MCZ - Metropolitan Centre Zone

This chapter contains policies and rules which manage activities and development in the Metropolitan Centre Zone. For subdivision in the Metropolitan Centre Zone, see the Subdivision Chapter (SUB-WORK).

This chapter works alongside the Metropolitan Centre Zone Structure Plan, in Appendix 19.

Relationship with the *Working Zones*

The management approach for the Metropolitan Centre Zone works in conjunction with the other *working zones.* The *Working Zones* of the Kāpiti Coast are the urban areas where *business activities* are the primary activity undertaken. Other activities which are complementary to and support *business activities* are also undertaken in the *Working Zones* and these may include cultural, community, civic, recreational, entertainment, education, religious and *residential activities*. A high level of amenity is envisaged for the *Working Zones*.

Together, the *working zones* chapters manage the following issues:
- business distribution and consolidation
- a *centres* hierarchy and the intensification of *centres*
- amenity and local character
- *residential activities* in *Working Zones*
- built and urban form in *Working Zones.*

District-wide policies that set out *Council*'s approach to managing *business activities* in all areas and *zones* across the District are set out in the Business Activities Chapter. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Rural Zones Chapters, Residential Zones Chapter).

Many areas in the *Working Zones* are characterised by overlays as shown on the District Plan maps. Chapters relating to overlays (i.e. —Hazards and Risks, Historic and Cultural Values and Natural Environment Values) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the Working Zones

Together, the *Working Zones* include a variety of business areas that have specific characteristics or are proposed for specific *development*. The zoning framework for the *Working Zones* supports a *centres*-based approach to managing *business activities* across the District. Within some *Working Zones*, smaller specific precincts are identified to manage location specific issues and desired outcomes. Location specific rules, and in some cases a *structure plan*, apply to *zone* and precinct areas.

The *zone* and precinct framework for the *Working Zones*, as identified on the District Plan Maps, is summarised as follows:

1. **Paraparaumu Sub-Regional Centre**

    a. ***Metropolitan Centre Zone***, including:

        i. *Precinct A* (A1 and A2);

ii. *Precinct B*; and
iii. *Precinct C*; and the

b. **Mixed Use Zone** at:

i. Ihakara Street West Precinct;
ii. Ihakara Street East Precinct;
iii. Kapiti Road; and
iv. Paraparaumu North Gateway Precinct;

2. **Town Centre Zone**, including:

a. Ōtaki Main Street;
b. Ōtaki Rail;
c. Waikanae;
d. Paraparaumu Beach; and
e. Raumati Beach;

3. **Local Centre Zone**, including:

a. Paekākāriki;
b. Raumati South;
c. Kena Kena;
d. Meadows Precinct;
e. Te Moana Road;
f. Mazengarb Road;
g. Waikanae North Development Zone Precinct 6 — Mixed Use; and
h. Ngārara Zone - Waimeha *Neighbourhood Development Area*;

4. **Hospital Zone**;

5. **General Industrial Zone**, including:

a. Ōtaki South Precinct; and

6. **Airport Zone**, including:

a. Airport Core Precinct;
b. Airport Mixed Use Precinct;
c. Airport Buffer Precinct; and
d. *Aviation Heritage* Precinct.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O14 - Access and Transport;

- DO-O15 - Economic Vitality;
- DO-O16 - Centres; and
- DO-O19 - Housing Bottom Lines.

DO-O1	Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	Development Management	**Amended** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O12	Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural

sector, with improved number and quality of jobs and investment through:

1.
   a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effect*s of their operation;
   b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
   c. enabling opportunities to make the economy more resilient and diverse;
   d. providing opportunities for the growth of a low carbon economy, including clean technology;
   e. minimising *reverse sensitivity effect*s on *business activities*, including *primary production activities* ; and
   f. enhancing the amenity of *Working Zones*;

while:

2.
   a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
   b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
   c. managing contamination, pollution, odour, noise and glare, associated with *business activities,* including *primary production activities*.

DO-O16	Centres	**Amended** 01 Sep 23 PC2

To have vibrant, safe and economically sustainable *centres* that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:

1. provide the primary focus for *commercial (*excluding *industrial)*, *retail* and community activities within the District;
2. support community cohesion and a sense of place;
3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas;
4. encourage economic opportunities and *business activities* in a manner which promotes:

   a. the *Paraparaumu Sub-Regional Centre* as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:

      i. achieves an integrated and compact *Metropolitan Centre Zone*, linking all Precincts through a well-connected pedestrian and *transport networks* offering a choice of efficient routes and a quality built environment;
      ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;
      iii. is supported by opportunities for higher density residential living;
      iv. consolidates community activities within Precinct B; and
      v. provides for *commercial* (excluding *industrial*) and *retail activities* in Precincts A1, A2 and C, with some restrictions on the scale and nature of *retail activities* in Precinct C

   b. the District's *town centres* at a scale and form that provides the urban focus for the commercial (excluding *industrial)*, tourism, education, entertainment, community and

civic activities as well as opportunities for higher density residential living, where these meet the needs of the surrounding township community; and
c. District's *local centres* to provide for *commercial activities* (excluding *industrial activities*), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.

