

# PC54 – Commercial and Industrial Zones

## City Centre Zone

The City Centre Zone is the primary commercial centre of the city. It offers vibrant, attractive and high-quality public spaces and provides for a wide variety and diverse range of activities, employment and living opportunities.

The City Centre Zone encourages high-density residential developments such as apartments, to provide wider housing choices and increase vibrancy of the City Centre Zone. Residential units need to be located above ground floor along identified active frontages.

High density development is enabled and encouraged while maintaining and improving amenity values especially in the public realm. There is opportunity for redevelopment and intensification as many sites within the City Centre Zone are currently not being used as intensively as they could be.

There are specific requirements along identified street frontages to create attractive frontages that contribute a vibrant and active streetscape and improve the quality and appeal of City Centre Zone. New buildings and development are well designed and reflect the high quality urban environment of the City Centre Zone.

Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back from these boundaries and outdoor storage and parking areas need to be screened.

Objectives	
<b>CCZ-01</b>	<b>Purpose of the City Centre Zone</b>
The City Centre is Upper Hutt’s principal commercial, civic and cultural centre. It is vibrant and attractive and accommodates a wide range of commercial, community, recreational and residential activities.	
<b>CCZ-02</b>	<b>Character and Qualities of the City Centre Zone</b>
The City Centre is characterised by a compact built form that reflects the high density urban environment. Buildings and open spaces are of high quality, well-designed and create an attractive place to visit, work or live. Active and attractive street frontages create a lively environment with a strong pedestrian focus.	
<b>CCZ-03</b>	<b>Interface with Residential or Open Space and Recreation Zones</b>
Use and development manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.	

Policies	
<b>CCZ-P1</b>	<b>Appropriate Activities</b>
Enable activities that are compatible with the anticipated purpose, character and amenity values of the City Centre Zone. Encourage small scale activities with a strong pedestrian focus to locate along roads with active street frontage requirements to create a vibrant interface and active public space.	
<b>CCZ-P2</b>	<b>Residential Activity</b>
Provide for high density residential activity and development where: <ol style="list-style-type: none"><li>1. The residential units are located above ground floor;</li></ol>	

<b>Policies</b>	
<p>2. Residential units are designed to</p> <ol style="list-style-type: none"> <li>a. Ensure appropriate indoor noise and ventilation levels; and</li> <li>b. Provide amenity values for occupants;</li> </ol> <p>3. Reverse sensitivity effects on commercial activities are minimised; and</p> <p>4. It is consistent with the Town &amp; City Centre Design Guide.</p> <p>Only allow for the location of residential units on the ground floor where:</p> <ol style="list-style-type: none"> <li>5. It does not preclude an active street frontage that provides a positive interface with the public space; and</li> <li>6. The location of the residential unit on the ground floor does not compromise amenity values for residents.</li> </ol> <p>Avoid the location of residential units on the ground floor along Active Frontages identified on the planning maps.</p>	
<b>CCZ-P3</b>	<b>Other Activities</b>
<p>Only allow for other activities where:</p> <ol style="list-style-type: none"> <li>1. Any adverse effects, including reverse sensitivity effects on existing or anticipated activities, can be managed;</li> <li>2. The scale and intensity of the activity is consistent with the anticipated character and amenity values of the City Centre Zone;</li> <li>3. The scale and intensity of the activity does not compromise other activities that are anticipated and enabled within the City Centre Zone; and</li> <li>4. The design and layout of the activity does not compromise the streetscape, amenity or safety of the City Centre Zone.</li> </ol>	
<b>CCZ-P4</b>	<b>Inappropriate Activities</b>
<p>Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the City Centre Zone.</p>	
<b>CCZ-P5</b>	<b>Built Development</b>
<p>Provide for and encourage high quality built development that:</p> <ol style="list-style-type: none"> <li>1. Acknowledges and reflects the purpose of the City Centre Zone as being the main commercial centre and focal point for Upper Hutt;</li> <li>2. Reflects the anticipated compact, high-density built environment of the City Centre Zone;</li> <li>3. Is well designed and contributes to creating safe and vibrant public spaces;</li> <li>4. Provides active and attractive street frontages; and</li> <li>5. Is consistent with the Town &amp; City Centre Design Guide.</li> </ol>	
<b>CCZ-P6</b>	<b>Public Space Interface and Active Street Frontages</b>
<p>Require new development to create a positive interface with the public space through high quality building design.</p> <p>Encourage parking, storage and servicing areas to be visually unobtrusive and located preferably within or to the rear of buildings.</p> <p>Where located along identified active frontages, require new built development and activities to:</p>	

