

Part 3: Area-Specific Matters

ZONES

CCZ

CITY CENTRE ZONES – POKAPŪ TĀONE

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CITY CENTRE ZONES – POKAPŪ TĀONE

Status: CCZ is Operative.

INTRODUCTION

The city centre is the main retailing, entertainment, administration and employment centre of the district, providing a dynamic work environment and the main gathering point for locals and tourists for social and cultural activities.

The vision for the city centre is for a public space where residents and visitors can live, work, and enjoy shopping, recreation, outdoor dining and entertainment activities. The aim is to develop a city centre that has:

1. Well defined boundaries
2. Intensified activity, including new tourist and residential accommodation
3. Safe public spaces
4. Attractive workplaces
5. Employment opportunities

To achieve these aims the city centre is guided by the urban design framework, which is a long-term strategy that is intended to guide council corporate planning decisions for this area. The District Plan is one of several methods of implementing the urban design framework.

To provide a compact city centre Victoria Street and Ranolf Street are being used as boundaries defining the southern and western extent. Well defined boundaries are required to support the objective of intensifying activities within the city centre, along with strong policies within other zones restricting the establishment of commercial activities better suited within the city centre.

To intensify activities the plan creates an enabling environment that encourages the establishment of a broad range of activities within the city centre. Resource consent will not be required unless the activity is identified as incompatible with the zone, the proposal involves a new building or a proposed external alteration affects the 'building façade' of a building. Most types of signage will also not require resource consent.

The manner in which a building façade is designed and the type of activities established, impact on the amenity of an area. Pedestrian focused streets have been identified within the city centre with the intent being to enhance amenity, safety and walkability through the use of urban design elements through Tutanekai Street to the lakefront. This also enforces Tutanekai Street as the spine of the city centre.

The redevelopment of the lakefront will increase connectivity with Tutanekai Street and the Rotorua Central Mall and enhance pedestrian movement between the two locations. This will be achieved through providing for a mix of commercial, recreation and community uses whilst protecting open space and public access. The private land located within the eastern area of the lakefront will be developed through a master plan process that primarily focuses on the edges that face the Village Green and lake edge. This will create an active vibrant

environment that complements Tutanekai Street and the remainder of the lakefront with a focus on dining, tourism, accommodation and speciality retail activity.

Inner city living is enabled in the City Centre ~~1~~ zones to promote vibrancy. Allowing more people to live in the city centre increases pedestrian movement and expands the range of activities permitted to make more efficient use of the extensive commercial, retail and office footprint ~~zones as City Centre 1~~. This will help to achieve a compact vibrant business and retail hub.

The city centre is made up of three zones, with each providing for specific activities and defined by a specific character. A detailed description of each is provided in the following table:

Zone	Code	Description
City Centre 1 Zone Mid City	CCZ1	With Tutanekai Street as its spine, this zone provides Rotorua district's main location for a mix of retail, entertainment, restaurants, accommodation and office activities. Characteristics include small shop frontages, high pedestrian movement, noise, lighting and signage which create a vibrant, active environment. Buildings are designed to contribute to and enhance the pedestrian experience of the centre.
City Centre 2 Zone Southern City	CCZ2	This zone provides for a range of retail and commercial outlets with a focus on large format and vehicle orientated retail, and smaller retail stores and food and beverage outlets within the main mall precinct. Accommodation is enabled above ground floor level. The mall provides a strong pedestrian connection to Tutanekai Street, with this intending to be enforced through the plan. Access to each large format retail store is vehicle dependent and accordingly the zone has high levels of sealed parking areas and traffic movement. The area is recognised as a regionally important retail centre due to its location within the city centre.
City Centre 3 Zone Northern Edge	CCZ3	This zone encompasses both private and public land and is designed to enable a mix of uses including residential accommodation, health, retail, tourism, hospitality and community recreation along with the provision for an active and vibrant lakefront through the use of comprehensive mixed use activities within the lakefront east development plan area. This zone is designed to be pedestrian orientated with strong links to public space along the lakefront and the rest of the city centre.

Lakefront East Precincts and Development Area

The Lakefront East area within City Centre 3 Zone is covered by two precincts and a development area. The precinct rules are incorporated within this chapter and set specific performance standards and activity status for activities inside the precinct. The development area rules are in a separate chapter and set additional requirements in relation to structure planning and master planning.

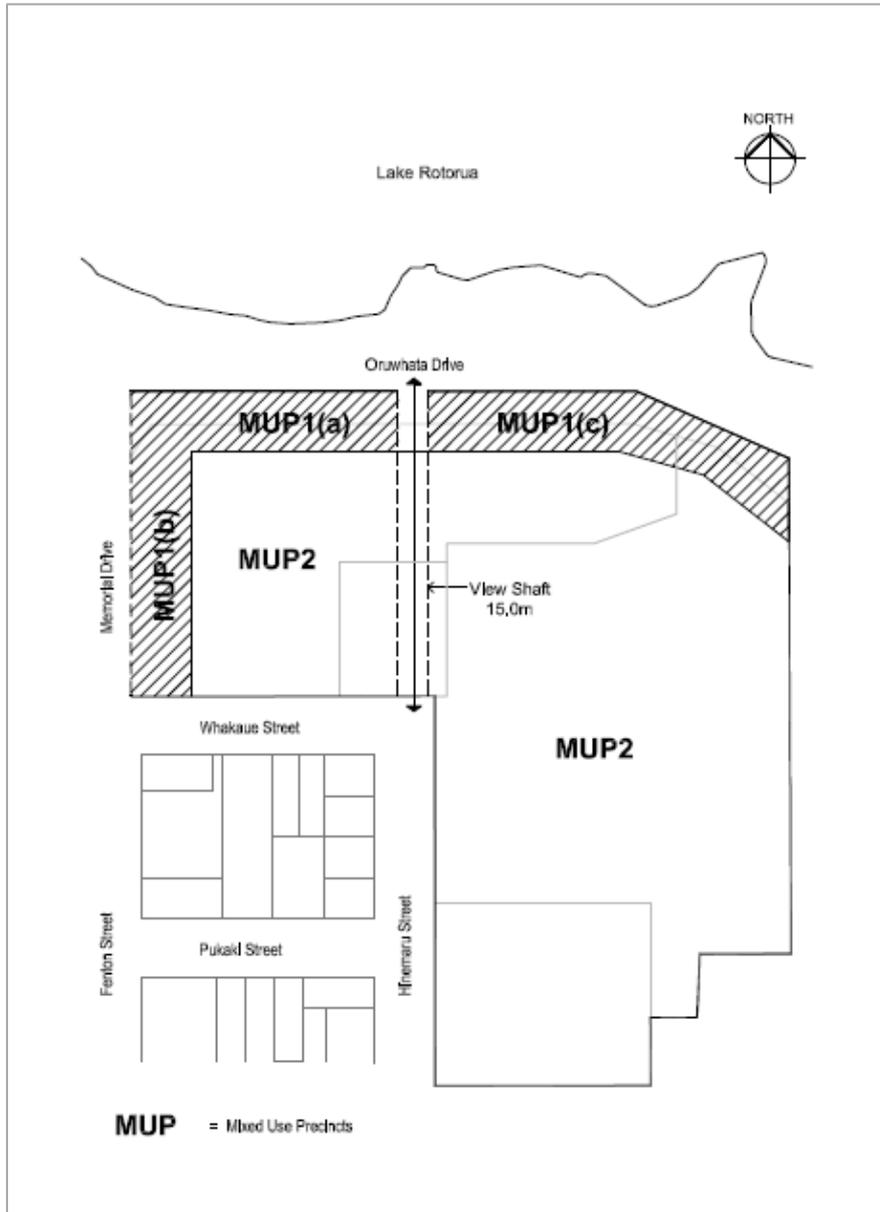


Figure CCZ-1 Lakefront East Precincts

City Centre 2 Precincts

There are also two precincts inside the City Centre 2 Zone, which have distinct rules.