5. provide for higher density urban built character and high-quality *development*, including:

a. *buildings* up to 15-storeys within the *Metropolitan Centre Zone*;
b. *buildings* up to 6-storeys within:

i. the *Town Centre Zone*;
ii. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;
iii. the *Local Centre Zone* at Paekākāriki; and

c. *buildings* up to 4-storeys within the *Local Centre Zone*.

DO-O19	Housing Bottom Lines

To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:

1. 5,477 additional *residential units* over the short-medium term (2021—2031); and
2. 8,411 additional *residential units* over the long term (2031—2051).

Provisions in other chapters of the Plan may also be relevant.

Policies

MCZ-P1	Metropolitan Centre Zone

The *Metropolitan Centre Zone* will be developed for a range of activities which recognises its importance as the core of the *Paraparaumu Sub-Regional Centre.* This *zone* will be developed in a way which achieves an integrated and compact core, ensures all precincts are well connected through pedestrian and transport networks, and provides for a broad range of mutually compatible activities that are integrated with public transport, and that provide a strong community focal point.

The following *land* uses will be provided for in the *Metropolitan Centre Zone* consistent with the *Metropolitan Centre Zone* Structure Plan in Appendix 19:

1. retail and *commercial activities* (excluding *industrial activities*) in Precinct A that contribute to a vibrant and vital centre and will activate the following streets:

a. existing *State Highway* One (Main Road);
b. Rimu Road;
c. the desired connector *roads* in *Precinct A*;

2. *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation* in Precinct B);
3. clustered *community facilities*, including civic offices, community centres, community libraries, displays of information to the public, courthouses, and public toilets in *Precinct B*;
4. *commercial* (excluding *industrial*), limited *retail* and *residential activities* in *Precinct C* which do not adversely affect the role, function and vitality of *Precinct A*;

5. a large consolidated *stormwater* management area and, if practicable, *wetland* to provide for flood storage, ecological values and *amenity values*; and
6. recreational opportunities along the Wharemauku Stream, Drain 3, other *stormwater* management and *wetland* areas, and in *Precinct B.*

MCZ-P2	Metropolitan Centre Zone Precincts	**Amended** 01 Sep 23 PC2

Subdivision, use and *development* in the *Metropolitan Centre Zone* will be undertaken in accordance with the *Metropolitan Centre Zone* Structure Plan in Appendix 19 and consistent with the relevant matters in the Centres Design Guide in Appendix 25, in a manner that reinforces the following specific management principles for each precinct:

1. Precinct A
   Manage *Precinct A* to maintain and reinforce its purpose as the primary retail and commercial core within the District and to improve *amenity values* and functional diversity. Manage Precinct A1 to enhance existing retail and commercial development, while managing Precinct A2 to enable *development* for *retail*, *commercial* and *residential activities* (excluding *industrial activities*) and to reinforce the amenity and function of the existing retail and commercial core.

   Precinct A will be developed in the following manner:
   a. accessibility to active or public transport, transport circulation and integration within the surrounding Metropolitan Centre precincts and the rail interchange, is improved;
   b. diversity and choice in terms of the shopping and social experience for the wider Kāpiti Coast community is created, and a variety of *commercial* and *entertainment activities* is enabled (excluding *industrial activities*);
   c. the extent and diversity of employment is retained and increased;
   d. *retail* and *commercial activities* (excluding *industrial activities*) adjoining Rimu Road are provided for where these provide an active edge, and where activities remain compatible with the role of Precinct A as the primary commercial core of the Metropolitan Centre;
   e. enable apartment and mixed use activities to occur alongside the eastern edge of the green network of the Wharemauku Stream in a manner that enhances the recreational values of stream margins;
   f. *amenity values* for pedestrians that utilise the adjoining public realm are improved; and
   g. *building* development adjoining Rimu Road will have active frontages and avoid blank facades.

2. Precinct B
   Manage *Precinct B* to consolidate its role as the community and civic focal point for the District.

   Precinct B will be developed in the following manner:

   a. accessibility to active or public transport, transport circulation and integration within the surrounding Metropolitan Centre precincts will be provided, while reinforcing the *development* of Rimu Road as the Metropolitan Centre's Main Street;
   b. community uses and civic facilities will be consolidated in the Iver Trask Place and Ngahina Street areas; and
   c. substantial *stormwater* management facilities will be provided where these also provide ecological and recreational values.

3. Precinct C
   Manage *Precinct C* to provide development areas, some being subject to the resolution of *stormwater* management, to reinforce the sub-regional status and the vitality and functioning of the Metropolitan Centre. Precinct C shall be developed to provide strong connections within the

Metropolitan Centre Zone and to accommodate development that is compatible with and complementary to the balance of the Centre and reinforces the role and function of the Sub-Regional Centre.

Precinct C will be developed in the following manner:

a. accessibility to active or public transport, transport circulation and integration within the surrounding Metropolitan Centre precincts will be provided for;
b. adverse *effects* that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
c. *amenity values* of Kāpiti Road will be maintained or enhanced;
d. adverse *effects* on the landscape and *amenity values* of the dune system will be avoided to the extent practicable having regard to the development outcomes provided for in Precinct C and, where adverse *effects* cannot be avoided, they will be mitigated or offset by environmental enhancements within Precinct C that are commensurate with the scale of the adverse *effects*.
e. the establishment of complementary activities, including *commercial* and *residential activities* (excluding *industrial* and *retail activities*), will be provided for where activities remain compatible with the role and function of Precinct A as the primary retail and commercial core of the Metropolitan Centre Zone;
f. allowance for *retail activities* will be limited in type and scale, to ensure adverse *effects* on the vitality and viability of the Metropolitan Centre will not be significant;
g. higher density *residential activities* will be enabled in conjunction with *commercial activities* (excluding *industrial* and *retail activities*); and
h. *stormwater* management will be provided to address *stormwater* concerns and, where practicable, will also support ecological and recreational values.

