

Commercial Zone (COMZ)

Issues

The Commercial Zone (COMZ) provides for a range of business activities that may not be appropriate for, or are unable to locate, in higher amenity zones such as the City Centre or Local Centre Zones. This includes activities ranging from small scale industry to [commercial services](#), offices and [trade suppliers](#). Often these activities may require larger [sites](#) than are available within other commercial centres and may be incompatible with the amenity expectations and purpose of other [Business Zones](#).

Activities which adversely affect the vitality and viability of other [Business Zones](#) are not appropriate for the Commercial Zone. For example, small-scale [retail activities](#) and restaurants are not appropriate as the presence of these activities, in combination with the potential for activities such as offices and [entertainment facilities](#), may effectively create an unplanned centre and detract from established centres. [Sensitive activities](#), such as [residential activities](#), are also not envisaged due to the presence of incompatible [industrial activities](#) and [commercial activities](#) and the need to preserve [land](#) in the Commercial Zone for out-of-centre commercial opportunities.

The Commercial Zone is in proximity to the City Centre in areas with lower amenity levels due to existing development and activities. These areas generally have good transport [access](#) and exposure to customers. Due to the presence of pedestrians and the proximity to the City Centre, it is important to manage [land](#) uses and the design of development in the Commercial Zone to contribute to an [active frontage](#) and manage adverse [effects](#) on amenity.

Objectives

COMZ-O1 – Appropriate Activities	Provide for commercial activities and small scale industrial activities that are not appropriate for the City Centre Zone, Mixed Use Zone, Waterfront Zone, Neighbourhood Centre or Local Centre Zones.
COMZ-O2 – Commercial Viability	Accommodate activities which do not undermine the strength, viability and vitality of the City Centre Zone, Mixed Use Zone, Waterfront Zone, Neighbourhood Centre or Local Centre Zones.
COMZ-O3 – Adverse Effects	Manage noxious, dangerous, offensive or objectionable effects to maintain a reasonable level of amenity, particularly at zone boundaries .
COMZ-O4 – Reverse Sensitivity	Restrict sensitive activities which may generate reverse sensitivity or risk effects .
COMZ-O5 – Amenity	Maintain, and where practicable enhance, safety, amenity values and walkability within the Commercial Zone and between other Zones.
COMZ-O6 – Cross Boundary Effects	Manage adverse effects in relation to amenity, noise, sunlight access , visual dominance and traffic on adjacent Residential Zones , Waterfront Zone and Open Space and Recreation Zones .

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Policies	
COMZ-P1 – Character and Amenity	<p>To recognise the character and amenity values of the Commercial Zone including, but not limited to:</p> <ol style="list-style-type: none"> 1. A low to medium scale of built development. 2. High levels of noise during the daytime associated with traffic and commercial activities and small scale industrial activities. 3. Low to moderate levels of noxious, dangerous, offensive or objectionable odour or noise. 4. High levels of vehicle traffic, particularly during daytime hours, unless on arterial routes where traffic is high throughout the day. 5. On-street and off-street parking. 6. A low to moderate presence of active building frontages. 7. Presence of landscaping to break up impervious areas.
COMZ-P2 – Enabled Activities	<p>To enable a range of activities which:</p> <ol style="list-style-type: none"> 1. Are not compatible with the City Centre Zone, Mixed Use Zone, Waterfront Zone, Neighbourhood Centre or Local Centre Zones due to their scale and functional requirements and potential to generate adverse effects. 2. Are designed, located and operated to: <ol style="list-style-type: none"> a. Avoid, remedy or mitigate adverse external effects such as traffic, dust, noise and odours, especially in proximity to Residential Zone, Waterfront Zone and Open Space and Recreation Zones. b. Minimise any potential reverse sensitivity effects.
COMZ-P3 – Business Zones	<p>To protect other Business Zones by avoiding activities which detract from, or compete with, the vitality and viability of the City Centre Zone, Mixed Use Zone, Waterfront Zone, Neighbourhood Centre or Local Centre Zones.</p>
COMZ-P4 – Reverse Sensitivity	<p>To avoid the establishment of new residential activities unless the residential activity:</p> <ol style="list-style-type: none"> 1. Is not likely to generate reverse sensitivity effects. 2. Supports or is compatible with the operation of the commercial activities and industrial activities within the Zone. 3. Does not compromise the potential establishment of future commercial activities and industrial activities by the nature, scale or design of the residential activity and buildings.
COMZ-P5 – Cross Zone Boundary Effects	<p>To manage amenity within the Mixed Use Zone, Residential Zone, Waterfront Zone, and Open Space and Recreation Zones by:</p> <ol style="list-style-type: none"> 1. Requiring landscaping screening along zone boundaries. 2. Restricting hours of operation near zone boundaries.

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	3. Limiting built form to manage building dominance, sunlight access and residential amenity.
COMZ-P6 – Amenity	To enhance walkability and streetscape amenity by requiring development to interact with the site frontage and limiting the formation of rear sites .
COMZ-P7 – Safety	To reduce threats to personal safety and security by utilising urban design and Crime Prevention Through Environmental Design principles in the design of developments in the Commercial Zone.
COMZ-P8 – Impervious Areas	To maintain and enhance amenity by managing impervious areas .
COMZ-P9 – Esplanade Areas	To safeguard esplanade areas and waterfront walkways by avoiding Impervious areas adjacent to Mean High Water Springs and river banks.
COMZ-P10 – Subdivision	To limit the creation of small sites through subdivision by requiring minimum lot sizes and frontage widths.

