, should be designed to ensure neighbours are not disturbed.
35. Buildings should be designed to accommodate a range of uses and to enable change in use over time (e.g. by providing generous ceiling heights).
36. Use design opportunities to create distinctive points of identity along the street front to enhance wayfinding and promote the uniqueness of the Upper Hutt city centre.

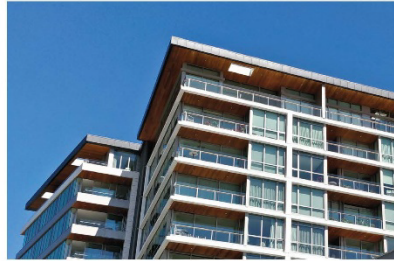


PHOTO 8 - ROOF FORM INTEGRATED WITHIN THE DESIGN OF THE TOP STOREY, WELLINGTON

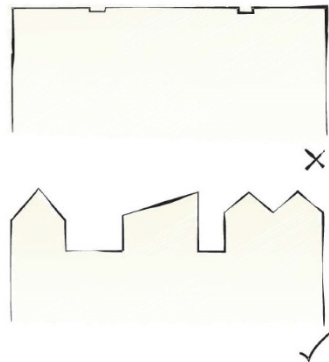


DIAGRAM 12 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE

F W

#### Building top design

Viewed from the surrounding hills, the rooflines of the City Centre buildings are a highly visual element.

As the roofline of a building has a significant impact on its composition, when viewed across a number of buildings they collectively make a noticeable contribution to the variety and sense of identity of an area.

The shape that building roofs make with the sky can positively shape the city's skyline and reinforce the building's design intent. Roofs may also provide amenities such as common or private open space.

37. Consider integrating a varied roof form in the design of upper storeys as this can further reduce the bulk and visual impact of the building and provide a visually diverse building silhouette.
38. The roofline, as well as any rooftop maintenance systems and services spaces, should be integrated as part of a single, coherent design.
39. Encourage the use of roofs and walls to generate renewable energy (e.g. solar panels) and/or provide habitat-supportive vegetation.



PHOTO 9 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

F W

#### Privacy, daylight and outlook

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

It is also a key consideration in siting and designing the internal layout of buildings and any associated residential units as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

The orientation of dwellings and their interface with public and communal open space are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.

40. Where privacy and overlooking is an issue, either high level windows or louvres should be considered to minimise direct views into sensitive areas. However, their use on façades that face the street or public areas should be minimised.
41. Where possible, orientate windows to public space to enable for passive surveillance.
42. Maintain privacy between upper storey units by screening upper level windows or balconies to limit opportunities for residents to directly overlook adjacent properties.
43. Consider incorporating a staggered façade profile into the building design to limit direct views into adjoining rooms or balconies.
44. Where residential units are provided on the ground floor, elevate dwelling floors, patios and decks slightly above the street level to provide privacy to residents while maintaining outlook onto the street.
45. Ensure living and working environments receive sufficient sunlight to connect people to the natural cycle of day and night and promote reduction in energy use.

U

U

G



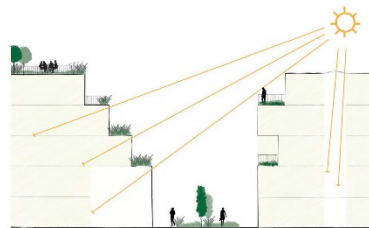


DIAGRAM 13 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

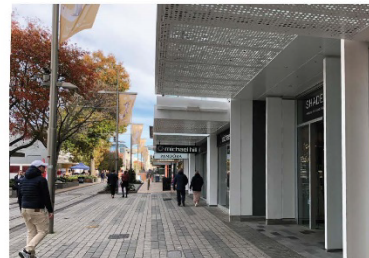


PHOTO 10 - VERANDAHS TO PROVIDE SHELTER, CHRISTCHURCH

**Wind and sunlight**

P W A

Using natural resources like wind and sunlight can enhance the energy efficiency of a building and limits its impact on the environment through increased reliance on sustainable energy sources. This can also produce long term cost savings to occupants.

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing thermal stability and reducing indoor condensation.

While wind effects can be used for natural ventilation and energy generation, it can also potentially create downdrafts that can compromise the safety and comfort of the public realm.

- 46. Use solar exposure and local wind patterns to capitalise on natural forms of heating and ventilation and reduce the need for mechanical systems.
- 47. Consider the use of eaves or strategic screening to help limit the duration of sunlight penetration in summer, thus preventing indoor spaces (particularly those with a northern aspect) from overheating.
- 48. Design the mass of buildings to minimise shadow impacts on adjoining lower density residential areas, parks, and open space.
- 49. Modify tall buildings to minimise wind impacts at the street levels or provide strategic shelter as an integrated part of the design to mitigate any potential negative effects of downdraft at street level.