MCZ-P3	Hospital Zone and Precinct B of the Metropolitan Centre Zone

Subdivision, use and *development* in the Hospital Zone and *Precinct B* of the Metropolitan Centre Zone will provide for community, civic, cultural, education, health and recreation uses, facilities and services which serve the local community and District. The Hospital Zone will have a civic focus and will provide for a network of facilities which meet the needs of the community now, and into the future.

Subdivision, use and *development* in the Hospital Zone and *Precinct B* of the *Metropolitan Centre Zone* will be undertaken in accordance with the following principles:

1. *retail* and *commercial activities* (excluding *industrial activities*) will only be provided for where they are limited in scale and are *ancillary* to community, civic, cultural, education, health or recreation uses;
2. the co-location, sharing and efficient use of facilities and associated *infrastructure* will be supported;
3. design will be high quality and contribute to a high level of amenity;
4. *development* and landmarks will be appropriate to and reflect the natural, cultural and historical identity of the District;
5. public spaces will provide places where people can safely meet, play and interact;
6. viewshafts of key landforms, including remnant dunes and Kāpiti Island, will be maintained and framed by streets and *buildings* (excluding *minor buildings*);
7. *buildings* (excluding *minor buildings*) will have *active frontages*, including frequent entrances and windows and architectural details, which are appropriate to the use of the *building*;
8. streets and *development* will be designed at a high quality pedestrian scale to create a slow street traffic environment;
9. public spaces will provide for the clear and easy movement of people;
10. *development* will be undertaken in accordance with the Crime Prevention Through Environmental Design Guidelines in Appendix 6;
11. access through and around facilities, *buildings* and public spaces will be clear and convenient

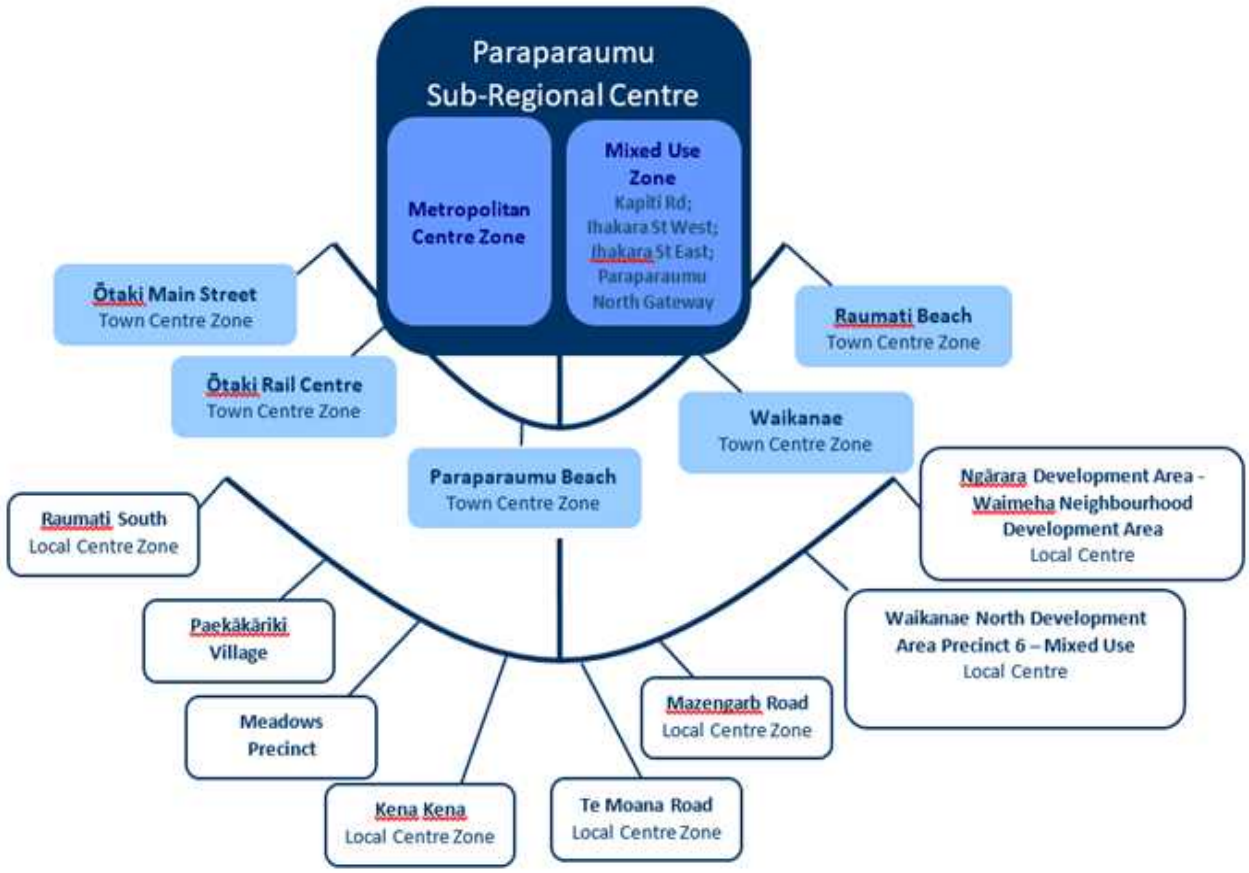
for all visitors and workers; and
12. universal design principles will be adopted in *buildings* (excluding *minor buildings*), *infrastructure* and streets.

