# TCZ - Town Centre Zone

This zone applies to the town centres in Masterton, Carterton, Greytown, Featherston, and Martinborough. The town centres function as the principal commercial and community hubs for their surrounding residential and rural communities. The town centres have the highest density of development.

Carterton and the South Wairarapa towns are generally characterised by 1-2 storey buildings adjacent to the footpath, with verandas and retail display windows. Each of the towns has a unique character that is largely derived from their historic heritage, where the architectural and aesthetic values are particularly important to retain and enhance in the management of these town centres.

Masterton, as the largest urban area in the Wairarapa, has a larger central commercial zone. The town centre, centred on Queen Street, is largely contained within two major streets (Chapel and Dixon), and most recent retail development has been well accommodated within this area, with adequate capacity for further development.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

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| **TCZ-O1** | **Purpose of the Town Centre Zone** |
| Town centres are the principal focal point of a community and provide vibrant areas where a range of appropriately scaled *commercial, community, cultural,* and *recreational activities* are enabled. | |
| **TCZ-O2** | **Character and amenity values of the Town Centre Zone** |
| Town centres are safe and attractive urban environments, containing well-designed *structures* that contribute positively to a sense of place, provide community focal points, and are of low- to medium-density scale. | |
| **TCZ-O3** | **Accessible and safe environments** |
| Town centres provide an accessible and safe environment for people to live, work, and play. | |
| **TCZ-O4** | **Interzone management** |
| The amenity values of any adjacent Residential or Open Space and Recreation Zone are protected from the adverse effects of activities within the Town Centre Zone. | |
| **TCZ-O5** | **Masterton town centre** |
| Masterton's town centre is the principal retail and servicing area of the Wairarapa and is the primary location for a wide range of *retail* and *business service activities* of varying scales. | |
| **TCZ-O6** | **Carterton town centre** |
| Carterton's town centre enables new and innovative design that complements the surrounding streetscape while providing for diversity in *building* form, use, and appearance. | |
| **TCZ-O7** | **Active street frontages** |
| The areas identified as active street frontages are attractive pedestrian-oriented focal points for Masterton and Carterton's town centres. | |
| **TCZ-O8** | **South Wairarapa town centres - values** |
| The special characteristics and historic heritage values of the town centres of Featherston, Greytown, and Martinborough are maintained and enhanced. | |

| TCZ-O9 | South Wairarapa town centres - activities |
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| A range of *commercial activities* and other compatible activities are provided for within the town centres of Featherston, Greytown, and Martinborough. | |

## Policies

| TCZ-P1 | Compatible use and development |
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Allow use and development that is compatible with the purpose, character, and amenity values of the Town Centre Zone, where:

a. the activity services the needs of the local community;

b. the design and scale of any *buildings* enhances the streetscape; and

c. there is adequate existing and/or planned *infrastructure* to service the activity; and

d. the activity supports the use of and/or linkages for active and public transport.

Compatible activities may include the following (where they can meet the above criteria):

e. Commercial activities, including retail, business services, and food and beverage activities;

f. Community facilities;

g. Entertainment activities;

h. Educational facilities;

i. Healthcare activities; and

j. Visitor accommodation.

| TCZ-P2 | Incompatible use and development |
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Avoid activities that are incompatible with the purpose, character, and amenity values of the Town Centre Zone.

Incompatible activities include:

a. *Industrial activities*;

b. *Primary production*;

c. Rural industry; and

d. *Drive-through activities* on active street frontages and historic heritage precincts within the Town Centre Zone.

| TCZ-P3 | Residential activities |
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Provide for *residential activity* including multi-unit housing and papakāinga where:

a. it is located entirely above ground floor or at the rear of a *commercial activity* or other permitted activity;

b. it does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space;

c. any *residential unit* is designed to:

   i. ensure that indoor noise and ventilation levels are appropriate for occupants; and
   ii. provide amenity for residents in respect to privacy and residential *outdoor living space*;

d. *reverse sensitivity* effects on *commercial activities* are minimised;

e. it is consistent with the Centres Design Guide; and

f. The level of density contributes to the vibrancy and viability of town centres without compromising the ability for sites to provide for compatible uses and development listed in TCZ-P1 in that location.