Policies	
<ol style="list-style-type: none"> <li>1. Provide a positive interface with the public space through:               <ol style="list-style-type: none"> <li>a. Being built up to and oriented towards the front boundary of the site;</li> <li>b. Providing verandahs or other adequate forms of pedestrian shelter;</li> <li>c. Providing display windows and obvious public entrances; and</li> <li>d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings.</li> </ol> </li> <li>2. Be consistent with the Town &amp; City Centre Design Guide</li> </ol> <p>Avoid new built development and activities that prevent or interrupt a continuous active street frontage along identified active frontages.</p>	
CCZ-P7	Interface with Residential or Open Space and Recreation Zones
<p>Minimise the adverse effects from commercial activities and high-density development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p> <ol style="list-style-type: none"> <li>1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;</li> <li>2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and</li> <li>3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</li> </ol>	

Rules	
CCZ-R1	Retail
1. Activity status: <b>Permitted</b>	
CCZ-R2	Commercial Service Activity
1. Activity status: <b>Permitted</b>	
CCZ-R3	Office
1. Activity status: <b>Permitted</b>	
CCZ-R4	Food and Beverage Activity
1. Activity status: <b>Permitted</b>	
CCZ-R5	Community Facility
1. Activity status: <b>Permitted</b>	
CCZ-R6	Healthcare Activity
1. Activity status: <b>Permitted</b>	
CCZ-R7	Educational Facility
1. Activity status: <b>Permitted</b>	
CCZ-R8	Entertainment Activity
1. Activity status: <b>Permitted</b>	

Rules	
<b>CCZ-R9</b>	<b>Visitor Accommodation</b>
1.	<p>Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with</p> <p>i. CCZ-S5 (Location of Habitable Rooms); and</p> <p>ii. CCZ-S6 (Noise and Ventilation).</p>
2.	<p>Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R9-1.a</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of the infringed standard.</p>
<b>CCZ-R10</b>	<b>Residential Activity</b>
1.	<p>Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with CCZ-S5 (Location of Residential Units); and</p> <p>b. Compliance is achieved with CCZ-S6 (Noise and Ventilation).</p>
2.	<p>Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R10-1.a; and</p> <p>b. The residential units are not located along an Active Frontage identified on the planning maps.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of the infringed standard.</p>
3.	<p>Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R10-1.b</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of the infringed standard.</p>
4.	<p>Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R10-1.a; and</p> <p>b. The residential units are located along an Active Frontage identified on the planning maps.</p>
<b>CCZ-R11</b>	<b>Redevelopment, Alteration and Repair of Existing Buildings</b>
1.	<p>Activity status: <b>Permitted</b></p>