MCZ-P4	Centres Hierarchy

The role, function, distribution, size and design of each *centre* is managed according to a *centres* hierarchy to ensure they can collectively meet community needs, and enable employment, goods and services to be accessed efficiently and equitably by the community. *Development*, use and *subdivision* within each *centre* will be of a type, scale, intensity and design appropriate to the position of that *centre* in the hierarchy. *Centres* include a range of activities that are compatible with and support their functioning, including community and civic activities, educational and cultural activities, and appropriate *residential activities*.

The hierarchy of *centres* within the District is as follows:

1. *Paraparaumu Sub-Regional Centre* (encompassing the Metropolitan Centre Zone and the Mixed Use Zone);
2. *Town Centres*; and
3. *Local Centres.*



MCZ-Figure 1: Diagrammatic representation of the centres hierarchy in MCZ-P4

MCZ-P5	Activities in the Working Zones	**Amended** 01 Sep 23 PC2

Business activities are the primary *land* use and function of the *Working Zones*. The location, scale, size and design of *subdivision*, use and *development* in the *Working Zones* will be undertaken with regard to the following principles:

1. local and on-site *amenity values* are maintained and enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;
2. local built identity and character values are considered;
3. connectivity and access within and to the *Working Zones* is enhanced;
4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the planned built character of the *Zone*;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

MCZ-P6	Intensification of Centres

The growth and development of *centres* will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and *amenity values*. *Subdivision*, use and *development* which increases the concentration of *business activities* within a *centre* will be provided for where it:

1. does not undermine the role, function and viability of other higher or similar *centres*;
2. is consistent with the identified role and function of the *centre*;
3. increases the range of compatible and complementary *land* uses and activities within the *centre*;
4. supports a high level of access and connectivity within the *centres* and between the *centres*, recreational and residential areas;
5. contributes to a high amenity *environment* and provides a strong sense of place; and
6. supports increased residential living opportunities, where appropriate.

MCZ-P7	Housing in Centres	**Amended** 01 Sep 23 PC2

Medium and high-density residential *development* will be enabled in *centres* where this:

1. Contributes towards accommodating anticipated growth in the District;
2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of ‘lifestyles’, cultures and abilities.

MCZ-P8	Urban form and design of centres	**Amended** 01 Sep 23 PC2

Subdivision, use and *development* in *centres* must be undertaken in a manner that achieves efficient integration with necessary *infrastructure*, reinforces the District’s consolidated urban form and sense of place, and provides for a high quality interface between built form and public space.

A higher density of urban built form will be enabled in the *Metropolitan Centre Zone,* including *buildings* up to 15-storeys, where *development* fulfils the intent of the Centres Design Guide in Appendix 25.

MCZ-P9	Connectivity to and within Centres

Subdivision, use and *development* will be designed and located to enhance connectivity and access to public transport, shops and services and *centres* in general accordance with the following principles:

1. effective and efficient transport routes and facilities will connect new developments with the

surrounding context;
2. public spaces and streets will be designed to support a mix of *land* uses and activities;
3. the provision of transport routes and nodes will be designed to integrate with adjoining *land* uses;
4. opportunities for active modes and integration with public transport routes will be provided for where it is appropriate;
5. missing transport links will be completed;
6. high traffic-generating activities and busy *roads* which divide *centres* or act as a physical barrier to the connectivity of a *centre* will be managed to avoid, remedy or mitigate adverse e*ffects*; and
7. landmarks and transport nodes will be linked with well-defined pedestrian pathways where appropriate.

MCZ-P10	Paraparaumu Sub-Regional Centre

Subdivision, use and *development* will contribute to a vibrant, well-connected and safe sub-regional centre at Paraparaumu which includes a wide mix of activities and has a high level of amenity. *Subdivision,* use and *development* in the *Paraparaumu Sub-Regional Centre* will be managed under two *zones*, supported by specific precinct areas, to ensure that:

1. the greatest intensity of *building* and activity occurs in the *Metropolitan Centre Zone* as part of *Precincts A, B* and *C*; and
2. the Mixed Use Zone at Kapiti Road and the Ihakara Street East and Ihakara Street West Precincts provides for peripheral *centre* activities and creates a buffer for more *sensitive activities* in adjoining *zones*.