| TCZ-P4 | Other activities |
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Only allow for other activities, including larger-scale activities, where:

a. any significant adverse effects on character, amenity, pedestrian focused spaces, and *reverse sensitivity* effects, can be avoided, remedied, or mitigated;

b. the intensity and scale of the activity is consistent with the anticipated character and amenity values of the Town Centre Zone and the surrounding area; and

c. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety.

| TCZ-P5 | Managing effects on other zones |
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New development in the Town Centre Zone complements the amenity of adjacent areas, particularly Residential and Open Space Zones.

| TCZ-P6 | Town centre vibrancy |
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Protect the commercial viability and vibrancy of the town centres by limiting out of town centre large-scale commercial development.

| TCZ-P7 | Masterton town centre |
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Within Masterton town centre:

a. Recognise and protect the pedestrian environment of Masterton's town centre by maintaining active street frontages, including controlling the provision and form of verandas, the amount of display windows on shop frontages and limiting vehicle access across pedestrian routes.

b. Provide for large-scale vehicle-oriented activities outside the identified active street frontages in Masterton's town centre.

| TCZ-P8 | Carterton town centre |
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Within Carterton town centre:

a. Recognise and protect the active street frontages in Carterton's town centre by controlling the provision and form of verandas, the amount of display windows on shop frontages, and limiting vehicle access across pedestrian routes.

b. Apply specific design criteria to new *buildings* and *alterations* or *additions* to existing *building* frontages to ensure they are in keeping with the character of the town centre.

c. Encourage development that complements the scale, form, and appearance of the town centre.

| TCZ-P9 | Built form on active street frontages |
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Promote cohesive intensive forms of development within the Carterton and Masterton town centres that provide a pleasant pedestrian environment on Queen St (Masterton) and High St (Carterton), with vehicle servicing, parking, and access on to other streets.

| TCZ-P10 | Interface with public space |
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Provide for development that:

a. creates a positive and sympathetic interface with the public space;

b. ensures any parking, storage, and servicing areas are provided in a manner that is visually unobtrusive and preferably located within or to the back of the *building;*

c. along active street frontages identified on the planning maps, creates a positive interface with the public space and contributes to well defined open spaces through:

   i. *buildings* that are oriented towards the front boundary of the site;
   ii. a veranda or other form of shelter for pedestrians;
   iii. transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and

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| iv. an obvious public entrance; and<br>d. is consistent with the Centres Design Guide. | |
| **TCZ-P11** | **South Wairarapa town centres** |
| Within the South Wairarapa town centres:<br>a. Avoid development and uses in the heritage precincts that have significant adverse effects on the special characteristics and historic heritage values of those precincts.<br>b. Provide for new development and uses within the heritage precincts that are compatible with their special characteristics and historic heritage values.<br>c. Promote a pleasant pedestrian-oriented retail environment.<br>d. Encourage use and development that promotes the town centres as the focal point for their communities. | |
| **TCZ-P12** | ***Relocatable buildings*** |
| Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:<br>a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;<br>b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;<br>c. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and<br>d. Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects. | |

## Rules

| TCZ-R1 | ***Buildings* and *structures*, including construction, *additions,* and *alterations*** |
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| | 1. Activity status: **Permitted**<br><br>a. Where compliance is achieved with:<br><br>i. TCZ-S1;<br>ii. TCZ-S2;<br>iii. TCZ-S3;<br>iv. TCZ-S4;<br>v. TCZ-S6;<br>vi. TCZ-S8;<br>vii. TCZ-S9; and<br>viii. TCZ-S10; and<br><br>b. Where a *building* is located on an active street frontage, compliance is achieved with the following standards:<br><br>i. TCZ-S7; and<br><br>c. For residential units:<br><br>i. no more than two *residential units* occupy the site;<br>ii. any *residential unit* is located entirely above ground floor or at the rear of a commercial or other permitted activity; and<br>iii. compliance is achieved with TCZ-S5.<br><br>Note: Refer to TEMP-R1 for permitted activity standards for activities *ancillary* to or incidental to construction and demolition. |
| | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R1(1)(a) or (b) or (c)(iii).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |
| | 3. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R1(1)(c)(i).<br><br>Matters of discretion:<br><br>1. The relevant matters contained in the Centres Design Guide. |