Rules	
	<p>Where:</p> <ol style="list-style-type: none"> <li>a. The external building form (floor area and height) of the existing building remains unchanged.</li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R11-1.a; and</li> <li>b. Compliance is achieved with               <ol style="list-style-type: none"> <li>i. CCZ-S1 (Height in Relation to Boundary);</li> <li>ii. CCZ-S2 (Setback);</li> <li>iii. CCZ-S3 (Fences and Standalone Walls);</li> <li>iv. CCZ-S4 (Active Street Frontages);</li> <li>v. CCZ-S5 (Location of Residential Units);</li> <li>vi. CCZ-S6 (Noise and Ventilation); and</li> <li>vii. CCZ-S7 (Landscaping and Screening).</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the redevelopment, alteration or repair may adversely impact on the character and amenity of the City Centre Zone.</li> <li>2. Whether the redevelopment, alteration or repair reflects the purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the redevelopment, alteration or repair aligns with the anticipated compact, high-density built environment anticipated for the City Centre Zone.</li> <li>4. Whether the redevelopment, alteration or repair is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the redevelopment, alteration or repair creates an active street frontage.</li> <li>6. Whether the redevelopment, alteration or repair provides visual interest by using a variety of building forms, materials and colours.</li> <li>7. Whether the redevelopment, alteration or repair is consistent with the City Centre Zone Design Guid.</li> </ol>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R11-2.b</li> </ol>
CCZ-R12	Erection, Construction and Development of Additions to Existing Buildings
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The gross floor area of the additions is less than 5% of the gross floor area of the existing building.</li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

Rules	
	<ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R12-1.a; and</li> <li>b. Compliance is achieved with               <ul style="list-style-type: none"> <li>i. CCZ-S1 (Height in Relation to Boundary);</li> <li>ii. CCZ-S2 (Setback);</li> <li>iii. CCZ-S3 (Fences and Standalone Walls);</li> <li>iv. CCZ-S4 (Active Street Frontages);</li> <li>v. CCZ-S5 (Location of Residential Units);</li> <li>vi. CCZ-S6 (Noise and Ventilation); and</li> <li>vii. CCZ-S7 (Landscaping and Screening).</li> </ul> </li> </ul> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the addition may adversely impact on the character and amenity of the City Centre Zone.</li> <li>2. Whether the addition reflects the purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the addition aligns with the anticipated compact, high-density built environment anticipated for the City Centre Zone.</li> <li>4. Whether the addition is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the addition creates an active street frontage.</li> <li>6. Whether the addition provides visual interest by using a variety of building forms, materials and colours.</li> <li>7. Whether the addition is consistent with the Town &amp; City Centre Design Guide.</li> </ol>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R12-2.b</li> </ul>
CCZ-R13	Erection, Construction and Development of a Minor Ancillary Building or Structure
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The building or structure is ancillary to an activity already established on the site;</li> <li>b. The building or structure is not located along a primary frontage identified on the planning maps;</li> <li>c. The gross floor area of the building or structure is less than 25m<sup>2</sup>;</li> <li>d. The height of the building or structure is less than 3m; and</li> <li>e. The building or structure is screened and not visible from any road or public space.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R13-1.a to CCZ-R13-1.e; and</li> <li>b. Compliance is achieved with</li> </ul>

Rules	
	<ul style="list-style-type: none"> <li>i. CCZ-S1 (Height in Relation to Boundary);</li> <li>ii. CCZ-S2 (Setback);</li> <li>iii. CCZ-S3 (Fences and Standalone Walls);</li> <li>iv. CCZ-S4 (Active Street Frontages);</li> <li>v. CCZ-S5 (Location of Residential Units);</li> <li>vi. CCZ-S6 (Noise and Ventilation); and</li> <li>vii. CCZ-S7 (Landscaping and Screening).</li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The extent to which the minor ancillary building may adversely impact on the character and amenity of the City Centre Zone.</li> <li>2. Whether the minor ancillary building reflects the purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the minor ancillary building aligns with the anticipated compact, high-density built environment anticipated for the City Centre Zone.</li> <li>4. Whether the minor ancillary building is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the minor ancillary building creates an active street frontage.</li> <li>6. Whether the minor ancillary building provides visual interest by using a variety of building forms, materials and colours.</li> <li>7. Whether the minor ancillary building is consistent with the Town &amp; City Centre Design Guide.</li> </ul>
3.	<p>Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R13-2.b</li> </ul>
CCZ-R14	New Buildings and Structures
1.	<p>Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with <ul style="list-style-type: none"> <li>i. CCZ-S1 (Height in Relation to Boundary);</li> <li>ii. CCZ-S2 (Setback);</li> <li>iii. CCZ-S3 (Fences and Standalone Walls);</li> <li>iv. CCZ-S4 (Active Street Frontages);</li> <li>v. CCZ-S5 (Location of Residential Units);</li> <li>vi. CCZ-S6 (Noise and Ventilation); and</li> <li>vii. CCZ-S7 (Landscaping and Screening).</li> </ul> </li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The extent to which the building may adversely impact on the anticipated character and</li> </ul>