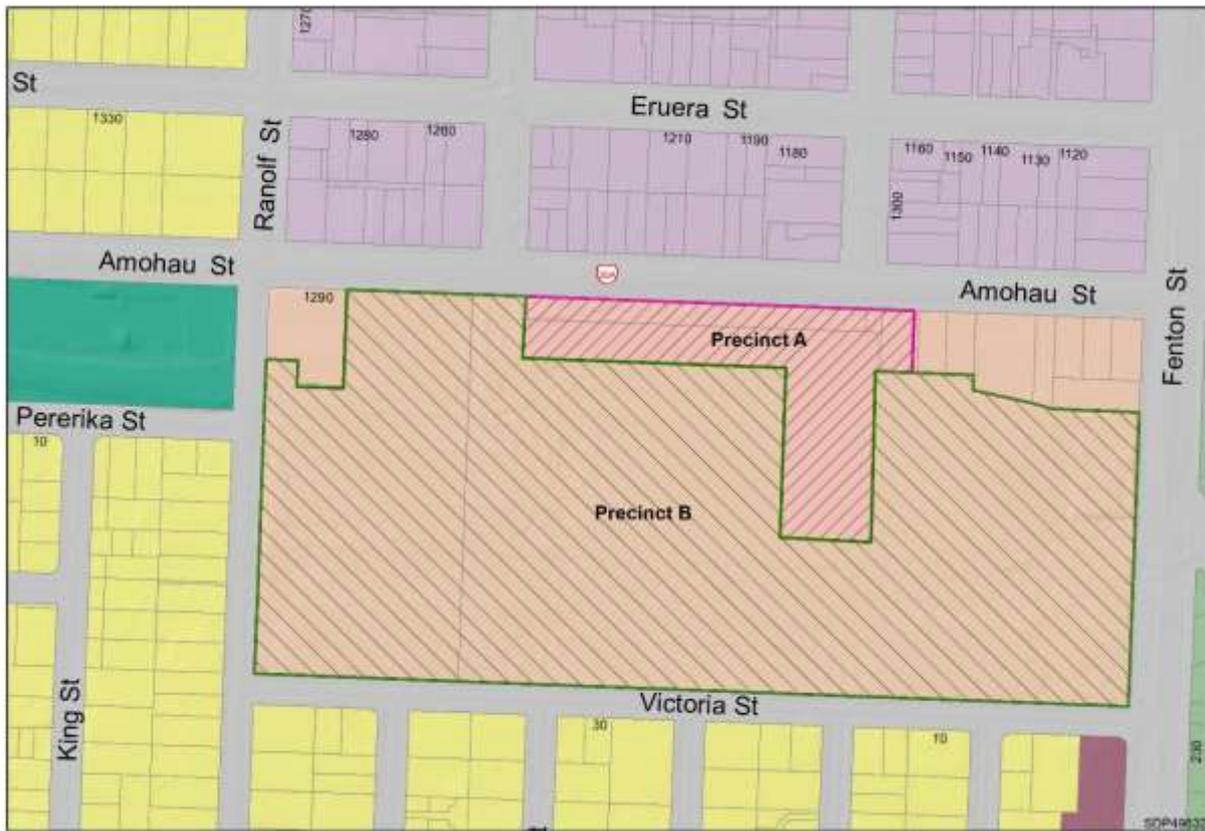


Figure CCZ-2 City Centre 2 Precincts A and B

ISSUES

There are three key issues shaping the policy framework in the city centre zones:

CCZ-11 Vibrancy and vitality of the city centre

To increase vibrancy and vitality the city centre needs to be reinforced as the primary commercial centre of the district. The plan will achieve this by providing a permissive regulatory environment within the zone and restricting the establishment of commercial activities outside of the city centre boundaries. This will encourage development into the city centre, reduce vacancy rates, and enable the establishment and efficient operation of a diverse range of activities. With increased activity comes an increase in safety, pedestrian movement, and investment, in turn enhancing local employment opportunities. The city centre's success and vibrancy will support Rotorua city's competitiveness and attractiveness both regionally and nationally.

Increasing the amount of residential living and tourist accommodation in the city centre is considered one way of introducing activity and vibrancy as these activities increase pedestrian movement. However, these can conflict with elements of the commercial environment such as noise and glare. It is important to provide for the efficient operation of commercial activities as they also contribute to the vibrancy and vitality of the city centre. To enable these activities to co-exist, habitable buildings must be designed to mitigate effects generated from commercial activities to avoid reverse sensitivity issues.

CCZ-12 Design and appearance of buildings

The design of a building can contribute positively to the amenity and perceived safety of an environment and therefore, is important to the vitality of the city centre. The objectives, policies and rules of the city centre aim to achieve these outcomes through incorporating practical urban design elements and providing guidance on the design of buildings to include active frontages, variations in building design and architectural features. These urban design elements will also increase visual interest, provide passive surveillance and in turn increase safety and walkability of the city centre. Resource consent is also required for new buildings, or for external alterations and additions to buildings, to enable a qualitative assessment of development proposals and ensure that good design outcomes are achieved.

CCZ-13 Reverse sensitivity

The establishment of new activities within incompatible zones or in close proximity to existing activities that have a different level of amenity can create adverse reverse sensitive effects. This has the ability to reduce the efficient operation of the existing activities or undermine the intended amenity of the zone.

OBJECTIVES

Vibrancy and vitality of the city centre

CCZ-01 [5.3(1)]	<p>A vibrant city centre that is the primary commercial and retail centre for the establishment and operation of a diverse range of commercial and residential activities which promote and enhance the economic viability, employment opportunities, walkability and safety of the city centre.</p> <p><i>Policies CCZ-P1 to CCZ-P5</i></p>
CCZ-02 [5.3(2)]	<p>Lakefront development that accommodates a broad range of tourism, commercial services, hospitality, health, retail, accommodation and recreational activities and that has a connected built form promoting vibrant activity with pedestrian movement between the Lakefront and Tutanekai Street.</p> <p><i>Policies CCZ-P6 to CCZ-P7</i></p>
CCZ-03 [5.3(3)]	<p>A lakefront environment that maintains the high amenity, historic and cultural values associated with Lake Rotorua as an outstanding natural feature and landscape, whilst providing for development that enhances public use, access, recreational values and supports the lakefront's important role in the Rotorua tourism industry.</p> <p><i>Policy CCZ-P8</i></p>
CCZ-04 [5.3(4)]	<p>Rotorua Central Mall having an integral role to the primary commercial and retail centre of the district.</p> <p><i>Policies CCZ-P9 to CCZ-P11</i></p>

Design and appearance of buildings

CCZ-05 [5.3(5)]	<p>Building design that increases the amenity, safety, functionality and vibrancy of the city centre for people.</p> <p><i>Policies CCZ-P12 to CCZ-P13</i></p>
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Reverse sensitivity

CCZ-06 [1.3.10]	<p>Subdivision, use and development that enables the continued efficient operation of existing development and activities.</p> <p><i>Policy CCZ-P14.</i></p>
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POLICIES

Vibrancy and vitality of the city centre

Objective CCZ-O1

CCZ-P1 [5.3(1)(1)]	Enable and facilitate the development and operation of commercial and retail activities to increase the vibrancy and employment opportunities within the city centre.
CCZ-P2 [5.3(1)(2)]	Increase connectivity, safety and pedestrian walkability within the city centre and to other destinations outside of the city centre by managing vehicle movements, guiding building design and the location of activities.
CCZ-P3 [5.3(1)(3)]	Require at the time of subdivision, or upon land use consent, service lanes to be vested in council for identified areas, (Planning Map 204) where the service lane will be for the purpose of: <ol style="list-style-type: none"> 1. Strengthening the city centre urban design principles 2. Providing a safe and efficient servicing network for the city centre 3. Maintaining the safe and efficient functioning of the city centre transportation network 4. Promoting a safe pedestrian focussed environment.
CCZ-P4 [5.3(1)(4)]	Enable residential units and tourism accommodation throughout the city centre, but only on storeys above ground level or where the unit does not have frontage to a street or public open space, to achieve a vibrant street environment.
CCZ-P5 [5.3(1)(5)]	Encourage the provision of high amenity residential units. This will be achieved by ensuring residential units provide, good quality outdoor living spaces where appropriate, outlook spaces, storage spaces (including cycle parking), appropriate noise insulation, and are of a size and shape that will enable for the functional use of the units.

Objective CCZ-O2

CCZ-P6 [5.3(2)(1)]	Ensure the continued use of public open space by the community and visitors by: <ol style="list-style-type: none"> 1. Avoiding permanent buildings on the village green 2. Reserving lakeside land for activities provided for within the Lakefront East Development Area 3. Allowing temporary community events.
CCZ-P7 [5.3(2)(2)]	Enable the comprehensive mixed use development of the lakefront which provides for: <ol style="list-style-type: none"> 1. An active environment with high amenity, and with visual and pedestrian connectivity to Tutanekai Street 2. A range of mixed use activities including retail, dining, recreation, accommodation, public space and tourism uses that increase the vibrancy and activity of the lakefront 3. Sites and buildings that are designed and located to contribute to the provision of a safe, active and pedestrian focussed environment.