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| | | 2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and amenity of the zone.<br>3. Site layout and design and consideration of topography, site orientation, and planting.<br>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.<br>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each *residential unit.*<br>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>7. Impervious surfaces and landscaping.<br>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.<br>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met. |
| | | 4. Activity status: **Discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R1(1)(c)(ii). |

| **TCZ-R2** | | **Demolition or removal of *buildings* and *structures*** |
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| | | 1. Activity status: **Permitted**<br><br>a. On an active street frontage, where the demolition or removal of a *building:*<br><br>i. is required to avoid imminent threat to life and/or property;<br>ii. is required for the purpose of constructing a new *building*, or *additions* or *alterations* to an existing *building;*<br>iii. enables the creation of *public space* or private *outdoor living space;* or<br><br>b. The demolition or removal involves a *structure*; or<br><br>c. The demolition or removal activity is not located on an active street frontage.<br><br>Note: Refer to TEMP-R1 for permitted activity standards for activities *ancillary* to or incidental to construction and demolition. |

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| | 2. Activity status: **Discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R2(1). |

| **TCZ-R3** | ***Relocatable buildings* (excluding *accessory buildings*)** |
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| | 1. Activity status: Permitted<br><br>Where:<br><br>a. For residential units:<br><br>i. no more than two residential units occupy the site; and<br>ii. any *residential unit* is located entirely above ground floor or at the rear of a commercial or other permitted activity; and<br><br>b. Compliance is achieved with:<br><br>i. TCZ-S1;<br>ii. TCZ-S2;<br>iii. TCZ-S3;<br>iv. TCZ-S4;<br>v. TCZ-S5;<br>vi. TCZ-S6;<br>vii. TCZ-S7;<br>viii. TCZ-S8;<br>ix. TCZ-S9;<br>x. TCZ-S10; and<br>xi. TCZ-S11. |
| | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R3(1)(b).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |
| | 3. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with NCZ-R3(1)(a)(i).<br><br>Matters of discretion:<br><br>1. The relevant matters contained in the Centres Design Guide. |

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| | | 2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties.<br>3. Site layout and design and consideration of topography, site orientation, and planting.<br>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.<br>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each *residential unit.*<br>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>7. Impervious surfaces and landscaping.<br>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.<br>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met. |
| | | 4. Activity status: **Discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R3(1)(a)(ii). |

| **TCZ-R4** | | ***Business services*** |
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| | | 1. Activity status: **Permitted**<br><br>Where:<br><br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R4(1).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| TCZ-R5 | *Retail activities* |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R5(1).<br>Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| TCZ-R6 | *Food and beverage activities* |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R6(1).<br>Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| TCZ-R7 | *Community facilities* |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |

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| | | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R7(1).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R8** | | ***Entertainment activities*** |
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| | | 1. Activity status: **Permitted**<br><br>Where:<br><br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R8(1).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R9** | | ***Educational facilities*** |
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| | | 1. Activity status: **Permitted**<br><br>Where:<br><br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with TCZ-R9(1).<br><br>Matters of discretion: |

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| | | 1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R10** | | ***Healthcare activities*** |
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| | | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R10(1).<br>Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R11** | | ***Visitor accommodation*** |
|---|---|---|
| | | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R11(1).<br>Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R12** | | ***Residential activities*** |
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| | | 1. Activity status: **Permitted** |

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| | Where:<br>a. The *residential activity* is within a *residential unit* that complies with TCZ-R1 or TCZ-R3. |
| | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R12(1). |

| **TCZ-R13** | ***Recreation activities*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. TCZ-S6. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R13(1).<br>Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **TCZ-R14** | ***Papakāinga*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. The *residential* component of the activity is within a *residential unit* that complies with TCZ-R1(1) or TCZ-R3. |
| | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with TCZ-R14(1). |

| TCZ-R15 | *Trade suppliers* |
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| | 1. Activity status: **Discretionary**<br><br>Where:<br><br>a. The activity is not located inside a heritage precinct or on an active street frontage. |
| | 2. Activity status: **Non-complying**<br><br>Where:<br><br>a. The activity is located inside a heritage precinct or on an active street frontage. |

