

MCZ - Metropolitan Centre Zone

The Porirua Metropolitan Centre is the primary commercial centre at the heart of the City. It has a planned urban built environment that reflects a high density built form with high-quality public spaces. It is a sub-regional centre within the wider Wellington Region. The Metropolitan Centre Zone provides for a diverse range of commercial, retail, community and recreational activities and offers a variety of employment and living opportunities.

The Metropolitan Centre Zone implements the National Policy Statement on Urban Development, by enabling a built form and density that reflects demand for housing and business use in sub-regional centres.

Activities and buildings along identified active street frontages interact with the streets and public spaces and contribute to a vibrant and attractive metropolitan centre. New buildings and development are well designed and reflect the high-quality urban environment.

The land to the west of Titahi Bay Road, bound by Heriot Drive, Lyttleton Avenue Titahi Bay Road and Hagley Street and widely referred to as Bunnings Bank, is included within the Metropolitan Centre Zone. Specific provisions for this area support a variety of development options, including residential development, while still enabling development that is consistent with the underlying Metropolitan Centre Zone.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.
See How the District Plan works for more information.

Objectives

MCZ-O1 Purpose of the Metropolitan Centre Zone

The Metropolitan Centre Zone:

1. Is Porirua's principal commercial, civic and community centre;
2. Is the vibrant focal point of the City; and
3. Accommodates a wide range of commercial, community, recreational and residential activities.

MCZ-O2 Planned urban built environment of the Metropolitan Centre Zone

The planned urban built environment of the Metropolitan Centre Zone is characterised by:

1. A built form that is compact and reflects the high-density environment of the Metropolitan Centre;
2. A built environment that is versatile, well designed and of high quality and contributes to attractive and safe public spaces; and
3. An urban environment that is an attractive place to live, work and visit.

Policies

MCZ-P1 Appropriate activities

Enable activities that are compatible with the purpose of the Metropolitan Centre Zone.

MCZ-P2 Location of residential activity

Enable residential activity where:

1. It is located above ground floor, except for:
 - a. The Bunnings Bank site as identified in MCZ-Figure 1, where residential activity on the ground floor is enabled; and
2. It provides for an ongoing active street frontage with a positive interface with the public space.

MCZ-P3 Health and well-being for residential activity

Ensure residential activity and residential units achieve a healthy urban built environment that provides for people's amenity and well-being in respect of:

1. Access to sunlight, daylight and outdoor living space; and
2. Privacy and site design.

MCZ-P4 Other activities

Provide for other activities within the Metropolitan Centre Zone where:

1. Any significant adverse effects can be avoided, remedied or mitigated;
2. The activity is consistent with the planned urban built environment and purpose of the zone;
3. ~~For any retirement village:
a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village¹; and~~
4. ~~Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimized².~~

MCZ-P5 Inappropriate activities

Avoid activities that are incompatible with the purpose of the Metropolitan Centre Zone.

MCZ-P6 Small scale built development

Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Metropolitan Centre Zone.

MCZ-P7 Large scale built development

Provide for high quality and high-density larger-scale built development that:

1. Acknowledges and reflects the planned urban built environment of the Metropolitan Centre Zone;
2. Is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 - Metropolitan Centre Zone Design Guide; and
3. Where applicable, enhances the connection to the Porirua Stream and addresses potential impacts on the openness and historical and cultural values of the stream.

MCZ-P8 Public space interface

Where located along an active street frontage identified on the planning maps, require development to provide a positive interface with the public space through:

1. Buildings that are built up to the front boundary of the site;
2. Continuous active street frontages;
3. Verandas or other forms of pedestrian shelter;
4. 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;
5. Obvious and highlighted public entrances; and
6. Visually unobtrusive parking, storage and servicing areas, preferably within or to the rear of the building

MCZ-P9 Car parking and parking lots

Only allow for ground level car parking and parking lots where:

1. It is not located along a primary frontage identified on the planning maps;
2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimized; and

¹ RVA [OS118.121]

² Kāinga Ora [OS76.317]

3. Any parking lot is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 - Metropolitan Centre Zone Design Guide.

Rules

Note: There may be a number of provisions 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 chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

MCZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the new building, structure or addition to an existing building or structure is no more than 450m²; and
- b. Compliance is achieved with:
 - i. MCZ-S1;
 - ii. MCZ-S2;
 - iii. MCZ-S3;
 - iv. MCZ-S5; and
 - v. MCZ-S6.

Except that:

MCZ-S1, ~~MCZ-S2~~³, MCZ-S3, MCZ-S5 and MCZ-S6 do not apply to alterations and repairs to existing buildings and structures.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MCZ-R1-1.a

Matters of discretion are restricted to:

1. The matters in MCZ-P7.

Notification:

An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MCZ-R1-1.b.

Matters of discretion are restricted to:

1. The matters of discretion of the infringed standard.

Notification:

An application under this rule where compliance is not achieved with MCZ-S2, MCZ-S3, ~~MCZ-S4~~⁴, MCZ-S5, or MCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.

