

TOWN CENTRE ZONE

Introduction

The Town Centre Zone is applied to the commercial centres of Geraldine, Pleasant Point and Temuka. These centres are a focal point for these townships, and comprise a diverse range of commercial activities and community activities that support residents and wider rural catchments. The Town Centre Zone also makes provision for visitor and tourist activities and facilities.

Within Temuka, the Town Centre Zone also contains a range of scheduled historic heritage items identified in the Historical Heritage Chapter, which gives this Zone a distinctive identity and sense of place that reflects late 19th century and early 20th century typologies and embodies the formative history of a South Canterbury town. The provisions within this chapter seek to manage development within this area to ensure it is sympathetic to the character of the area, while also ensuring that development provides a high-quality streetscape that is pedestrian-focused and attractive to visitors, workers and residents.

Objectives

TCZ-O1	The purpose of the Town Centre Zone
The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas <u>and passers-by</u> ¹ .	
TCZ-O2	Character and qualities of the Town Centre Zone
The Town Centre Zone: <ol style="list-style-type: none"> 1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and 2. is of a scale that is commensurate with the population that it serves; and 3. contains buildings of a moderate scale and density, with associated car parking and storage areas that do not detract from pedestrian-focused street environments; and 4. contains activities or buildings that are compatible with the use and amenity values of adjoining <u>R</u>esidential <u>Z</u>ones and <u>O</u>pen <u>S</u>pace and <u>R</u>ecreation <u>Z</u>ones; and 5. are <u>is</u> of a size and scale that <u>does</u> not undermine the purpose, function and amenity values of the City Centre Zone.² 	
TCZ-O3	Main street character and streetscape
The Geraldine and Temuka main street areas maintain their pedestrian-orientated nature and attractive streetscape, and in Temuka, contain built form that contributes to a high-quality streetscape that maintains the character associated with scheduled <u>historic</u> heritage items.	

Policies

TCZ-P1	Commercial activities and community facilities
Enable a range of commercial activities, community facilities and other activities that: <ol style="list-style-type: none"> 1. are consistent with the purpose, character and qualities of the Town Centre Zone; and 2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites in the <u>R</u>esidential <u>Z</u>ones or <u>O</u>pen <u>S</u>pace and <u>R</u>ecreation <u>Z</u>ones; and 3. due to limits on their scale, do not undermine the purpose, function and amenity values of the City Centre Zone. 	

¹ Woolworths [242.34]

² Kāinga Ora [229.140]

TCZ-P2 Residential activities

Enable new residential activities where they are located above ground floor level and maintain an appropriate level of on-site amenity for occupants.³

TCZ-P3 Scale and location of built form

1. Buildings to be a height that is consistent with the character and qualities of the Zone; and
2. Maintain the amenity values of the surrounding area and adjoining Residential Zones and Open Space and Recreation Zones by requiring:
 - a. buildings and structures to be of a height that ensures adjoining Residential Zones and Open Space and Recreation Zones sites:
 - i. have a reasonable standard of sunlight access;
 - ii. retain privacy; and
 - iii. are not unreasonably dominated by built form; and
 - b. buildings to be setback from the boundaries of sites within Residential Zones and Open Space and Recreation Zones, to:
 - i. minimise any dominance effects arising from the location and bulk of buildings; and
 - ii. minimise any adverse privacy effects on adjacent sites; and
 - c. the screening of storage areas from adjoining sites and roads; and
 - d. car parking facilities activities to be designed so that they are:
 - i. compatible with the character and qualities of the Zone and surrounding area; and
 - ii. consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED).

TCZ-P4 Streetscape character and amenity

Maintain streetscape character and pedestrian amenity in the principal shopping areas by requiring in:

1. Temuka and Geraldine, the provision of a verandah along main street frontages and ensuring that the design of any verandah maintains or enhances the character of the street taking into account operational and functional requirements⁴; and
2. Temuka, that demolition of existing buildings minimises the creation of gaps in the streetscape; and
3. Temuka, that the design of new buildings and changes to road-facing facades are compatible with the historic heritage character values of the area and contribute towards a high-quality streetscape by buildings:
 - a. buildings being built up to the street (except on Vine Street); and
 - b. minimising gaps in the streetscape (except on Vine Street); and
 - c. being of a height that encloses the street; and
 - d. having modulation along their frontages; and
 - e. providing active frontage; and
 - f. along Vine Street:
 - i. providing adequate room for vehicle access and manoeuvring from Vine Street to parking areas at the rear of buildings; and
 - ii. providing a pedestrian connection to King Street where practicable, or otherwise being located within adequate proximity of and legibly connecting to an existing pedestrian connection to King Street.