| TCZ-R16 | *Emergency Service Facilities* |
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| | 1. Activity status: **Restricted discretionary.**<br><br>Matters of discretion:<br><br>1. Whether the activity has an operational or functional need to locate in the Town Centre Zone.<br><br>2. Whether the activity is compatible with the character of the surrounding environment and existing streetscape amenity,<br><br>3. The intensity and scale of the activity and amenity of neighbouring properties and the surrounding neighbourhood, including:<br><br>i. Privacy effects;<br>ii. Operational noise;<br>iii. Hours of operation;<br>iv. Landscaping; and<br>v. Cumulative effects.<br><br>4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br><br>5. Infrastructure requirements.<br><br>6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. |

| TCZ-R17 | *Drive-through activities* |
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| | 1. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. The activity is not located inside a heritage precinct or on an active street frontage.<br><br>Matters of discretion:<br><br>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>2. Operational noise.<br>3. Amenity effects on nearby residential zones, and on established *residential activities* or *sensitive activities*.<br>4. Hours of operation.<br>5. Compatibility with the existing streetscape amenity values. |
| | 2. Activity status: **Non-complying**<br><br>Where:<br><br>a. The activity is located inside a heritage precinct or on an active street frontage. |

| TCZ-R18 | **Any activity not otherwise provided for in this chapter** |
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| | 1. Activity status: **Discretionary** |

| TCZ-R19 | *Industrial activities* |
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| | 1. Activity status: **Non-complying** |

| TCZ-R20 | *Primary production* |
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| | 1. Activity status: **Non-complying** |

## Standards

| **TCZ-S1** | **Maximum *height*** |
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| 1. The maximum *height* of any *building* or *structure* shall be:<br>a. 15m above *ground level* in Featherston, Carterton, and Masterton; and<br>b. 12m above *ground level* in Greytown and Martinborough. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.<br>3. Bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.<br>6. The relevant matters contained in the Centres Design Guide. |
| **TCZ-S2** | **Maximum *height in relation to boundary*** |
| 1. For sites adjoining a Residential or Open Space and Recreation zone, the building shall meet the height in relation to boundary requirement for the Residential or Open Space and Recreation zone in relation to the relevant boundary. This shall not apply to road boundaries. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure.*<br>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.<br>3. Bulk and dominance of the *building* or *structure.*<br>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.<br>5. Whether an increase in *building height* results from site constraints or a response to *natural hazard* mitigation.<br>6. The relevant matters contained in the Centres Design Guide. |

| TCZ-S3 | Minimum setbacks |
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| 1. *Buildings* or *structures* must not be located within:<br>a. 3m from any boundary with a Residential or Open Space and Recreation Zone;<br>b. 5m from any surface waterbody~~.~~;<br>c. 5m from any boundary with a rail designation.<br>2. Exceptions to boundary setbacks:<br>a. Unroofed swimming pools no higher than 1m above *ground level*.<br>b. Rainwater tanks not exceeding a height above ground level of 1.8m.<br>3. This standard TCZ-S3 does not apply to:<br>a. Bridges and river crossings.<br>b. Fences. | Matters of discretion:<br>1. The location, design, and appearance of the building or structure.<br>2. Effects on streetscape and the character of the area.<br>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.<br>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.<br>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.<br>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.<br>7. For the waterbody setbacks, the effects on the values of the waterbody.<br>8. The relevant matters contained in the Centres Design Guide.<br>9. For rail designation boundary setbacks:<br>a. Location of the building or structure;<br>b. Any methods of providing for building maintenance within the site boundaries on a permanent basis;<br>c. The outcome of any consultation with KiwiRail. |
| **TCZ-S4** | **Maximum fence *height*** |
| 1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* above *ground level* of 1.8m. | Matters of discretion:<br>1. The location, design, and appearance of the building or structure.<br>2. Visual dominance, shading, and loss of privacy for adjacent sites.<br>3. Bulk and dominance of the building or structure. |