Objective CCZ-O3

CCZ-P8 [5.3(3)(1)]	The continued operation and development of the lakefront along the northern interface of the lake where this complements the natural and cultural values associated with Lake Rotorua.
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Objective CCZ-04

CCZ-P9 [5.3(4)(1)]	Provide a staged approach to the integration of small format retail along the northern edge of the zone upon construction of the Victoria Street Arterial to complement the existing mall and the re-development of Amohau Street as a boulevard.
CCZ-P10 [5.3(4)(2)]	Provide for Rotorua Central Mall to continue as part of the city centre through maintaining strong pedestrian linkages with Tutanekai Street.
CCZ-P11 [5.3(4)(3)]	Encourage a practical and effective pattern for pedestrian and vehicle movements within the Rotorua Central site that: <ol style="list-style-type: none"> 1. Maintains or enhances pedestrian linkage into the site from Tutanekai Street 2. Maintains vehicular connection between the entry points from Amohau, Fenton, and Victoria Streets 3. Maintains connection between the future entry point from Ranolf Street 4. Enhances pedestrian movement and safety throughout the site.

Design and appearance of buildings*Objective CCZ-05*

CCZ-P12 [5.3(5)(1)]	The application of urban design principles within building design to promote a vibrant, active and safe pedestrian focussed environment.
CCZ-P13 [5.3(5)(2)]	Seek innovative building design that provides visual interest and diversity to the streetscape and enhances the walkability of the city centre through the use of prominent entrances and different building elements.

Reverse sensitivity*Objective CCZ-06*

CCZ-P14 [1.3.10.1]	Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.
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RULES

The rules in this chapter are set out in two tables. The first addresses activities in City Centre 1 and 2 Zones and the second addresses activities in City Centre 3 zone.

The following precincts apply in City Centre zones and the rules for these precincts are included inside the rule tables below:

- Precinct A and Precinct B apply inside the City Centre 2 Zone; and
- The Lakefront East Mixed Use Precincts 1 and 2 apply inside the City Centre 3 Zone.

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities in City Centre Zones include (but are not limited to) earthworks, noise and light emissions, management of noise sensitive activities near state highways and signs.
2. The Lakefront East precincts are also subject to the chapter LEDA – Lakefront East Development Area, which sets additional requirements for structure planning and master planning inside the precincts / development area.
3. For subdivision in City Centre Zones refer to the separate chapter SUB – Subdivision.

Links to the rule categories are provided below:

Rules for Activities in the City Centre 1 Zone and City Centre 2 Zone	12
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Rules for Activities in the City Centre 1 Zone and City Centre 2 Zone

General		
CCZ-R1	Any activity not listed in this table	[5.5(1)(1)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 1 Zone: Landscaping CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R1(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.

Building and Site Design	
CCZ-R2	Additions and alterations to a building
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is maintenance and repair of the building; or b. The alterations are: <ul style="list-style-type: none"> i) Less than 25m² of any street facing building facades; and ii) Less than 100m² of any non-street facing building façade; or c. The additions are less than 100m² of floor area and are not located on a street facing building façade. <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Service lanes CCZ-S8.
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R2(1) or (2).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>The activity is neither:</p> <ul style="list-style-type: none"> a. Maintenance and repair; nor b. An alteration involving <ul style="list-style-type: none"> i. Less than 25m² of any street facing building facades; and ii. Less than 100m² of any non-street facing building façade; nor c. Additions of less than 100m² of floor area and not located on a street facing building façade. <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; f. Service lanes CCZ-S8; and g. Sites adjacent to the Government Gardens CCZ-S10. <p>Matters of Discretion:</p>

	<ul style="list-style-type: none">a. Building design and site layout CCZ-MDA ;b. Parking, access and turning CCZ-MDB;c. Noise CCZ-MDC;d. Natural hazards CCZ-MD1; ande. Financial contributions CCZ-MD3. <p>Notification:</p> <p>An application will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council decides that special circumstances exist under the Resource Management Act 1991.</p>
<p>Exception:</p> <p>Rule CCZ-R2 shall not apply to service stations or motor vehicle repair garages in City Centre 1 and 2 Zones, which are addressed by Rule CCZ-R11</p>	

CCZ-R3 Construction of new buildings		[5.5(1)(6)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Restricted Discretionary</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Servicing CCZ-S5A; e. Parking, access and turning CCZ-S5; f. Glazing CCZ-S6; g. Verandahs CCZ-S7; h. Service lanes CCZ-S8; and i. Sites adjacent to the Government Gardens CCZ-S10. <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Building design and site layout CCZ-MDA; b. Parking, access and turning CCZ-MDB; c. Noise CCZ-MDC; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3. <p>Notification:</p> <p>An application will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council decides that special circumstances exist under the Resource Management Act 1991</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R3(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Building design and site layout CCZ-MDA; e. Parking, access and turning CCZ-MDB; f. Noise CCZ-MDC; g. Natural hazards CCZ-MD1; and h. Financial contributions CCZ-MD3.
<p>Exception:</p> <p>Rule CCZ-R3 shall not apply to service stations or motor vehicle repair garages in City Centre 1 and 2 Zones, which are addressed by Rule CCZ-R11.</p>		
CCZ-R4 Relocation and maintenance of existing vehicle crossings		[5.5(1)(7)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Parking, access and turning CCZ-S5; 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R4(1).</p>

	<ul style="list-style-type: none"> b. Service lanes CCZ-S8; and c. Landscaping CCZ-S9. 	<p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
CCZ-R5	New vehicular access over footpaths	[5.5(1)(8)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
CCZ-R6	Modification of the service lane network	[5.5(1)(9)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
CCZ-R7	Loading docks and car parking less than 10 metres from the front boundary on pedestrian focussed streets	[5.5(1)(10)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>1. Activity Status: Non-Complying</p>	
Retail and Commercial Activities		
CCZ-R8	Retail shops and restaurants	[5.5(1)(11) 5.5(1)(12)]
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. If located in Precinct B of City Centre 2 Zone, as shown on the planning maps, prior to the construction of the Victoria Street Arterial, the activity is 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R8(1)(b) to (h).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-

	<p>greater than 400m² ground floor area.</p> <p>b. City Centre 1 Zone: Height CCZ-S1;</p> <p>c. Yards CCZ-S2;</p> <p>d. Parking, access and turning CCZ-S5;</p> <p>e. City Centre 1 Zone: Glazing CCZ-S6;</p> <p>f. Verandahs CCZ-S7;</p> <p>g. City Centre 1 Zone: Service lanes CCZ-S8; and</p> <p>h. City Centre 2 Zone: Landscaping CCZ-S9.</p>	<p>compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>d. Natural hazards CCZ-MD1; and</p> <p>e. Financial contributions CCZ-MD3.</p>
<p>Applicable Spatial Layers City Centre 2 Zone</p>	<p>3. Activity Status: Discretionary</p> <p>Where: Compliance not achieved with the performance standards in CCZ-R8(1)(a).</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	
<p>CCZ-R9 Offices</p>		<p><i>[5.5(1)(13)</i> <i>5.5(1)(14)</i> <i>5.5(1)(15)]</i></p>
<p>Applicable Spatial Layers City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The activity is located in Precinct B of City Centre 2 Zone, as shown on the planning maps, after the construction of the Victoria Street Arterial; or</p> <p>b. The activity is located in Precinct A of City Centre 2 Zone, as shown on the planning maps; or</p> <p>c. The activity is located in City Centre 1 Zone and is not on the ground floor of Tutanekai Street or Whakaue Street.</p> <p>Performance Standards:</p> <p>a. City Centre 1 Zone: Height CCZ-S1;</p> <p>b. Yards CCZ-S2;</p> <p>c. Parking, access and turning CCZ-S5;</p> <p>d. City Centre 1 Zone: Glazing CCZ-S6;</p> <p>e. Verandahs CCZ-S7;</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance not achieved with the performance standards in CCZ-R9(1).</p> <p>Matters of Discretion:</p> <p>a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>d. Natural hazards CCZ-MD1; and</p> <p>e. Financial contributions CCZ-MD3.</p>