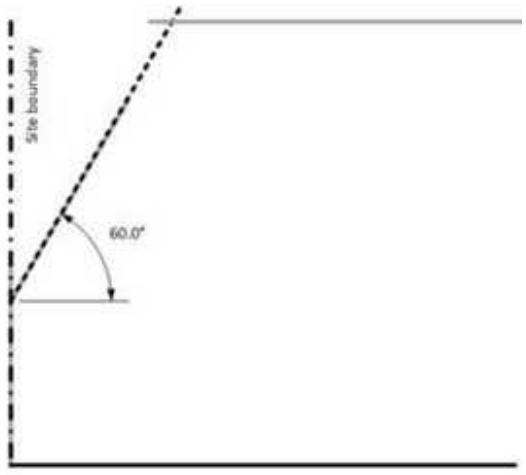
Rules

MCZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.
Permitted Activity	**Standards** 1. Hours of operation for any *activity* adjoining or facing the *Residential Zones* shall be limited to between 7.00am and 11.00pm, 7 days a week. 2. The activity must not cause offensive or objectionable odour, *dust* or smoke at or beyond the boundary of the *site* on which it is occurring. 3. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or Residential Zone. 4. *Subject sites* must be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) must be stored in a neat and tidy manner. 5. Activities adjoining the Residential Zones and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent *height*.
MCZ-R2	Any activity which is not specified as a *permitted, controlled, restricted discretionary, discretionary, non-complying activity* in the rules in this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.
MCZ-R3	*Retail, commercial* and *residential activities* in Precincts A1 and A2 (excluding

	industrial activities). *Qualifying criteria* apply to activities under this rule.
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.	
Permitted Activity	**Standards** 1. Any *retail activity* within Precinct A2, that adjoins Rimu Road or is opposite or adjacent to the Wharemauku Stream reserve, shall have a maximum ground level *retail floor space* of 500m^2. 2. *Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) shall only be located above the ground floor level or be separated from all street frontages by *retail* or *commercial activities*, except in Precinct A2, where *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) may be located on the ground floor level where they directly front the Wharemauku Stream reserve, or there is a legal *road* between the *residential activity* and the Wharemauku Stream reserve. 3. *Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) must: a. Provide an *outdoor living space* or balcony of at least 6m^2; and b. Have a main pedestrian front door accessed from the street. *Qualifying Criteria*: *Outdoor Living Space* may be covered but may not be enclosed. An Outdoor Living Space does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space. 4. Compliance with FC-Table 1.
MCZ-R4	*Community facilities* including civic offices, community centres, community libraries, displays of information to the public, courthouses, and public toilets, *educational facilities* including work skills training centres and facilities for the care of children under the age of five (such as daycare facilities), performing arts facilities and health facilities in *Precinct B.* Excludes: • land and buildings used by members of the community for recreation and sport.
Permitted Activity	**Standards** 1. Activities must meet the *Hospital Zone permitted activity* standards and the *building permitted activity* standards applicable to the *Metropolitan Centre Zone* in MCZ-R7.
MCZ-R5	*Commercial* and *residential activities* in *Precinct C*. Excludes: • *retail activities* • *industrial activities*	**Amended** 01 Sep 23 PC2

	• non-commercial *ancillary activities* to the *commercial activity.* *Residential unit measurement criteria* and *measurement criteria* apply to activities under this rule.
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.	
Permitted Activity	**Standards** 1. Where *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) are incorporated into a *development* that includes *commercial activities* they must be located above ground floor level or separated from all street frontages by *commercial activities*. 2. *Residential activities* (other than those incorporated into a development that includes retail or *commercial activities*) must meet the following standards (excluding *visitor accommodation* that is not *temporary residential rental accommodation*): a. comprise at least one *residential unit* (as measured by the *residential unit measurement criteria*); b. a ground floor *habitable room* must face the street in any *residential building* that fronts the street; c. *residential buildings* that front a street must have a main pedestrian 'front door' accessed from the street; d. garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a *residential buildings* (irrespective of whether the front façade fronts a street, a common lane, a rear *boundary*, etc.); e. the maximum *height* (above *original ground level*) of a front *boundary* fence, or any fence within the front *yard*, shall be 0.8 metres; f. *building coverage* must not exceed 50%. Measurement Criteria a. When measuring *building coverage*, include: i. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. b. When measuring *building coverage*, exclude: i. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. ii. The footprint of any *minor Building.* 3. Compliance with FC-Table 1.
MCZ-R6	Recreation, community, cultural and lighting activities in the Dune Protection Area identified in the Structure Plan in Appendix 19.
Permitted Activity	**Standards** 1. Activities must meet the *permitted activity* standards for the Local Parks Precinct of the Open Space Zone, with the exception of the *building* and *structure* standards in the rules in (OSZ-R5 to OZS-R7).

	2. *Earthworks* must be for the purposes of the construction of a pedestrian or cycle way and must not exceed 20m^2 in any 12 month period.	
MCZ-R7	Except within the Dune Protection Area identified on the Structure Plan in Appendix 19, new *buildings* and *structures* and *additions* and *alterations* to existing buildings and *structures*. Excludes: • *Papakāinga* (refer to rules MCZ-R22 and MCZ-R23) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* *Residential unit measurement criteria* and *measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** *Height* 1. *Buildings* and *structures* must not exceed 21 metres in *height.* *Measurement criteria:* *Height* must be measured using the *height measurement criteria.* *Height in relation to boundary* 2. a. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 8 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram. b. Except that no part of any *building* or *structure* may project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along any *boundary* that adjoins a *designation* for rail corridor purposes. Where the *boundary* forms part of a legal right of way, *entrance strip*, *access site*, or pedestrian access way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access site*, or pedestrian access way.	