## 4.3 STREET LEVEL

P F W A

### Street frontage

Buildings that provide an active and transparent interface between their interior uses and the street, public open space or laneway create an engaging and safe environment through natural surveillance. Visible ground floor retail combined with a variable street edge with setbacks and lobby entrances contribute to an attractive human scale street experience.



DIAGRAM 14 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

- A** Upper storeys are set back to reduce the perceived density on street level
- B** Landscaping in between buildings increases an intimacy and creates a softer people oriented space



PHOTO 11 - PONSONBY, AUCKLAND

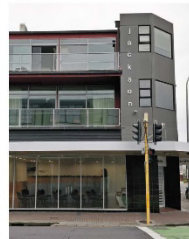


PHOTO 12 - PETONE, LOWER HUTT

DIFFERENCE IN TREATMENT OF GROUND LEVEL AND UPPER STOREYS IN RESPONSE TO PEDESTRIAN SCALE

50. Design all public building frontages to enable active and direct engagement with the street that supports pedestrian-oriented activity. Also consider the width of the footpath and the relationship between the anticipated use of the building and the footpath when designing the articulation of the street front.
51. Aim to activate the street frontage to the full width of the site; this will benefit optimal activation of the street edge and ground floor area.
52. The ground level treatment and appearance of the building should respond to the physical context at street level and positively contribute to the pedestrian experience.
53. Use lighting to enhance safety on the street frontage and incorporate these elements into the design process; when planting is a part of the design, minimise the risk of light sources becoming obscured by landscape elements, particularly around sensitive areas.
54. Where a forecourt or front setback is proposed ensure it is designed as an inviting spatial transitional element between the building frontage and the street environment.
55. Where residential activity is planned at ground level, provide an appropriate transition space between street and footpath to create an element of privacy (also refer Upper Hutt Residential Design Guide). Also minimise the height and opacity of front screens, fences, railings and gates to allow for natural surveillance.
56. Minimise frontages devoted to utilities, storage, services and parking access, and integrate with the overall articulation and fenestration of the façade. Where possible, locate rubbish areas below grade or to the rear of the building, and combine loading with vehicular access.

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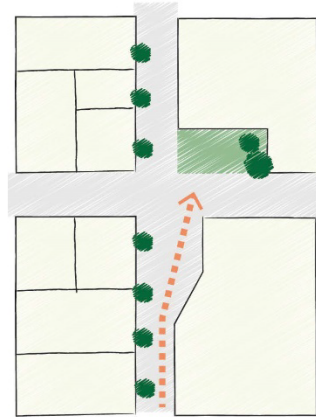


DIAGRAM 15 - HIGHLY VISIBLE AND ACCESSIBLE OPEN SPACE DUE TO ITS LOCATION AND DESIGN RESPONSE OF ADJACENT BUILDINGS



PHOTO 14 - SEATS AND LANDSCAPING CAN BE USED TO FRAME AND DEFINE ATTRACTIVE HUMAN-SCALE SPACES, CHRISTCHURCH

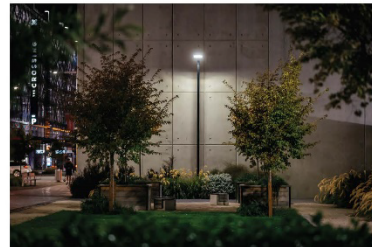


PHOTO 13 - ONLY PROVIDE LIGHTING IN OPEN SPACE WHERE NIGHT TIME ACTIVITY IS SAFE AND ACCEPTABLE, CHRISTCHURCH

P C F W A

#### Public open space

When integrated into the built environment, common open spaces, such as front setbacks, plazas, courtyards, and roof decks, enhance the quality of urban life.

Public open spaces are most welcoming when they act as an accessible extension of footpaths and adjacent buildings. Open space provides relief to the urban experience when thoughtfully incorporated with neighbouring uses.

Generally, the quality and design of an open space is more important than size.

57. Locate and orient open space to maximise direct solar exposure during parts of the day when the space is anticipated to be mostly used and to protect from the predominant wind direction.
58. Ensure that open space receives sufficient daylight throughout the day and that it is well connected, particularly in circumstances where it is the result of a building setback or recess.
59. Open space should be visible and accessible from the footpath for all users and support the ground floor use of the adjacent building wherever possible.
60. When designing outdoor public space, use design elements (e.g. shapes, patterns, structures) that are compatible with the design of adjacent buildings to create spaces that are unique and respond to their local context.
61. Provide seating and/or play elements that promote the activation of the space and cater for a variety of users (young and old).
62. Only provide lighting in public spaces that are intended to be used at night and that considered to be safe and secure after dark.
63. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in public spaces that are prone to increased wear.