	<ul style="list-style-type: none"> f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 2 Zone: Landscaping CCZ-S9. 	
<p>Applicable Spatial Layers City Centre 1 Zone</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where: The office is located on the ground floor of Tutanekai Street and Whakaue Street.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3. 	
<p>Applicable Spatial Layers City Centre 2 Zone</p>	<p>4. Activity Status: Discretionary</p> <p>Where: The activity is located in Precinct B, as shown on the planning maps, prior to the construction of the Victoria Street Arterial.</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
CCZ-R10	Supermarkets	<i>[5.5(1)(16), 5.5(1)(17)]</i>
<p>Applicable Spatial Layers City Centre 2 Zone</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Yards CCZ-S2; b. Parking, access and turning CCZ-S5; c. Verandahs CCZ-S7; and d. Landscaping CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance not achieved with the performance standards in CCZ-R10(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and

		e. Financial contributions CCZ-MD3 .
Applicable Spatial Layers City Centre 1 Zone	3. Activity Status: Restricted Discretionary Matters of Discretion: <ol style="list-style-type: none"> a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. Activities on the Ground Floor of Tutanekai Street: <ol style="list-style-type: none"> i. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; and ii. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; c. Natural hazards CCZ-MD1; and d. Financial contributions CCZ-MD3. 	
CCZ-R11	Service stations and motor vehicle repair garages	[5.5(1)(18), 5.5(1)(19)]
Applicable Spatial Layers City Centre 2 Zone	1. Activity Status: Controlled Where: The activity is an extension to or upgrade of an existing service station or motor vehicle repair garage. Performance Standards: <ol style="list-style-type: none"> a. Yards CCZ-S2; b. Parking, access and turning CCZ-S5; c. Verandahs CCZ-S7; and d. Landscaping CCZ-S9. Matters of Control: <ol style="list-style-type: none"> a. Building design and site layout CCZ-MC1; b. Parking, access and turning CCZ-MC2; c. Noise CCZ-MC3; d. Natural hazards CCZ-MC4; and e. Financial contributions CCZ-MC5. 	
Applicable Spatial Layers City Centre 1 and 2 Zones	2. Activity Status: Discretionary Where: The activity is not an extension to or upgrade of an existing service station or motor vehicle repair garage in City Centre 2 Zone. Assessment Criteria: <ol style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
CCZ-R12	Convention centres	[5.5(1)(20)]
Applicable Spatial Layers City Centre 1 Zone	1. Activity Status: Permitted Where: The activity is not located on Tutanekai Street.	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in CCZ-R12(1).

	<p>Performance Standards:</p> <ul style="list-style-type: none"> h. Height CCZ-S1 (City Centre 1 Zone); i. Yards CCZ-S2; j. Parking, access and turning CCZ-S5; k. City Centre 1 Zone: Glazing CCZ-S6; l. Verandahs CCZ-S7; m. City Centre 1 Zone: Service lanes CCZ-S8; and n. City Centre 2 Zone: Landscaping CCZ-S9. 	<p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
<p>Applicable Spatial Layers City Centre 1 Zone</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where: The activity is located on Tutanekai Street.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3 	
<p>Applicable Spatial Layers City Centre 2 Zone</p>	<p>4. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
CCZ-R13 Wholesale outlets and warehouses		[5.5(1)(21)]
<p>Applicable Spatial Layers City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	
Tourist Accommodation		
CCZ-R14 Tourist accommodation		[5.5(1)(22)]
<p>Applicable Spatial Layers City Centre 1 Zone</p>	<p>1. Activity Status: Permitted</p> <p>Where: The tourist accommodation (with the exception of foyers) is not</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance not achieved with the performance standards in CCZ-R14(1).</p>

	<p>located on the ground floor of Tutanekai Street.</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 2 Zone: Landscaping CCZ-S9. 	<p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3
<p>Advice Note:</p> <p>Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.</p>		
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>The tourist accommodation is on the ground floor of Tutanekai Street and is not limited to foyers.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. In instances where one or more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3. 	
<p>Applicable Spatial Layers</p> <p>City Centre 2 Zone</p>	<p>4. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1. 	

Residential		
CCZ-R15	Home based business within established residential units	
		[5.5(1)(23)]
Applicable Spatial Layers City Centre 1 and 2 Zones	1. Activity Status: Permitted Performance Standards: <ol style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Parking, access and turning CCZ-S5; e. Glazing CCZ-S6; f. Verandahs CCZ-S7; and g. Service lanes CCZ-S8. 	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in CCZ-R15(1). Matters of Discretion: <ol style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
CCZ-R16	Residential units	
		[5.5(1)(24) 5.5(1)(25)]
Applicable Spatial Layers City Centre 1 and 2 Zones	1. Activity Status: Permitted Where: The residential unit is not located on the ground floor, where the unit has frontage to a street or public open space. Performance Standards: <ol style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Servicing CCZ-S5A; e. Parking, access and turning CCZ-S5; f. Glazing CCZ-S6; g. Verandahs CCZ-S7; and h. Service lanes CCZ-S8. 	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in CCZ-R16(1). Matters of Discretion: <ol style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Building design and site layout CCZ-MDA; e. Natural hazards CCZ-MD1; f. Residential units – specific non-compliance matters CCZ-MD2; and g. Financial contributions CCZ-MD3.

<p>Advice Note:</p> <p>Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.</p>		
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>3. Activity Status: Discretionary</p> <p>Where:</p> <p>The residential unit is located on the ground floor.</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	
CCZ-R16A	Conversion of a building to residential units	<p>[5.5(1)(24) 5.5(1)(25)]</p>
<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>The residential unit is not located on the ground floor, where the unit has frontage to a street or public open space.</p> <p>Performance Standards:</p> <p>a. Height CCZ-S1;</p> <p>b. Yards CCZ-S2;</p> <p>c. Residential unit design CCZ-S4;</p> <p>d. Servicing CCZ-S5A;</p> <p>e. Parking, access and turning CCZ-S5;</p> <p>f. Glazing CCZ-S6;</p> <p>g. Verandahs CCZ-S7; and</p> <p>h. Service lanes CCZ-S8.</p> <p>Matters of Discretion:</p> <p>a. Building design and site layout CCZ-MDA;</p> <p>b. Noise CCZ-MDB;</p> <p>c. Parking, access and turning CCZ-MDC;</p> <p>d. Natural hazards CCZ-MD1; and</p> <p>e. Financial contributions CCZ-MD3.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R16(1).</p> <p>Matters of Discretion:</p> <p>a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>d. Building design and site layout CCZ-MDA;</p> <p>e. Natural hazards CCZ-MD1;</p> <p>f. Residential units – specific non-compliance matters CCZ-MD2; and</p> <p>g. Financial contributions CCZ-MD3.</p>
<p>Advice Note:</p> <p>Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.</p>		

<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>3. Activity Status: Discretionary</p> <p>Where:</p> <p>The residential unit is located on the ground floor, where the unit has frontage to a street or public open space.</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	
<p>CCZ-R17 Community housing</p>		<p>[5.5.1(26)]</p>
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>The community housing is not located on the ground floor, where the unit has frontage to a street or public open space.</p> <p>Performance Standards:</p> <p>a. Height CCZ-S1;</p> <p>b. Yards CCZ-S2;</p> <p>c. Residential unit design CCZ-S4;</p> <p>d. Parking, access and turning CCZ-S5;</p> <p>e. Glazing CCZ-S6;</p> <p>f. Verandahs CCZ-S7; and</p> <p>g. Service lanes CCZ-S8.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R17(1).</p> <p>Matters of Discretion:</p> <p>a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>d. Building design and site layout CCZ-MDA;</p> <p>e. Natural hazards CCZ-MD1;</p> <p>f. Residential units – specific non-compliance matters CCZ-MD2; and</p> <p>g. Financial contributions CCZ-MD3.</p>
<p>Advice Note:</p> <p>Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.</p>		
<p>Applicable Spatial Layers</p> <p>City Centre 1 Zone</p>	<p>3. Activity Status: Discretionary</p> <p>Where:</p> <p>The community housing is located on the ground floor, where the unit has frontage to a street or public open space.</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	
<p>Applicable Spatial Layers</p> <p>City Centre 2 Zone</p>	<p>4. Activity Status: Non-Complying</p>	

Community Facilities		
CCZ-R18	Medical centres	[5.5(1)(27)]
Applicable Spatial Layers City Centre 1 Zone	1. Activity Status: Permitted Where: The Medical Centre is not located on the ground floor of Tutanekai Street. Performance Standards: <ol style="list-style-type: none"> a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 2 Zone: Landscaping CCZ-S9. 	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in CCZ-R18(1). Matters of Discretion: <ol style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3
Applicable Spatial Layers City Centre 1 Zone	3. Activity Status: Restricted Discretionary Where: The medical centre is located on the ground floor of Tutanekai Street. Matters of Discretion: <ol style="list-style-type: none"> a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; and d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3. 	
Applicable Spatial Layers City Centre 2 Zone	4. Activity Status: Discretionary Assessment Criteria: General assessment criteria CCZ-AC1 .	
CCZ-R19	Community and educational facilities	[5.5(1)(28)]
Applicable Spatial Layers City Centre 1 Zone	1. Activity Status: Permitted Where: The activity is not located on the ground floor of Tutanekai Street.	2. Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in CCZ-R19(1).