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| | 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.<br>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.<br>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |
| **TCZ-S5** | **Outdoor living space for residential units** |
| 1. Each residential unit must be provided with an outdoor living space that:<br>a. If above ground floor:<br>i. has a minimum area of 8m²;<br>ii. has a minimum dimension of 1.8m; and<br>b. If at ground floor, has a minimum area of 20m$^2$;<br>c. is directly accessible from a habitable room in the residential unit to which it relates.<br>2. For multi-unit housing, at or above ground floor, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground floor, or located directly adjacent to a residential unit. | Matters of discretion:<br>1. The amenity and quality of the streetscape.<br>3. The amenity for the occupiers of the residential units.<br>4. The relevant matters contained in the Centres Design Guide. |

| **TCZ-S6** | ***Outdoor storage* or servicing area screening** |
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| 1. Any *outdoor storage* area or servicing area that is:<br>a. more than 10m²; and | Matters of discretion: |

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| b. visible from a site in the Residential, Open Space and Recreation, Māori Purpose Zone, Future Urban Zone, or Commercial and Mixed Use zoned site, or from a formed public road,<br><br>shall be effectively screened from that site/road. The screening shall comprise either:<br><br>c. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing; or<br><br>d. a solid fence or wall at least 1.8m in height. | 1. The extent to which landscaping is able to effectively screen the outdoor storage or servicing area.<br><br>2. The visual impact of the activity on the streetscape and surrounding environment.<br><br>3. The overall landscaping provided on the *site*.<br><br>4. The relevant matters contained in the Centres Design Guide. |
| **TCZ-S7** | **New buildings or additions or alterations to a building on an active street frontage** |
| 1. New buildings, or additions or alterations to a building on an active street frontage shall meet the following standards:<br><br>2. The ground floor of a building shall have glazing that covers 75% of the frontage facing the road boundary, that is not painted or obscured.<br><br>3. Buildings shall be built across 100% of the width of the site (excluding any existing vehicle accessway)<br><br>4. Building location:<br><br>a. all buildings shall be built to the site frontage/road boundary of the site, or<br><br>b. where buildings are not constructed to the site frontage/road boundary, the building is to be setback no more than 10m from the site frontage/road boundary, and the area between the site frontage/road boundary and building is to be developed and used | Matters of discretion:<br><br>1. Visual alignment with adjacent buildings.<br>2. Convenience, safety, and comfort for pedestrians.<br>3. Consideration of the Centres Design Guide.<br>4. Operational or functional requirements of the activity.<br>5. The relevant matters contained in the Centres Design Guide.<br><br>Notification:<br><br>1. An application for a restricted discretionary activity that does not comply with this standard will be decided without public notification but may be limited notified. |

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| for outdoor dining or hospitality purposes.<br>5. Where a building is built to the site frontage/road boundary of the site:<br>a. buildings shall have a veranda extending the full length of the frontage and shall adjoin existing verandas on adjacent buildings.<br>b. verandas shall be 3m in depth or 300mm back from the kerb line, whichever is the lesser.<br>c. verandas shall be not less than 2.5m above the footpath.<br>6. All buildings shall provide at least one pedestrian entrance at the street or facing the street.<br>7. No new vehicle crossings shall be constructed. | |
| **TCZ-S8** | **Water supply** |
| 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Councils Engineering Development Standard 2023*. | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>8. The relevant standards of Council water bylaws, *Council's Engineering Development Standard 2023* and/or Wellington Water standards as applicable. |
| **TCZ-S9** | **Wastewater disposal** |
| 1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council's Engineering Development Standard 2023*. | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or |

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| | | Wellington Water standards as applicable. |
| **TCZ-S10** | **Stormwater management** | |
| 1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with *Council's Engineering Development Standard 2023*.<br>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with *Council's Engineering Development Standard 2023*.<br>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. | | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>4. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or Wellington Water standards as applicable. |
| **TCZ-S11** | ***Relocatable buildings*** | |
| 1. Building Inspection Report<br>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and<br>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and | | Matters of discretion:<br>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.<br>2. The requirement for any screening and landscape treatment.<br>3. The bulk, design and location of the building in relation to the requirements of the zone. |

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| c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and<br>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and<br>e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.<br>2. Previous Use<br>a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation. | 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.<br>5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including:<br>a. Whether external reinstatement works are required and the extent of those works;<br>b. The risk that reinstatement works may not be completed within the required timeframe;<br>c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with TCZ-S11(1)(b);<br>d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works;<br>e. The form, timing, release, and refund of any performance bond. |