MCZ-Diagram 1 - *Height in relation to boundary*

This standard does not apply to any of the following:

a. a *boundary* with a *road*;
b. a *boundary* between a *site* in the *Metropolitan Centre Zone*, and a *site* in any of the following zones:

   i. Any *centres zone*;
   ii. The Mixed Use *Zone*;
   iii. The *General Industrial Zone*

c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials*.

Outdoor living space (per *residential unit*, as measured by the *Residential Unit Measurement Criteria*)

3. Except as provided for under Rule MCZ-R3, a *residential unit* at ground floor level must have an *outdoor living space* that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:

   a. where located at *ground level*, has no dimension less than 3 metres; and
   b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
   c. is accessible from the *residential unit*; and
   d. may be:
      i. grouped cumulatively by area in 1 communally accessible location; or
      ii. located directly adjacent to the unit; and
   e. is free of *buildings*, parking spaces, and servicing and manoeuvring areas.

4. A *residential unit* located above ground floor level must have an *outdoor living space* in the form of a balcony, patio, or roof terrace that:

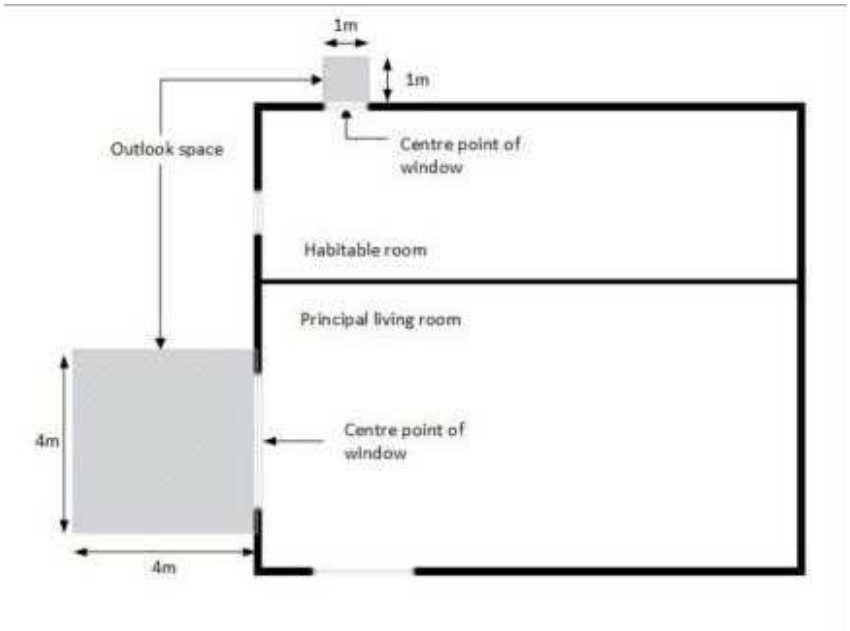
   a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
   b. is accessible from the *residential unit*; and

c. may be:
   i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at *ground level;* or
   ii. located directly adjacent to the unit.

Outlook Space (per *residential unit*, as measured by the *Residential Unit Measurement Criteria)*

5. An outlook space must be provided for each *residential unit* as specified in this standard:

   a. An outlook space must be provided from *habitable room* windows as shown in the diagram below:



MCZ-Diagram 2 - Outlook space

   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 4 metres in depth and 4 metres in width; and
      ii. all other *habitable rooms* must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre 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.

Other Standards

6. In *Precinct A*, where a *building* adjoins, or is within 2 metres of the front *boundary* of a *site*, or a main internal pedestrian route, the *building* must contain at least 75% of the ground level *road boundary* façade and façades on main internal pedestrian routes as *active retail frontages,* including pedestrian entrances and clear glass for the display of goods. This standard excludes *buildings* only used for *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) in *Precinct A2.*
7. In *Precinct A*, *buildings* must be located within 20 metres of any existing *retail activities* on the *subject site* or adjoining *subject sites*, and provide links via footpaths to the pedestrian entrances of adjoining premises.
8. In *Precinct A*, *buildings* must:

    a. contain a minimum of one pedestrian entrance/exit per 15 metres of frontage to *legal roads*;
    b. provide pedestrian access between public entrances of *building* and public *roads*, vehicle parking and loading areas and public *open spaces*; and
    c. each footpath shall have a minimum width of 2 metres and shall have an all-weather surface suitable for foot access.

9. In *Precinct B, buildings* must contain at least 50% of the ground level *road boundary* façade and facades on desired connector roads as *active frontages,* including pedestrian entrances and clear glass with views to activities in the *building*.
10. In Precinct C, *buildings* for commercial uses must contain at least 50% of the ground level *road boundary* façade and facades on desired connector roads as *active frontages,* including pedestrian entrances and clear glass with views to activities in the *building.*
11. Any *building* or *structure* which is setback 2 or more metres from the *road boundary* must provide (or, in respect of existing *trees,* retain) at least one specimen tree capable of growing to 5 metres in *height* within 10 years of planting for every 10 metres of *site* frontage. Any *landscaping* provided in accordance with this standard must be included in the *landscaping* car park requirement.
12. All *buildings*, other than temporary or accessory storage *buildings*, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
13. In *Precinct A*, *Precinct B*, and *Precinct C* along frontage to main pedestrian routes, verandahs shall be provided to the following standards, except in situations where the adjoining *buildings* on both sides do not have a verandah (excluding roads fronting the Wharemauku Stream reserve where all *buildings* must provide a verandah) and where the *building* is set back from the frontage by more than 3 metres:

    a. The verandah shall have a minimum depth of 3 metres; and
    b. The verandah shall be at least 0.5 metres behind the kerb face.