	<p>Performance Standards:</p> <ul style="list-style-type: none"> a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 2 Zone: Landscaping CCZ-S9. 	<p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
<p>Applicable Spatial Layers City Centre 1 Zone</p>	<p>3. Activity Status: Restricted Discretionary</p> <p>Where: The activity is located on the ground floor of Tutanekai Street.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3. 	
<p>Applicable Spatial Layers City Centre 2 Zone</p>	<p>4. Activity Status: Discretionary</p> <p>Assessment Criteria: General assessment criteria CCZ-AC1.</p>	
CCZ-R20 Funeral homes		[5.5(1)(29)]
<p>Applicable Spatial Layers City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Non-Complying</p>	
CCZ-R20A Rest homes		
<p>Applicable Spatial Layers City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Permitted</p> <p>Where: The rest home is not located on the ground floor, where the unit has</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance not achieved with the performance standards in CCZ-R20A(1).</p> <p>Matters of Discretion:</p>

	<p>frontage to a street or public open space.</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Outlook Space CCZ-S4(5); d. Parking, access and turning CCZ-S5; e. Glazing CCZ-S6; f. Verandahs CCZ-S7; and g. Service lanes CCZ-S8. 	<ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Building design and site layout CCZ-MDA; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.
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Advice Note:

Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.

<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>3. Activity Status: Discretionary</p> <p>Where:</p> <p>The rest home unit is located on the ground floor, where the unit has frontage to a street or public open space.</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General assessment criteria CCZ-AC1.
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Other Activities

<p>CCZ-R21</p>	<p>Public car park buildings</p>	<p>[5.5(1)(48)]</p>
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<p>Applicable Spatial Layers</p> <p>City Centre 1 and 2 Zones</p>	<p>1. Activity Status: Restricted Discretionary</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 2 Zone: Landscaping CCZ-S9. <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. The extent to which the ground floor of the building is designed to provide for commercial and 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance not achieved with the performance standards in CCZ-R21(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Parking, access and turning CCZ-MDB; e. Noise CCZ-MDC;
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	<p>retail uses. This requires but is not limited to having floor heights no less than 4m.</p> <p>b. Building design and site layout CCZ-MDA</p> <p>c. Parking, access and turning CCZ-MDB;</p> <p>d. Noise CCZ-MDC;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>	<p>f. Natural hazards CCZ-MD1; and</p> <p>g. Financial contributions CCZ-MD3.</p>
CCZ-R22	Recycling drop off centres	[5.5(1)(47)]
Applicable Spatial Layers City Centre 1 and 2 Zones	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	
CCZ-R23	Helicopter take-off and landing areas	[5.5(1)(49)]
Applicable Spatial Layers City Centre 1 and 2 Zones	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <p>a. General assessment Criteria CCZ-AC1.</p>	
CCZ-R24	Vehicle crossings from City Centre 2 to Ranolf Street	[5.5(1)(51)]
Applicable Spatial Layers City Centre 1 and 2 Zones	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <p>a. Topographical features and existing buildings and their likely effect on visual and noise impacts of the proposal;</p> <p>b. Proposals for the monitoring and regular audit of noise and other environmental impacts;</p> <p>c. Compliance with NZS6807:1994 Noise Management and Land use planning for Helicopter Landing Areas; and</p> <p>d. General assessment criteria CCZ-AC1.</p>	
CCZ-R25	Fire training facilities	[5.5(1)(52)]
Applicable Spatial Layers City Centre 1 and 2 Zones	<p>1. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <p>a. General assessment criteria CCZ-AC1.</p>	

CCZ-R26	Any industrial or trade process, vehicle transport or storage facility	[5.5(1)(46)]
Applicable Spatial Layers City Centre 1 and 2 Zones	1. Activity Status: Non-Complying	

Rules Activities in the City Centre 3 Zone

Advice Note:

Refer also to LEDA – Lakefront East Development Area.

General		
CCZ-R27	Land use activities outside of the mixed use precincts	
Applicable Spatial Layers City Centre 3 Zone: Outside Lakefront East Mixed Use Precincts 1 and 2	1. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1 .	
CCZ-R28	Any activity is not listed in this table	
Applicable Spatial Layers City Centre 3 Zone:	1. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1 .	
Building and Site Design		
CCZ-R29	Construction of buildings associated with permitted activities	[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2	1. Activity Status: Permitted Performance Standards: a. Height CCZ-S1 ; b. Yards CCZ-S2 ; c. Residential unit design CCZ-S4 ; d. Parking, access and turning CCZ-S5 ; e. Glazing CCZ-S6 ; f. Verandahs CCZ-S7 ; and g. Lakefront East CCZ-S9 .	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for CCZ-R29(1). Matters of Discretion: a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;

		<ul style="list-style-type: none"> b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; f. Residential units CCZ-MD2; and g. Financial contributions CCZ-MD3.
CCZ-R30	Car parking buildings	[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
<p>Applicable Spatial Layers</p> <p>City Centre 3 Zone:</p> <p>Lakefront East Mixed-use Precinct 2</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Parking, access and turning CCZ-S5; c. Glazing CCZ-S6; d. Verandahs CCZ-S7; and e. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R30(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.
<p>Applicable Spatial Layers</p>	<p>3. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General CCZ-AC1 	

City Centre 3 Zone: Lakefront East Mixed-use Precinct 1		
Retail and Commercial		
CCZ-R31	Restaurants, cafes and bars	[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R31(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2	<p>3. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General CCZ-AC1. 	

CCZ-R32 Commercial entertainment		[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
<p>Applicable Spatial Layers</p> <p>City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R32(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.
<p>Applicable Spatial Layers</p> <p>City Centre 3 Zone: Lakefront East Mixed-use Precinct 1</p>	<p>3. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General CCZ-AC1. 	
CCZ-R33 Specialty and fresh food stores (including a boutique supermarket with a floor area not exceeding 2,000m² in Mixed Use Precinct 2)		[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
<p>Applicable Spatial Layers</p> <p>City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R33(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the

	<p>e. Verandahs CCZ-S7; and</p> <p>f. Lakefront East CCZ-S9.</p>	<p>purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;</p> <p>d. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>
<p>CCZ-R34 Specialty retail and tourist shops</p>		<p><i>[5.5(2)(1)</i> <i>5.5(2)(10)</i> <i>5.5(2)(13)</i> <i>A5.7(2)(2)]</i></p>
<p>Applicable Spatial Layers</p> <p>City Centre 3 Zone:</p> <p>Lakefront East Mixed-use Precinct 1</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <p>a. Height CCZ-S1;</p> <p>b. Yards CCZ-S2;</p> <p>c. Parking, access and turning CCZ-S5;</p> <p>d. Glazing CCZ-S6;</p> <p>e. Verandahs CCZ-S7; and</p> <p>f. Lakefront East CCZ-S9.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R34(1).</p> <p>Matters of Discretion:</p> <p>a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;</p> <p>d. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>

<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>3. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1.</p>	
<p>CCZ-R35 Duty free retail facilities</p>		<p><i>[5.5(2)(1)</i> <i>5.5(2)(10)</i> <i>5.5(2)(13)</i> <i>A5.7(2)(2)]</i></p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>1. Activity Status: Permitted Performance Standards: a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9.</p>	<p>2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for CCZ-R35(1). Matters of Discretion: a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.</p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1</p>	<p>3. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1.</p>	

CCZ-R36		Offices	[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2	<p>1. Activity Status: Permitted</p> <p>Where: The office is not located on the ground floor of Mixed-use Precinct 1.</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with the performance standards for CCZ-R36(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3. 	
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1	<p>3. Activity Status: Discretionary</p> <p>Where: The office is located on the ground floor of Mixed-use Precinct 1.</p> <p>Assessment Criteria:</p> <ul style="list-style-type: none"> a. General CCZ-AC1. 		
CCZ-R37		Commercial services	[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with the performance standards for CCZ-R37(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance 	

	<p>f. Lakefront East CCZ-S9.</p>	<p>standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;</p> <p>d. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>
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Residential and Tourist Accommodation

CCZ-R38

Residential units or tourist accommodation

[5.5(2)(1)
 5.5(2)(10)
 5.5(2)(13)
 A5.7(2)(2)]

Applicable Spatial Layers

City Centre 3 Zone:
 Lakefront East Mixed-use Precincts 1 and 2

- 1. Activity Status:** Permitted
- Where:**
 The accommodation (with the exception of foyers and receptions) is not located on the ground floor of Mixed Use Precinct 1.
- Performance Standards:**
- a. Height [CCZ-S1](#);
 - b. Yards [CCZ-S2](#);
 - c. Residential unit design [CCZ-S4](#);
 - d. Parking, access and turning [CCZ-S5](#);
 - e. Glazing [CCZ-S6](#);
 - f. Verandahs [CCZ-S7](#); and
 - g. Lakefront East [CCZ-S9](#).