MCZ-R2 Construction activity

1. Activity status: **Permitted**

MCZ-R3 Retail activity

1. Activity status: **Permitted**

³ Foodstuffs [122.34]

⁴ Kāinga Ora [OS76.323]

MCZ-R4 Commercial service activity

1. Activity status: **Permitted**

MCZ-R5 Office

1. Activity status: **Permitted**

MCZ-R6 Entertainment facility

1. Activity status: **Permitted**

MCZ-R7 Food and beverage activity

1. Activity status: **Permitted**

MCZ-R8 Healthcare activity

1. Activity status: **Permitted**

MCZ-R9 Educational facility

1. Activity status: **Permitted**

MCZ-R10 Community facility

1. Activity status: **Permitted**

MCZ-R11 Visitor accommodation

1. Activity status: **Permitted**

MCZ-R12 Residential activity

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
i. MCZ-S4.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MCZ-S4.

Matters of discretion are restricted to

1. The matters of discretion of the infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MCZ-R13 Supported residential care activity

1. Activity status: **Permitted**

MCZ-R14 Community corrections activities

1. Activity status: **Permitted**

MCZ-R15 Conservation activity

1. Activity status: **Permitted**

MCZ- Customary harvesting R16

1. Activity status: **Permitted**

MCZ- Papakāinga R17

1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MCZ-R17-1.a.

Matters of discretion are restricted to:

1. The matters in PK-P2.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MCZ- Large format retail activity R18

1. Activity status: ~~Restricted discretionary~~ Permitted⁵

~~Matters of discretion are restricted to:~~

- ~~1. The matters in MCZ-P4.~~

MCZ- Supermarket R19

1. Activity status: ~~Restricted discretionary~~ Permitted⁶

~~Matters of discretion are restricted to:~~

- ~~1. The matters in MCZ-P4.~~

Notification:

~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~

MCZ- Emergency service facility R20

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in MCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MCZ- Retirement village R21

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in -P4.

MCZ- Parking lot R22

⁵ Harvey Norman [144.66], Kāinga Ora [OS76.326]

⁶ Foodstuffs [122.40], Kāinga Ora [OS76.327], Woolworths [120.7]

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

1. The matters in MCZ-P9.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MCZ- Integrated retail activity
R23****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in MCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MCZ- Trade supplier
R24****1. Activity status: Discretionary****MCZ- Drive-through activity
R25****1. Activity status: Discretionary****MCZ- Any activity not otherwise listed as permitted, restricted discretionary,
R26 discretionary or non-complying****1. Activity status: Discretionary****MCZ- Industrial activity
R27****1. Activity status: Non-complying****MCZ- Primary production
R28****1. Activity status: Non-complying****MCZ- Rural activities other than primary production
R29****1. Activity status: Non-complying****Standards****MCZ-S1 Height**

1. All buildings and structures must not exceed a maximum height above ground level of 503⁷m.

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Loss of sunlight to adjacent public space;
3. Shading to surrounding buildings;
4. Shading and loss of privacy for any adjacent residential activity;
5. Wind effects on the safety and amenity of the adjacent public space;
6. The planned urban built environment; and

⁷ Kāinga Ora [OS76.29]

MCZ-S2 Active street frontages

1. Along building lines identified on the planning maps all buildings must be built up to and oriented towards the identified building line and provide a veranda that:
 - a. Extends along the entire length of the building frontage;
 - b. Provides continuous shelter with any adjoining veranda; and
 - c. Has a minimum setback of 500mm from any kerb face.
2. For sites with primary street frontage controls identified in the planning maps:
 - a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and
 - b. The principal public entrance to the building must be located on the front boundary.
3. For sites with secondary street frontage controls identified in the planning maps at least 35% of the ground floor building frontage must be display windows or transparent glazing.

MCZ-S3 Addressing Porirua Stream

1. On sites adjacent to and facing Porirua Stream all buildings must be built to and oriented towards the boundary facing Porirua Stream, except for setbacks used for outdoor dining, landscaping or an entrance way to a building.

MCZ-S4 Location of residential units

1. All residential units must be located above ground floor.
This standard does not apply to residential development on the Bunnings Bank site as identified in MCZ-Figure 1.

MCZ-S5 Location of parking

7. Whether an increase in building height results from a response to natural hazard mitigation.

Matters of discretion are restricted to:

1. Whether the building promotes a positive interface with the street, community safety and visual interest;
2. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

Matters of discretion are restricted to:

1. Whether the building incorporates landscaping or other means to provide increased amenity and visual interest;
2. Whether the building promotes connection with Porirua Stream, and community safety; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

Matters of discretion are restricted to:

1. The amenity and quality of the streetscape;
2. Whether the location of the residential units promote an active frontage, community safety and visual interest at the pedestrian level; and
3. Whether the design could facilitate conversion to commercial use so as not to foreclose future options.

1. Any on-site ground level car parking must be located within or at the rear of the building that it serves.

This standard does not apply to residential development on the Bunnings Bank site as identified in MCZ-Figure 1.

MCZ-S6 Service areas and outdoor storage

1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:

- a. Be located to the rear of the building; and
- b. Without preventing the provision of a gate or entry point to the site, be fully screened by a 1.8m high fence or landscaping where it is visible from the road or any other public space.

**MCZ- Bunnings Bank site
Figure
1**

Matters of discretion are restricted to:

1. The amenity and quality of the streetscape

Matters of discretion are restricted to:

1. The amenity and quality of the streetscape or public space; and
2. The service and storage needs of the activity