14. Verandahs must extend along the entire frontage of the *building* and shall adjoin existing verandahs on adjacent *buildings*.
15. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
16. *Buildings* and *structures* shall be sited a minimum of 4 metres from the

	boundary of the *Residential Zones*. 17. Except in *Precinct C*, no *building* or *structure* shall be set back more than 2 metres from the legal *road boundary* or main internal pedestrian route edge. 18. In *Precinct C*, *buildings* and *structures* shall be set back less than 2 metres from the legal *road boundary* or main internal pedestrian route edge, or shall be set back more than 10 metres where the setback is not used for *vehicle access* and parking. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for *ancillary landscaping*). This rule does not apply to *ancillary buildings* and *structures*; that is *buildings* and *structures* used for a purpose which is secondary to the main use of the *subject site*, provided that the *ancillary buildings* are located to the rear of the main *building* on the *subject site*. **Note**: These setbacks allow for future small-scale activities. 19. The maximum *block length* of the *development* shall be 150 metres. For the purposes of this standard, the maximum *block length* shall also apply to any internal roading proposed. 20. No vehicle entrances to car parking or loading areas shall be located: a. on Rimu Road in Precinct A2; or b. on Kāpiti Road in *Precinct C*.
MCZ-R8	Construction of *roads* (including necessary *earthworks*) identified in the Structure Plan in Appendix 19.
Permitted Activity	**Standards** **Note:** All *roads* and associated *infrastructure* must be constructed to the standards specified in the Transport chapter and comply with the NH-FLOOD rules when located in a *flood hazard area.*
MCZ-R9	*Industrial Activities*. Excludes: • *non-industrial ancillary activities* to the *industrial activity*.
Permitted Activity	**Standards** 1. *Industrial activities* must be located above the ground floor level or be separated from all street frontages by *retail* or *commercial activities* (*commercial activities* excludes *industrial activities* for the purpose of this standard). **Note**: See MCZ-R3 for *ancillary retail* and *commercial activities* in Precinct A. See MCZ-R5 for *ancillary commercial activities* in Precinct C.
MCZ-R10	*Trade supply retail, home improvement retail, yard based retail, food and beverage outlets, retail outlets* selling *convenience goods* but not *comparison goods* and *service stations* in *Precinct C*. *Measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. *Food and beverage outlets* shall have a maximum *gross floor area* (including any outdoor seating areas) of 300m^2.

	2. *Retail outlets* selling *convenience goods* but not *comparison goods* shall have a maximum *gross floor area* or retail display area of 150m^2. *Measurement Criteria*: When measuring *gross floor area*, include: a. covered yards and areas covered by a roof but not enclosed by walls Exclude: a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; d. *car parking* areas; and e. floor space of interior balconies and mezzanines not used by the public.	
MCZ-R22	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. *Buildings* and *structures* (excluding *minor buildings*) must comply with Standards 1 and 2 set out under Rule MCZ-R7.	
Note: refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.		
MCZ-R11	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* in Precinct A that do not comply with Permitted Activity Standards 7, 8 and 20 in MCZ-R7. Excludes: • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.*	**Amended** 01 Sep 23 PC2
Controlled Activity	**Standards** 1. *Buildings* must be located within 30 metres of any existing *retail activities* on the site. 2. For *active retail frontages*, the distance between pedestrian entrances must not exceed 20 metres.	**Matters of Control** 1. Consideration of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
MCZ-R12	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
MCZ-R13	New *buildings* and *structures* and *additions* and *alterations* to existing	**Amended** 01

	buildings and *structures* where one or more of the *permitted activity* standards in MCZ-R7 or one or more of the controlled activity standards in MCZ-R11 are not met. Excludes: • *Papakāinga* (refer to rule MCZ-R24) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* *Measurement criteria* apply to activities under this rule. **Notification** Public notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards: • Standards 2, 3, 4, 5 or 16 under rule MCZ-R7.	Sep 23 PC2

Restricted Discretionary Activity	**Standards** 1. For *active retail frontages* in Precinct A, the distance between pedestrian entrances must not exceed 18 metres. *Height* 2. *Buildings* and *structures* must not exceed 53 metres in *height.* *Measurement criteria:* *Height* must be measured using the *height measurement criteria.*	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, *historic heritage* and streetscape *effects*. 4. The relevant matters in the Centres Design Guide in Appendix 25 and the *Land Development Minimum Requirements*. 5. *Effects* on landform and landscape. 6. Traffic and transport *effects*.