- 2. Activity Status:** Restricted Discretionary
- Where:**
 Compliance is not achieved with the performance standards for CCZ-R38(1).
- Matters of Discretion:**
- a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;
 - b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;
 - c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;
 - d. How the activity provides more efficient and practical use of the remainder of the site;
 - e. Natural hazards [CCZ-MD1](#);
 - f. Residential units – specific non-compliance matters [CCZ-MD2](#); and

		g. Financial contributions CCZ-MD3 .
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1	3. Activity Status: Discretionary Where: Accommodation (with the exception of foyers) is located on the ground floor of Mixed Use Precinct 1. Assessment Criteria: a. General CCZ-AC1 .	
Community Facilities		
CCZ-R39 Health services		[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1	1. Activity Status: Permitted Performance Standards: a. Height CCZ-S1 ; b. Yards CCZ-S2 ; c. Parking, access and turning CCZ-S5 ; d. Glazing CCZ-S6 ; e. Verandahs CCZ-S7 ; and f. Lakefront East CCZ-S9 .	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for CCZ-R39(1). Matters of Discretion: a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1 ; and f. Financial contributions CCZ-MD3 .

<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>3. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1.</p>	
<p>CCZ-R40 Health facilities</p>		<p><i>[5.5(2)(1)</i> <i>5.5(2)(10)</i> <i>5.5(2)(13)</i> <i>A5.7(2)(2)]</i></p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1</p>	<p>1. Activity Status: Permitted Performance Standards: a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9.</p>	<p>2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards for CCZ-R40(1). Matters of Discretion: a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; and e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.</p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>3. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1.</p>	

CCZ-R41 Medical spa services		[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R41(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone; d. How the activity provides more efficient and practical use of the remainder of the site; e. Natural hazards CCZ-MD1; and f. Financial contributions CCZ-MD3.
Spas and Resorts		
CCZ-R42 Beauty clinics, spa services and day spas		[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <ul style="list-style-type: none"> a. Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. Glazing CCZ-S6; e. Verandahs CCZ-S7; and f. Lakefront East CCZ-S9. 	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R42(1).</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;

		<p>c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone</p> <p>d. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>3. Activity Status: Discretionary</p> <p>Assessment Criteria:</p> <p>a. General CCZ-AC1.</p>	
<p>CCZ-R43 Destination or resort spa or multi-purpose resort</p>		<p>[5.5(2)(1) 5.5(2)(10) 5.5(2)(13) A5.7(2)(2)]</p>
<p>Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 2</p>	<p>1. Activity Status: Permitted</p> <p>Performance Standards:</p> <p>a. Height CCZ-S1;</p> <p>b. Yards CCZ-S2;</p> <p>c. Parking, access and turning CCZ-S5;</p> <p>d. Glazing CCZ-S6;</p> <p>e. Verandahs CCZ-S7; and</p> <p>f. Lakefront East CCZ-S9.</p>	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for CCZ-R43(1).</p> <p>Matters of Discretion:</p> <p>a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;</p> <p>c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;</p> <p>d. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>e. Natural hazards CCZ-MD1; and</p> <p>f. Financial contributions CCZ-MD3.</p>

Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precinct 1 City C	3. Activity Status: Discretionary Assessment Criteria: a. General CCZ-AC1 .	
CCZ-R44	Other activities in accordance with structure plan or master plan	[5.5.2(12)]
Applicable Spatial Layers City Centre 3 Zone: Lakefront East Mixed-use Precincts 1 and 2	1. Activity Status: Restricted Discretionary Where: a. The activity is in Mixed use Precinct 1 and is not listed in this table, but is in accordance with an approved Master Plan. b. The activity is in Mixed Use Precinct 2 and is not listed in this table, but is in accordance with an approved structure plan. Matters of Discretion a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. Natural hazards CCZ-MD1 ; and c. Financial contributions CCZ-MD3 .	

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

CCZ-S1 Maximum height and daylight envelope

1. City Centre 1, 2 and 3 Zones:

- a. The maximum height of a building or structure shall be as follows:
 - i. 32m above the natural ground level in the City Centre 1 zone.
 - ii. 24m above the natural ground level in the City Centre 2 and 3 zones.
 - iii. There is no daylight envelope.
 - iv. For developments adjoining historic buildings listed in the schedule for Historical and Cultural Values:
 1. the height of the replacement building shall not exceed the height of the existing building or exceed the height of the historic building by 3.5m, whichever is the highest.
 2. the height of a new building shall not exceed the height of the historic building, plus 3.5m.
 3. any alteration to the façade shall not exceed 1.5m above the height of the existing building.

CCZ-S2 Yard requirements*[5.6(1)(2), 5.6(2)(2)]***1. City Centre 1 Zone and City Centre 3 Zone:**

- a. For sites fronting pedestrian focussed streets (identified on the planning maps) the first three floors of any new building or building extension shall be built to the front boundary.
- b. For sites fronting the portion of Whakaue, Hinemaru and Ranolf Streets identified as a pedestrian focussed street (identified on the planning maps) the first two floors of any new building shall be built up to the front boundary and the third floor and above shall be located a minimum of 6m back from the front boundary.
- c. For sites located on Whakaue, Hinemaru and Ranolf Streets, as identified on the planning maps, any floors above the second floor shall be set back from the side boundary by 2m and the rear boundary by 3m.

2. City Centre 2 Zone:

- a. No yards are required.

Advice note - Site Coverage and Impervious Surfaces in Geothermal Systems:

While there are no maximum standards for site coverage by buildings and impervious surfaces in the zones the risks from geothermal hazards can increase with an increase in impervious site coverage. This can cause gas emissions from the ground to concentrate into gaps such as spaces between buildings or the entrances into buildings for services. Construction of impervious surfaces can also reduce rainwater percolation, which can then reduce the cooling effect rainwater provides to heated ground, as well as creating a barrier that reduces the release of geothermal heat from the ground into the air.

CCZ-S4 Residential unit design**1. Minimum size of residential units**

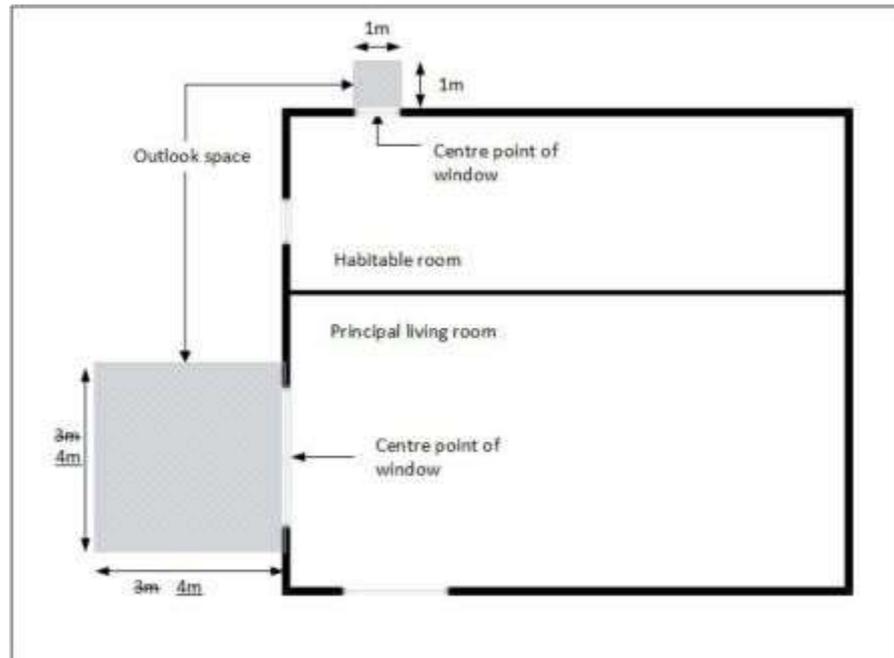
- a. The minimum net floor area of a studio unit shall be 35m²
- b. The minimum net floor area of a 1 bedroom unit shall be 45m²

2. Outdoor Living Space (per unit)

- a. City Centre 3 Zone
 - i. A residential unit within a new building shall be provided with a private outdoor living space in the form of a patio, terrace or balcony (deck), with a minimum area of 10m² and a minimum depth of 2m;
 - ii. The outdoor living space shall be directly accessed off the main living room; and
 - iii. The outdoor living space shall be located to the north, east or west.

