

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

# Commercial Zone (COMZ)

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

# Commercial Zone (COMZ)

COMZ-P6 – Amenity	To enhance walkability and streetscape amenity by requiring development to interact with the <a href="#">site frontage</a> and limiting the formation of <a href="#">rear sites</a> .
COMZ-P7 – Safety	To reduce threats to personal safety and security by utilising urban design and CPTED principles in the design of developments in the Commercial Zone.
COMZ-P8 – Impervious Areas	To maintain and enhance amenity by managing <a href="#">impervious</a> areas.
COMZ-P9 – Esplanade Areas	To safeguard esplanade areas and waterfront walkways by avoiding <a href="#">impervious</a> areas adjacent to Mean High Water Springs and <a href="#">river</a> banks.
COMZ-P10 – Subdivision	To limit the creation of small <a href="#">sites</a> through <a href="#">subdivision</a> by requiring minimum lot sizes and <a href="#">frontage</a> widths.

## Rules

COMZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> <li>Resource consent is not required under any rule of the District Plan.</li> <li>The activity is not prohibited under any rule of the District Plan.</li> </ol>	
COMZ-R2	Minor Buildings	
	Activity Status: Permitted	
	Note:	
	<ol style="list-style-type: none"> <li><a href="#">Minor buildings</a> are exempt from rules COMZ-R3 – R5.</li> </ol>	
COMZ-R3	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> <li>The maximum <a href="#">building height</a> and <a href="#">major structure height</a> is 15m above <a href="#">ground level</a>.</li> </ol>	
COMZ-R4	Building and Major Structure Setbacks	
	Activity Status: Permitted	Activity Status when compliance with COM-R4.1 and 2(a) is not achieved: Restricted Discretionary
	Where:	
	<ol style="list-style-type: none"> <li>The <a href="#">building</a> is within 1m of <a href="#">road</a> boundaries for at least 50% of the <a href="#">site frontage</a> for any front <a href="#">site</a>, excluding</li> </ol>	Matters of discretion: <ol style="list-style-type: none"> <li>Any special or unusual characteristics of the <a href="#">site</a> which is relevant to the rule.</li> </ol>

# Commercial Zone (COMZ)

<p><u>buildings</u> and <u>major structures</u> for <u>service stations</u> and <u>frontages</u> where a strategic <u>road</u> protection area applies as detailed in TRA Appendix 4.</p> <p>2. All <u>buildings</u> and <u>major structures</u> are set back at least:</p> <ol style="list-style-type: none"> <li>3m from any Residential, Waterfront or <u>Open Space and Recreation Zone boundary</u>.</li> <li>27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol>	<ol style="list-style-type: none"> <li>The functional and operational needs of commercial activities.</li> <li>The <u>effects</u> on the amenity of neighbouring <u>sites</u>.</li> <li>The <u>effects</u> on the amenity of neighbouring zones.</li> <li>The characteristics of the development.</li> </ol> <p>Activity Status when compliance with rule COM-R4.2(b) is not achieved: Discretionary</p>
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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"> <li>All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any Residential, Waterfront or <u>Open Space and Recreation Zone boundary</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <ol style="list-style-type: none"> <li>The outlook and privacy of adjoining and adjacent properties.</li> <li><u>Effects</u> of shading and visual dominance on adjoining properties.</li> <li><u>Effects</u> on adjoining zones.</li> </ol>

COMZ-R6 Building Frontages	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>At least 25% of the <u>building frontage</u> at ground floor is clear glazing.</li> <li>A main public pedestrian entrance is provided within 3m of the <u>site frontage</u>, except for <u>service stations</u> where the main pedestrian entrance must be clearly visible from the <u>site frontage</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

COMZ-R7 Impervious Areas	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The <u>impervious</u> area within the <u>site</u> does not exceed 90% of the <u>net site area</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Commercial Zone (COMZ)

- 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).