MCZ-R14	Large Format retail activities in *Precinct C* that are not permitted by MCZ-R10. *Measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2

Restricted Discretionary Activity	**Standards** 1. The *building* for the retail activity must meet the *permitted activity standards* for *buildings* in Precinct C in MCZ-R7. 2. The activity must be consistent with the Structure Plan in Appendix 19. 3. Department Stores shall be limited to one *department store*, which may include grocery and other retailing, within a single premise which must have a minimum *gross floor area* of 3,000m^2 and the store or brand must not be in the District. *Measurement Criteria*:	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. The relevant matters in the Centres Design Guide in Appendix 25 and the Land Development Minimum Requirements. 3. Visual, character, amenity, *historic heritage* and *streetscape effects*. 4. Traffic and transport *effects*. 5. *Effects* on the vitality and viability of the Metropolitan Centre Zone

	When measuring *gross floor area*, include: a. covered yards and areas covered by a roof but not enclosed by walls Exclude: a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; d. *car parking* areas; and e. floor space of interior balconies and mezzanines not used by the public.		
MCZ-R15	*Earthworks*, new *buildings and structures* and *additions* and *alterations* to existing *buildings* and *structure* in the Dune Protection Area identified in the Structure Plan in Appendix 19. Excludes: • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* **Note:** Earthworks associated with the removal or replacement of underground fuel storage tanks and "*earthworks*" as defined in and regulated by the *NESCF* are not managed by this plan. For *extractive industries* see EW-EXT.		**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The activity must comply with the following standards listed in the following *permitted activity* rules: MCZ-R1 (Standards 1 to 5 inclusive) MCZ-R5 (Standards 1 to 4 inclusive) MCZ-R6 (Standard 1) MCZ-R7 (Standards 1 to 5 inclusive, 10 to 16 inclusive and 18 to 20 inclusive) MCZ-R9 (Standard 1) **Note:** All *roads* and associated *infrastructure* must be constructed to the standards specified in in the Transport and Infrastructure chapters. See NH-FLOOD-R2 for the separation of *buildings* and	**Matters of Discretion** 1. *Effects* on ecological values. 2. *Effects* on *amenity* and landscape *values* and the extent to which the dune landform and *natural character* are protected or retained. 3. The extent to which *earthworks* are necessary to facilitate the efficient *development* of land within Precinct C. 4. *Effects* on the pattern of *development* within Precinct C, including benefits associated with efficient *development* of the land. 5. Measures to mitigate or offset adverse *effects* on landscape and *amenity values* or to address potential soil erosion. 6. The profile and surface treatment of any excavated or filled area and the	

	structures from *waterbodies* standards. See FC-Table 1 for the rules and standards for *financial contributions* for all *development.*	integration of excavated or filled areas with the natural landform. 7. The layout of *roads*, walking and cycling routes and the location of *infrastructure* services and *stormwater* management areas. 8. The location and finished appearance of any *building*. 9. The matters referred to in Policies MCZ-P1 and MCZ-P2.
MCZ-R16	*Buildings* and *structures* or *earthworks* in the indicative Stormwater Management Area on the Metropolitan Centre Structure Plan. Excludes: • *Minor buildings.* **Note:** Earthworks associated with the removal or replacement of underground fuel storage tanks and "*earthworks*" as defined in and regulated by the *NESCF* are not managed by this plan. For *extractive industries* see EW-EXT.	
Restricted Discretionary Activity	**Standards** 1. All *buildings* and *structures* must comply with the standards in MCZ-R7 **Note**: any *development* in this area needs to comply with flood hazard rules in NH-FLOOD and *infrastructure* requirements in the Infrastructure chapter	**Matters of Discretion** 1. Natural hazard and *stormwater effects.* 2. Visual and amenity *effects* of *buildings* and *structures*. 3. Whether proposed link *roads* and desired connector *roads* shown in the Metropolitan Centre Structure Plan" are impeded.
MCZ-R23	*Papakāinga* on *general title land*. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai. 2. Compliance with the Standards set out under rule MCZ-R22.	**Matters of Discretion** 1. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; 2. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership. 3. The matters contained in the *Land Development Minimum Requirements*.

Notes:
1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi*

	authorities on include: a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; b. any other matter related to *tikanga Māori.*	
MCZ-R24	*Papakāinga* on land held under Te Ture Whenua Māori Act 1993 or on *general title land* that do not comply with one or more of the Standards set out under Rules MCZ-R22 or MCZ-R23. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. For *papakāinga* on *general title land*, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. The matters contained in the *Land Development Minimum Requirements*. 4. For *papakāinga* on *general title land*: a. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; b. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership.
Notes: 1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*. 2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include: 1. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; 2. any other matter related to *tikanga Māori*.		
MCZ-R17	Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.	
Discretionary Activity		
MCZ-R18	*Retail activities* in Precinct C that are not Permitted or Restricted Discretionary Activities.	
Discretionary Activity		
MCZ-R19	Any activity which does not comply with *permitted activity* MCZ-R8 to MCZ-R9 and	

	does not meet the *restricted discretionary activity* standards and is not provided for under MCZ-R17 or MCZ-R18.
Non-Complying Activity	
MCZ-R20	Activities which create *offensive odour*s detected at any *boundary* with the *Residential Zones.*
Non-Complying Activity	
MCZ-R21	*Offensive trades*.
Non-Complying Activity	