3. Outlook space

- a. An outlook space must be provided from habitable room of a residential unit windows as shown in the diagram below:



- b. The minimum dimensions for a required outlook space are as follows:
 - i. a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
 - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width;
- c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
- d. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
- e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
- f. Outlook spaces may be under or over a balcony;
- g. Outlook spaces required from different rooms within the same building may overlap;
- h. Outlook spaces must—
 - i. be clear and unobstructed by buildings; and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling.
- i. For rest homes, this standard only applies to habitable rooms facing the external boundary of the site.

CCZ-S5A Servicing

1. For development that will require a water supply and will not be connected to a public reticulated water supply, an alternative water supply adequate for firefighting purposes shall be provided to the development in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

CCZ-S5 Parking, access and turning*[5.6(1)(5)]***1. City Centre 1 Zone and City Centre 3 Zone:**

- a. There are no minimum on-site parking requirements for activities.
- b. Activities that propose on-site parking shall be designed in accordance with Appendix APP1 – Parking, Access and Turning Standards.
- c. Legal and physical access to a public road must be provided for each site and/or building within City Centre 1.
- d. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.

2. City Centre 2 Zone:

- a. Vehicle access to the site shall only be gained from approved entry points located on Amohau, Fenton, Ranolf and Victoria Streets.
- b. All parking, access and turning shall be provided in accordance with Appendix APP1 – Parking and Turning Standards. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.
- c. All internal public vehicle thoroughfares shall be planted with trees on both sides of the public thoroughfare.
- d. All service areas shall be screened from public view from Ranolf Street and Victoria Street.

Advice Note – Vehicle Crossings:

The design of vehicle crossings from private access driveways to the road are managed through the Council's corridor access request process.

CCZ-S6 Glazing*[5.6(1)(11)]***1. City Centre 1 Zone and City Centre 3 Zone:**

- a. For occupied sites fronting pedestrian focussed streets as shown on the planning maps:
 - i. A minimum of 70% of the building façade located on the ground floor shall consist of transparent glass.
- b. All other occupied sites:
 - i. No less than 50% of the building façade located on the ground floor shall be transparent glass.

Advice Note- mirror glass and opaque film is not considered to be transparent.

CCZ-S7 Verandahs*[5.6(1)(12), 5.6(2)(11)]***1. City Centre 1 Zone and City Centre 3 Zone:**

- a. All building façades located within 5m from a boundary adjoining a public road (excluding Whakaue Street and any service lane), Memorial Drive or Oruawhata Drive shall be provided with a verandah.

- b. All building façades located within 3m of a boundary adjoining Whakaue Street (excluding any service lane) shall be provided with a verandah.
- c. Any access way located on a pedestrian focussed street other than service lanes, or viewshafts shall be provided with a verandah.
- d. The verandah shall be no less than 2.9m and no greater than 3m in height above the level of the kerb of the pavement, and shall be constructed in order to join the adjoining verandah and provide a continuous, sealed weather-proof shelter.
- e. The ends of the verandah shall be at an angle of 90 degrees with the street boundary.
- f. The verandah shall extend from the building façade to a point 450mm on the building side of the kerb.
- g. The roof covering of any verandah shall be of weather-resistant material and any downpipes shall not project beyond the boundary or building line of any lot and shall be connected to a reticulated stormwater system.
- h. Under verandah lighting shall be provided for each site. This shall be in accordance with the specified light and glare levels of the zone.

2. City Centre 2 Zone:

- a. Continuous open verandahs or colonnades shall be provided on buildings adjoining any pedestrian thoroughfare except where approved vehicular access is located.
- b. All verandahs or colonnades shall provide for continuous shelter for a minimum width of 1.5m.
- c. All verandahs or colonnades shall be constructed to a height no greater than 4m above the level of the ground that it is acting to shelter below.

CCZ-S8 Service lanes

[5.6(1)(14)]

- 1. No building shall be constructed within any area of land identified as a service lane on the planning maps.

Advice Note:

Where a site or building is to be subdivided, or a land use other than minor external alterations, internal alterations, repairs, maintenance or signage is undertaken on land identified as a service lane on the planning maps Council will also require the vesting of the land. Costs associated with the vesting and forming of the service lane shall be met by the council – see FC – Financial Contributions.

CCZ-S9 Lakefront East Mixed Use Precinct 1 and 2

[A5.7.3]

- 1. Active street edge
 - a. To ensure an active environment is maintained during day and night hours in each of Lakefront East Mixed Use Precincts 1(a) and 1(b) at least 60% of the ground floor shop front length shall be restaurants, cafes, bars, day spas, beauty clinics, speciality retail and tourist shops.
 - b. Any one tenancy or site within Lakefront East Mixed Use Precinct 1(a) and 1(b) shall not

exceed 400m² ground floor area, excluding foyer entrances to tenants within Mixed Use Precinct 2.

- c. Each tenancy shall be provided with an exclusive entranceway.
2. View shaft
 - a. The view shaft identified on the development plan shall not be obstructed and shall provide access for pedestrians.
 3. Building design Lakefront East Mixed Use Precinct 1
 - a. The ground and first stories of any new building within Lakefront East Mixed Use Precinct 1 shall be built up to the front boundary, with the exception of foyer entrances and areas in which geothermal bores make this impractical.
 - b. The second and subsequent stories within Lakefront East Mixed Use Precinct 1 shall be located 6 metres back from the front boundary.
 - c. The roofline of any building within Lakefront East Mixed Use Precinct 1 shall be approximately the same height as the roofline of any adjoining building, or where no building adjoins the development, the same height as the roofline of any building located within Mixed Use Precinct 1. This standard refers to the roofline located within Lakefront East Mixed Use Precinct 1 and does not impact floors located above the first floor that are set back six metres from the front boundary.
 4. Parking and access
 - a. Any onsite parking shall be within Mixed Use Precinct 2.
 - b. Any vehicle access within the site shall be within the proposed viewshaft or anywhere from Hinemaru Street. Further vehicular access points shall be restricted to one through either Mixed Use Precinct 1(a) or Mixed Use Precinct 1(b), one through Mixed Use Precinct 1(c) which is at least 80 metres from the viewshaft access; and one single vehicle crossing width access Street.

CCZ-S10 Sites adjacent to the Government Gardens

1. **City Centre 1 Zone and City Centre 3 Zone:**
 - a. For developments on sites adjoining the Government Gardens, as listed in schedule HH-SCHED3 – Historic Sites Schedule, and developments adjacent to the Government Gardens fronting the west side of Hinemoa Street:
 - i. Consultation has been undertaken with Mana Whenua regarding the impact of proposed development on the cultural values of the Government Gardens and the Council has been provided with the outcome of that consultation; and
 - ii. Consultation has been undertaken with Heritage New Zealand Pouhere Taonga and the Council has been provided with the outcome of that consultation.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

CCZ-MC1 Building design and site layout

1. The extent to which:

- b. The location of buildings and structures and location of outdoor activities mitigates potential adverse cumulative effects on adjoining sites.
- c. The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve and contribution to an active pedestrian orientated environment.
- d. The amenity of the adjoining properties and the properties within the zone is maintained and enhanced.

CCZ-MC2 Parking, access and turning

- 1. The extent to which:
 - a. Onsite design, location and surfacing of access, parking and turning areas provides for practical use of the site, maintains the amenity of neighbouring occupiers, the safety of pedestrians and the safe and efficient functioning of the road network.
 - b. Adequate sight distances to prevent adverse effects on traffic flow and safety are provided.
 - c. Access to the site is designed to be consistent with the standards of the Road Controlling Authority.
 - d. How the activities will avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.
 - e. Ensuring parking areas are provided with adequate lighting to ensure a safe pedestrian environment.