COMZ-R8	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Fencing within 2m of a <b>road boundary</b> is no higher than 2m.</li> <li>Fencing adjoining a Mixed Use, Residential, Waterfront or <b>Open Space and Recreation Zone</b> or <b>road boundary</b> is not fortified with barbed wire, broken glass or any form of electrification.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li><b>Effects</b> of shading and visual dominance on adjoining properties.</li> <li><b>Effects</b> on urban design and passive surveillance.</li> <li><b>Effects</b> on streetscape character and amenity.</li> <li>The extent to which the fencing is necessary due to health and safety reasons.</li> </ol>
COMZ-R9	Hours of Operation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>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 or Waterfront Zone <b>boundary</b>, except that cleaning and administrative activities may take place outside of these hours.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
COMZ-R10	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The outdoor area of <b>storage</b> or stockpile:             <ol style="list-style-type: none"> <li>Complies with rule COMZ-R3.</li> <li>Complies with rules COMZ-R4.2 – R5.</li> <li>Is screened from view from adjacent <b>public places</b> and</li> </ol> </li> </ol>	<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"> <li><b>Effects</b> in relation to dust and odour.</li> <li>Visual amenity <b>effects</b>.</li> <li>Matters of discretion in COMZ-R4 – R5.</li> </ol>

# Commercial Zone (COMZ)

	<p>Residential, Waterfront and <a href="#">Open Space and Recreation Zones</a> except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from <a href="#">operative date</a>].</p>	<p>Activity Status when compliance with COMZ-R10.1(a) not achieved: Discretionary</p>
<p>COMZ-R11 COMZ-R12 COMZ-R13 COMZ-R14 COMZ-R15 COMZ-R16</p>	<p>General Industry Manufacturing Storage Repair and Maintenance Services Artisan Industrial Activities Marine Industry</p>	
	<p>Activity Status: Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</li> <li>2. The maximum <a href="#">business net floor area</a> is 1,000m<sup>2</sup>.</li> <li>3. The activity is located at least 30m from any:             <ol style="list-style-type: none"> <li>a. Existing <a href="#">sensitive activity</a> in the Mixed Use Zone.</li> <li>b. Residential or <a href="#">Open Space and Recreation Zone boundary</a>.</li> </ol> </li> <li>4. All <a href="#">site</a> boundaries which are adjoining a Residential, Waterfront or <a href="#">Open Space and Recreation Zone</a> are planted with trees or shrubs to a minimum <a href="#">height</a> of 1.8m above <a href="#">ground level</a> and a minimum depth of 1m, except within 5m of a <a href="#">road boundary</a> where the maximum <a href="#">height</a> is 1.2m above <a href="#">ground level</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>COMZ-R17 COMZ-R18 COMZ-R19</p>	<p>Trade Retail Drive Through Facilities Commercial Services</p>	

# Commercial Zone (COMZ)

COMZ-R20	Service Stations	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> <li>2. All <u>site</u> boundaries which are adjoining a Residential, Waterfront 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>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
COMZ-R21	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <u>retail activity</u> is an <u>ancillary activity</u> to a permitted activity on-site and is less than 100m<sup>2</sup> gross floor area per <u>site</u>; or</li> <li>2. The goods sold on-site are also manufactured on-site, provided that the retailing shall be an <u>ancillary activity</u> to the <u>manufacturing</u>. For this rule <u>manufacturing</u> excludes activities which comprise only the packaging, labelling, sorting, mixing or assembling of pre-made products.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
COMZ-R22	Food and Beverage Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> <li>2. The maximum gross floor area is 250m<sup>2</sup> per <u>site</u>.</li> <li>3. The activity is not open for visitors or clients outside the hours of 06:00 and 16:00.</li> <li>4. All <u>site</u> boundaries which are adjoining a Residential, Waterfront or <u>Open</u></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Commercial Zone (COMZ)

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.

COMZ-R23	Grocery Store
COMZ-R24	Recreational Facilities
COMZ-R25	Emergency Services
COMZ-R26	Educational Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.
2. All site boundaries which are adjoining a Residential, Waterfront 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-R27	Entertainment Facility
COMZ-R28	Visitor Accommodation
COMZ-R29	Funeral Home
COMZ-R30	Place of Assembly
COMZ-R31	Care Centre
COMZ-R32	Hospital
COMZ-R33	General Commercial
COMZ-R34	General Community

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.



# Commercial Zone (COMZ)

COMZ-R35	Rural Production Activity
COMZ-R36	Landfill Activity
COMZ-R37	Waste Management Facility
COMZ-R38	Residential Activity
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	