Rules

COMZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan. 	
COMZ-R2	Minor Buildings	
	Activity Status: Permitted	
	Note:	
	<ol style="list-style-type: none"> Minor buildings are exempt from rules COMZ-R3 – R5. 	
COMZ-R3	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> The maximum building height and major structure height is 15m above ground level. 	

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COMZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The building is within 1m of road boundaries for at least 50% of the site frontage for any front site, excluding buildings and major structures for service stations and frontages where a strategic road protection area applies as detailed in TRA Appendix 4. All buildings and major structures are set back at least: <ol style="list-style-type: none"> 3m from any Residential Zone, Waterfront Zone or Open Space and Recreation Zone boundary. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance with COM-R4.1 and 2(a) is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Any special or unusual characteristics of the site which is relevant to the rule. The functional and operational needs of commercial activities. The effects on the amenity of neighbouring sites. The effects on the amenity of neighbouring zones. The characteristics of the development. <p>Activity Status when compliance with rule COM-R4.2(b) is not achieved: Discretionary</p>
COMZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any Residential Zone, Waterfront Zone or Open Space and Recreation Zone boundary. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. Effects of shading and visual dominance on adjoining properties. Effects on adjoining zones.
COMZ-R6	Building Frontages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> At least 25% of the building frontage at ground floor is clear glazing. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	2. A main public pedestrian entrance is provided within 3m of the site frontage , except for service stations where the main pedestrian entrance must be clearly visible from the site frontage .
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COMZ-R7 Impervious Areas

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The impervious area within the site does not exceed 90% of the net site area. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Discretionary</p>
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COMZ-R8 Fences

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Fencing within 2m of a road boundary is no higher than 2m. Fencing adjoining a Mixed Use Zone, Residential Zone, Waterfront Zone or Open Space and Recreation Zone or road boundary is not fortified with barbed wire, broken glass or any form of electrification. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects of shading and visual dominance on adjoining properties. Effects on urban design and passive surveillance. Effects on streetscape character and amenity. The extent to which the fencing is necessary due to health and safety reasons.
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COMZ-R9 Hours of Operation

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Any activity which operates or is open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 22:00 and is located at least 50m from any Residential Zone or Waterfront Zone boundary, except that cleaning and administrative activities may take place outside of these hours. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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COMZ-R10 Outdoor Areas of Storage or Stockpiles		
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of <u>storage</u> or stockpile: <ol style="list-style-type: none"> Complies with rule COMZ-R3. Complies with rules COMZ-R4.2 – R5. Is screened from view from adjacent <u>public places</u> and <u>Residential Zone</u>, Waterfront Zone and <u>Open Space and Recreation Zones</u> except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021. 	<p>Activity Status when compliance with COMZ-R10.1(b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <u>Effects</u> in relation to dust and odour. Visual amenity <u>effects</u>. Matters of discretion in COMZ-R4 – R5. <p>Activity Status when compliance with COMZ-R10.1(a) not achieved: Discretionary</p>	
COMZ-R11	General Industry	
COMZ-R12	Manufacturing	
COMZ-R13	Storage	
COMZ-R14	Repair and Maintenance Services	
COMZ-R15	Artisan Industrial Activities	
COMZ-R16	Marine Industry	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or <u>ancillary activity</u>. The maximum <u>business net floor area</u> is 1,000m². The activity is located at least 30m from any: <ol style="list-style-type: none"> Existing <u>sensitive activity</u> in the Mixed Use Zone. <u>Residential Zone</u> or <u>Open Space and Recreation Zone boundary</u>. All <u>site boundaries</u> which are adjoining a <u>Residential Zone</u>, Waterfront Zone or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m above <u>ground level</u> and a minimum depth of 1m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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COMZ-R17	Trade Retail	
COMZ-R18	Drive Through Facilities	
COMZ-R19	Commercial Services	
COMZ-R20	Service Stations	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. All site boundaries which are adjoining a Residential Zone, Waterfront Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level. 	Activity Status when compliance not achieved: Discretionary
COMZ-R21	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The retail activity is an ancillary activity to a permitted activity on-site and is less than 100m² gross floor area per site; or The goods sold on-site are also manufactured on-site, provided that the retailing shall be an ancillary activity to the manufacturing. For this rule manufacturing excludes activities which comprise only the packaging, labelling, sorting, mixing or assembling of pre-made products. 	Activity Status when compliance not achieved: Non-Complying
COMZ-R22	Food and Beverage Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. The maximum gross floor area is 250m² per site. The activity is not open for visitors or clients outside the hours of 06:00 and 16:00. All site boundaries which are adjoining a Residential Zone, Waterfront Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth 	Activity Status when compliance not achieved: Discretionary

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	of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level .	
COMZ-R23	Grocery Store	
COMZ-R24	Recreational Facilities	
COMZ-R25	Emergency Services	
COMZ-R26	Educational Facilities	
COMZ-R27	Community Corrections Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. All site boundaries which are adjoining a Residential Zone, Waterfront Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level. 	<p>Activity Status when compliance not achieved: Discretionary</p>
COMZ-R28	Entertainment Facility	
COMZ-R29	Visitor Accommodation	
COMZ-R30	Funeral Home	
COMZ-R31	Place of Assembly	
COMZ-R32	Care Centre	
COMZ-R33	Hospital	
COMZ-R34	General Commercial	
COMZ-R35	General Community	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	
COMZ-R36	Rural Production Activity	
COMZ-R37	Landfill Activity	
COMZ-R38	Waste Management Facility	

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COMZ-R39	Residential Activity
	Activity Status: Non-Complying
	Where:
	1. The activity is a primary activity or <u>ancillary activity</u> .