C W A

**Access and entrances**

The location, type and design of pedestrian and vehicle access points can have a significant bearing on the streetscape, site layout and building façade design.

The entrance to a building makes an important contribution to the way it is experienced. Entrances provide visual interest by breaking up a façade; they also add a human scale to more intensive developments and can positively contribute to the overall appearance of a building when designed well.

Visible activity on the ground floor and upper street façade levels enhances public safety through passive surveillance and creates opportunities for social interaction.

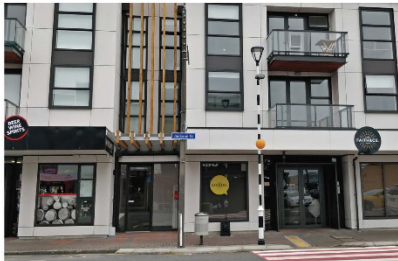


PHOTO 15 - DIFFERENCE IN ENTRANCE DESIGN BETWEEN RESIDENTIAL AND COMMERCIAL ACTIVITIES (PETONE, LOWER HUTT)

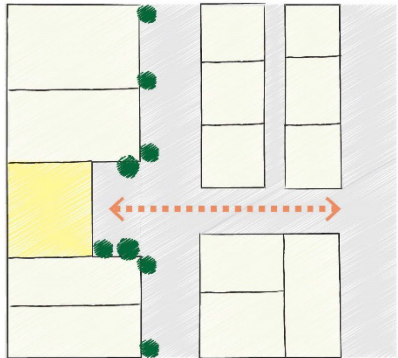


DIAGRAM 16 - ENTRY OR OPEN SPACE AT STREET ALIGNMENT

64. Ensure entrances are clearly defined and visible from the street to enable them to be easily located and accessed.

65. Entrances that serve high density developments should provide sufficient space for people to gather (e.g. small entry plaza) and include signage and landscape treatment that enhances the legibility of the entrance location. Indoor lobby spaces should have a clear visual and physical connection to the street.

66. Apply 'universal access' design standards to entrances of public buildings (e.g. consider entrance width and intergration of ramps into the design). Wayfinding legibility can be improved by signalling doorways and access points (eg, by using colour signage themes).

67. Entry to any ground floor commercial activity should have a distinct appearance and be designed in a way that differentiates it from a residential unit entrance.

68. Mailboxes and other facilities used daily in a residential building should be placed in the lobby to increase internal pedestrian activity and reduce the potential for clutter in the public realm.

69. Entrances should be designed to provide all weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design. Verandahs should also be provided along active edges where possible.

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PHOTO 16 - LANDSCAPE DESIGN IN AN OPEN SPACE SHOULD BE CONSIDERED AS AN INTEGRAL PART OF THE BUILDING DESIGN, CHRISTCHURCH

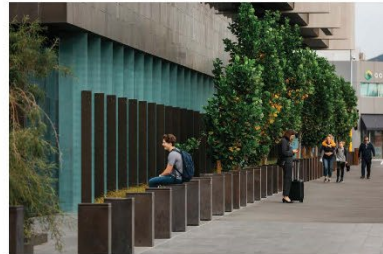


PHOTO 17 - LANDSCAPING CAN BREAK UP LARGE FORMS AND BRING VISUAL INTEREST TO THE STREET EDGE, CHRISTCHURCH



PHOTO 18 - LANDSCAPING CAN SOFTEN HARD SURFACES SUCH AS PARKING AREAS

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#### Landscape treatment

Landscape design can greatly improve the amenity, experience and integration of more intensive forms of development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (e.g. driveways, parking, service areas), mitigate the effects of building bulk and offer amenity and environmental benefits.

Coordinating landscaping early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.

70. Where possible, retain existing mature and healthy vegetation and integrate into the site development.
71. Use planting to improve the outlook from buildings and the street and to soften hard surface areas such as car parks or service areas.
72. Choose plants that are appropriate to the climatic conditions, scale and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.
73. Deciduous trees provide shade in summer and light in winter, but careful consideration should be given to species selection in heavily shaded areas to ensure survivability.
74. Use of hard landscape elements such as low walls, kerbs or raised beds is encouraged as these can provide protection to plants and, where integrated into the site design, can add to the visual amenity of outdoor spaces.
75. Maximise opportunities for sustainable plantings and permeable surfaces in footpaths, roofs, courtyards, and rear yards. Also, decking and green/living roofs support a more visually compelling roof landscape and reduce air pollution, and the amount of water entering the stormwater system.