Rules	
	<p>amenity of the City Centre Zone.</p> <ol style="list-style-type: none"> <li>2. Whether the building reflects the anticipated purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the building aligns with the anticipated compact, high-density built environment anticipated for the City Centre Zone.</li> <li>4. Whether the building is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the building creates an active street frontage.</li> <li>6. Whether the building provides visual interest by using a variety of building forms, materials and colours.</li> <li>7. Whether the building is consistent with the Town &amp; City Centre Design Guide.</li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Discretionary</b> Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R14-1.a</li> </ol> </li> </ol>
CCZ-R15	Large Format Retail
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b> Where: <ol style="list-style-type: none"> <li>a. The gross floor area per tenancy does not exceed 1500m<sup>2</sup>; and</li> <li>b. Compliance is achieved with CCZ-S7 (Landscaping and Screening).</li> </ol> </li> </ol>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Restricted Discretionary</b> Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R15-1.a Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The extent to which the size, scale and location of the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone.</li> <li>2. The effects of the size, scale and location of the activity on the existing and anticipated function and role of the City Centre Zone.</li> <li>3. The potential of the size, scale and location of the activity to compromise other activities that are enabled in the City Centre Zone.</li> <li>4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>b. Compliance is not achieved with CCZ-R15-1.b Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol> </li> </ol> </li> </ol>
CCZ-R16	Emergency Service Facility
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Restricted Discretionary</b> Where:</li> </ol>

Rules	
	<p>a. Compliance is achieved with CCZ-S7 (Landscaping and Screening).</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone.</li> <li>2. The effects of the activity on the existing and anticipated function and role of the City Centre Zone.</li> <li>3. The potential of the activity to compromise other activities that are enabled in the City Centre Zone.</li> <li>4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> <li>5. The functional or operational need for the emergency service facility to be located in the City Centre Zone.</li> </ol>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R16-1.a</p>
CCZ-R17	Active and Passive Recreation
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance is achieved with CCZ-S7 (Landscaping and Screening).</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone.</li> <li>2. The effects of the activity on the existing and anticipated function and role of the City Centre Zone.</li> <li>3. The potential of the activity to compromise other activities that are enabled in the zone.</li> <li>4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R17-1.a</p>
CCZ-R18	Retirement Village
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance is achieved with</p> <ol style="list-style-type: none"> <li>i. CCZ-S5 (Location of Habitable Rooms);</li> <li>ii. CCZ-S6 (Noise and Ventilation); and</li> <li>iii. CCZ-S7 (Landscaping and Screening).</li> </ol> <p>Matters of discretion are restricted to:</p>

Rules	
	<ol style="list-style-type: none"> <li>Whether any adverse effects, including reverse sensitivity effects on the continued operation of established activities, can be avoided, remedied or mitigated.</li> <li>Whether on-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the retirement village.</li> <li>The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone.</li> <li>The effects of the activity on the existing and anticipated function and role of the City Centre Zone.</li> <li>The potential of the activity to compromise other activities that are enabled in the City Centre Zone.</li> <li>The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol>
	<ol style="list-style-type: none"> <li>Activity status: <b>Discretionary</b> Where: <ol style="list-style-type: none"> <li>Compliance is not achieved with CCZ-R18-1.a</li> </ol> </li> </ol>
<b>CCZ-R19</b>	<b>Drive-through Activity</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Discretionary</b></li> </ol>
<b>CCZ-R20</b>	<b>Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Discretionary</b></li> </ol>
<b>CCZ-R21</b>	<b>Industrial Activity</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Non-complying</b></li> </ol>
<b>CCZ-R22</b>	<b>Yard Sale Activity / Trade Supplier</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Non-complying</b></li> </ol>
<b>CCZ-R23</b>	<b>Motorised Recreation</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Non-complying</b></li> </ol>
<b>CCZ-R24</b>	<b>Primary Production</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Non-complying</b></li> </ol>
<b>CCZ-R25</b>	<b>Rural Activities</b>
	<ol style="list-style-type: none"> <li>Activity status: <b>Non-complying</b></li> </ol>