CCZ-MC3 Noise

- 1. The extent to which noise and vibration measures are proposed.

CCZ-MC4 Natural hazards

- 1. The extent to which:
 - a. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
 - b. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

CCZ-MC5 Financial contributions

- 1. All activities will be assessed under FC – Financial Contributions to determine if a financial contribution is required.

Matters of Discretion

CCZ-MDA Building design and site layout

The Council will consider the assessment criteria below, relevant to the matters of discretion. The assessment criteria provide examples of typical design responses or scenarios, but other design responses may be appropriate.

Matter of Discretion	Assessment Criteria
<ol style="list-style-type: none"> 1. The design, layout, and appearance of development 2. Effects on the safety, amenity and attractiveness of the street and public open spaces. 3. For buildings greater than 25m in height: wind effects on streets and public open spaces. 	<ol style="list-style-type: none"> a. Whether the development provides a quality and attractive frontage to the street or public open space, this includes, minimising long expanses of blank walls and visually breaking the mass of buildings into distinct elements. Techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation; b. Whether the building has well-proportioned windows and openings that relate to the shape, form and size of the building; c. Whether tenancies are visually expressed as separate entities within a building's form and façade; d. Whether the roof line of any portion of a building adjoining the front boundary (excluding corner sites) is highlighted through the use or incorporation of: <ol style="list-style-type: none"> i. materials different to that used on the building façade; or ii. architectural design features; e. Buildings over 25m in height: Whether the building is designed to minimise adverse wind conditions for pedestrians on public streets and public open spaces. f. The extent to which: <ol style="list-style-type: none"> i. The location of buildings, structures and outdoor activities mitigate potential adverse cumulative effects on adjoining sites. ii. The principles of CPTED are implemented, including provision for safe access for pedestrians through the site, and the passive surveillance of any adjoining road or reserve and contribution to an active pedestrian orientated environment. g. Whether buildings provide a variety of architectural detail at ground and middle levels including maximising the number and size of doors, windows, and balconies overlooking the street. h. Whether internal spaces at all levels within buildings are designed to maximise outlook over adjoining streets and public open space. i. Whether mechanical plant/units for heating and ventilation will be screened from public view, and, in the case of residential units, separated from the outdoor living space for other residential units.

<p>4. The location and design of parking, access and servicing</p>	<p>a. The provision of separate pedestrian entranceways for each tenancy or lot;</p> <p>b. How vehicle access for servicing purposes is provided to the rear of buildings that have street frontage;</p> <p>c. Whether safe and direct pedestrian access that is easily identifiable is provided from the street to activities on the site.</p> <p>d. Whether access for emergency service vehicles is appropriately designed so that emergency services personnel can access the site safely and efficiently.</p> <p>e. Whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials, that is sufficiently sized to cater for the rubbish generated by the activity, and is accessible for rubbish collection. For new buildings, rubbish areas should be located within the building. Where a building is being altered and rubbish areas cannot be located within a building, the rubbish areas should not be visible from the street and must be appropriately screened.</p>
<p>5. The design and layout of residential units and rest homes</p>	<p>Additional matters for residential units and rest home units:</p> <p>a. Whether residential units and rest home units are provided with quality outdoor living spaces, where appropriate. This could be achieved by:</p> <ul style="list-style-type: none"> i. Providing outdoor living spaces/balconies that are conveniently located and of a functional size and dimension for the intended number of residents; ii. Orientating outdoor living spaces away from large carparking and servicing areas within a development. iii. Where outdoor living spaces/balconies are not provided, take into account: <ul style="list-style-type: none"> • The proximity of the residential unit or rest home unit to public open space (excluding streets); • Whether increased internal floor space is provided; • The building’s aspect/orientation. <p>b. Whether residential units or rest home units are located, proportioned and orientated within a site to provide a good standard of amenity for future residents, including by maximising exposure to sunlight, while balancing the need for buildings to front the street, and encouraging natural cross-</p>

	<p>ventilation and the provision of communal open space.</p> <p>c. For residential units located within an existing commercial development, whether design techniques are used to provide privacy and amenity, such as landscaping, or setbacks and screening from established large carparking and servicing areas.</p> <p>d. Whether each residential unit has sufficient space within the site for the sheltered and secure storage of at least one bicycle, which is conveniently located for users.</p>
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CCZ-MDB Parking, access and turning

1. The extent to which:
 - a. Onsite design, location and surfacing of access, parking and turning areas provides for practical use of the site, maintains the amenity of neighbouring occupiers, the safety of pedestrians and the safe and efficient functioning of the road network.
 - b. Adequate sight distances to prevent adverse effects on traffic flow and safety are provided.
 - c. Access to the site is designed to be consistent with the standards of the Road Controlling Authority.
 - d. How the activities will avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.
 - e. Ensuring parking areas are provided with adequate lighting to ensure a safe pedestrian environment.

CCZ-MDC Noise

1. The extent to which noise and vibration measures are proposed.

CCZ-MD1 Natural hazards

1. Management of adverse effects from natural hazards or the worsening of any hazard identified on the Special Interest Series maps 208 to 213 is managed.
2. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

CCZ-MD2 Residential units – specific non-compliance matters

The Council will consider the assessment criteria below to the extent that they are relevant to the effects of the infringement of the standard as set out in the matters of discretion. The assessment criteria provide examples of typical design responses or scenarios, but other design responses may be appropriate.

Standard not achieved	Matter of Discretion	Assessment Criteria
Minimum size of residential unit	1. Effects on the quality of on-site living environments.	a. Whether the layout of residential units provides sufficient room for the day to day needs of residents,

		<p>including space for both furniture and internal circulation.</p> <p>b. Whether each unit has access to communal facilities (e.g. shared laundry) and/or storage facilities within the building.</p>
Outlook space	<ol style="list-style-type: none"> 1. Privacy effects on adjacent sites. 2. Effects on the quality of on-site living environments. 	<ol style="list-style-type: none"> a. The extent to which direct overlooking of another residential unit’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces; and the use of setbacks or screening. b. Whether any secondary outlook spaces of a reasonable size and orientation have been provided from habitable rooms associated with an outlook space infringement.

CCZ-MD3 Financial contributions

1. Whether the proposal requires a financial contribution under the provisions of FC- Financial Contributions.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated.

CCZ-AC1 General assessment criteria

1. The extent to which the proposal complies with the performance standards of the zone.
2. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity and vitality of the city centre zone or pedestrian focussed streets.
3. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping.
4. The degree to which the proposal promotes the principles of CPTED.
5. The extent to which the proposal will avoid, remedy, or mitigate effects on water quality.
6. The ability for the activity to be connected to existing transport networks and utility services.
7. The extent to which the proposal will avoid, remedy, or mitigate effects on the function and safe and efficient operation of the transport network.

8. The extent to which the activity will avoid, remedy, or mitigate reverse sensitivity effects on lawfully established activities or existing infrastructure.
9. The extent to which the proposal will avoid, remedy, or mitigate effects on the qualities and characteristics of a landscape or feature identified in the schedules to Historical and Cultural Values or Natural Environmental Values or the natural character of the environment.
10. The extent to which the proposal will avoid, remedy, or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified the schedules to Historical and Cultural Values or Natural Environmental Values respectively.
11. The extent to which the proposal is an efficient use and development of the city centre zone.
12. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.
13. The extent to which an integrated transport assessment is required as outlined in Appendix APP1 – Parking, Access and Turning Standards.
14. How the proposal may impact the service lane network and the ability to require the vesting of land for such purposes.
15. Any landscaping or activities provided to enhance streetscape amenity whilst ensuring the safety of pedestrians where the activity requires the building to be set back from the front boundary.
16. Natural hazards
 - a. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.
 - b. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks or engineering works.
17. The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out in Natural Environmental Values.

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

CCZ-AER1	Increased investment and development in the city centre.
CCZ-AER2	Increased pedestrian movement, safety and development contributing to the vibrancy and vitality of the zones that form the city center.
CCZ-AER3	Reduced vacancy rates in the city center.
CCZ-AER4	An increase in residential living and tourist accommodation in the city center that avoids reverse sensitivity and ensures the efficient operation of commercial activities.
CCZ-AER5	Avoidance of reverse sensitivity effects.