Activity Standards	
<b>CCZ-S0</b>	<b>Height (for clarification only – will not be included)</b>
	<ol style="list-style-type: none"> <li>No maximum building height applies.</li> </ol>
<b>CCZ-S1</b>	<b>Height in Relation to Boundary</b>
	<ol style="list-style-type: none"> <li>Where the side or rear boundary of a site adjoins a Residential Zone, Open Space and Recreation Zone all buildings must be contained beneath a line of 60° measured</li> </ol>
	N/A

<b>Activity Standards</b>	
<p>into the site from any point 6m vertically above ground level along those boundaries.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>• Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m.</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m.</li> <li>• Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ul>	
<b>CCZ-S2</b>	<b>Setback</b>
<p>1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a Residential or Open Space and Recreation Zone.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Accessory building less than 2m in height.</li> <li>• Fences and standalone walls.</li> </ul>	N/A
<b>CCZ-S3</b>	<b>Fences and Standalone Walls</b>
<p>1. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p>	N/A
<b>CCZ-S4</b>	<b>Active Frontages</b>
<p>1. Along active frontages identified on the planning maps:</p> <ol style="list-style-type: none"> <li>a. All new buildings and ground level additions or alterations to existing buildings must be built up to and oriented towards the road or public space boundary;</li> </ol>	N/A

<b>Activity Standards</b>	
<ul style="list-style-type: none"> <li>b. A veranda must be provided that:               <ul style="list-style-type: none"> <li>i. Extends along the entire length of the building frontage;</li> <li>ii. Provides continuous shelter with any adjoining veranda; and</li> <li>iii. Has a minimum setback of 500mm from any kerb face;</li> </ul> </li> <li>c. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and</li> <li>d. The principal public entrance to the building must be located on the front boundary.</li> </ul>	
<b>CCZ-S5</b>	<b>Location of Residential Units</b>
<ol style="list-style-type: none"> <li>1. All residential units must be located above ground floor level.</li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> <li>2. The amenity for the occupiers of the residential units.</li> <li>3. Consistency with the Town &amp; City Centre Design Guide</li> </ol>
<b>CCZ-S6</b>	<b>Noise and Ventilation</b>
<ol style="list-style-type: none"> <li>1. All residential units must meet the following standards:           <ul style="list-style-type: none"> <li>a. All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr &gt;30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</li> <li>b. All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</li> </ul> </li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Any potential reverse sensitivity effects on the continued operation of non- residential activities.</li> <li>2. The amenity for the occupiers of the residential units.</li> </ol>
<b>CCZ-S7</b>	<b>Service Areas, Outdoor Storage Areas and Parking Areas</b>
<ol style="list-style-type: none"> <li>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:           <ul style="list-style-type: none"> <li>a. Public road;</li> </ul> </li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Any adverse effects on the streetscape.</li> <li>2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</li> </ol>

## Activity Standards

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| <ul style="list-style-type: none"><li>b. Other public space; and</li><li>c. Directly adjoining site zoned Residential or Open Space and Recreation.</li></ul> <p>2. Any on-site parking area must:</p> <ul style="list-style-type: none"><li>a. Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</li><li>b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</li></ul> <p>3. Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be:</p> <ul style="list-style-type: none"><li>a. Located within or at the rear of the building that they serve; and</li><li>b. Adequately screened by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</li></ul> | <ul style="list-style-type: none"><li>3. The service, storage and parking needs of the activity.</li><li>4. The size and location of service, storage and parking areas.</li><li>5. Consistency with the Town &amp; City Centre Design Guide.</li></ul> |
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