TCZ-P5 Other activities

Only allow other activities to establish and operate within the Town Centre Zone where:

1. they are consistent with the purpose, character and qualities of the Zone; and

³ Clause 10(2)(b) relating to Kāinga Ora [229.150, 229.151]

⁴ Z Energy [116.23]

2. it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and
3. the intensity and scale of the activity does not compromise activities that are enabled within the Zone.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the *District Plan*. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

TCZ-R1	Commercial activities⁵	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity is not a service station; and</p> <p>PER-2 Any retail activity shall not exceed 300m² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and</p> <p>PER-3 Any office does not exceed 200m² in gross floor area; and</p> <p>PER-4 TCZ-S4 is complied with.</p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status when compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
TCZ-R2	Community facilities (excluding emergency services facilities) and community corrections activities⁵	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

⁵ Dept. Corrections [239.29]

TCZ-R3	Visitor accommodation	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
TCZ-R4	Public toilets	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
TCZ-R5	Residential activities (not otherwise listed in this chapter)	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as of on 22 September 2022; and <p>PER-2 TCZ-S6, and TCZ-S7, TCZ-S8⁶ and TCZ-S9⁷ are is complied with.</p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard <p>Activity status where compliance not achieved with PER-1: Discretionary</p>

⁶ Clause 10(2)(b) relating to Kāinga Ora [229.150]

⁷ Clause 10(2)(b) relating to Kāinga Ora [229.151]

TCZ-R6	Buildings and structures including fences	
1. Town Centre Zone excluding outside Temuka	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
2. Town Centre Zone = Temuka	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with.</p> <p>Matters of discretion control⁸ are reserved restricted⁹ to:</p> <ol style="list-style-type: none"> 1. compatibility of the form, scale and architectural design of the building with the streetscape values identified in TCZ-P4 and any adjoining scheduled <u>historic</u> heritage item(s); and 2. building and site layout, including interface with public areas; and 3. the extent to which the development addresses the street frontage(s) (excluding Vine Street) and provides a pedestrian-focused environment; and 4. for Vine Street, the design and layout of car parking provided to the rear of buildings and the adequacy of access and manoeuvring to parking areas; and 5. for Vine Street, the practicality and adequacy of existing or proposed connections to King Street. 	<p>Activity status when compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the matters of control in TCZ-R6.2 and TCZ-R7. <p>Activity status when compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
TCZ-R7	Full or partial demolition of buildings in Temuka	
Town Centre	Activity status: Permitted¹⁰	Activity status when compliance not achieved: Not applicable

⁸ Clause 16(2)

⁹ Schedule 1, cl16(2)

¹⁰ NZHHA [184.2]

<u>Zone outside Temuka</u>		
<u>Town Centre Zone – Temuka</u>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The resource consent application is lodged concurrently with the application under TCZ-R6 for a new building.</p> <p>Matters of discretion control are reserved restricted¹¹ to:</p> <ol style="list-style-type: none"> 1. the duration between the demolition of the building and construction of a new building; and 2. measures to ensure the new building will be constructed; and 3. any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building. 	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the demolition will result in gaps in the streetscape that detract from its character; and 2. the matters of control in TCZ-R7.
TCZ-R7A8 Full or partial demolition of structures¹²		
<u>Town Centre Zone</u>	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
TCZ-R8109 Emergency Services Facilities		
<u>Town Centre Zone</u>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 <u>TCZ-S4 is complied with.</u></p> <p>Matters of control are reserved restricted¹³ to:</p> <ol style="list-style-type: none"> 1. <u>the location and design of car parking and loading areas and access; and</u> 2. <u>design and layout of on-site pedestrian connections; and</u> 3. <u>hours of operation; and</u> 4. <u>noise, disturbance and loss of privacy of neighbours; and</u> 5. <u>location, size and numbers of signs; and</u> 6. <u>traffic generation and impact on the transport network; and</u> 	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u>

¹¹ Schedule 1, cl16(2)

¹² NZHHA [184.2]

¹³ Schedule 1, cl16(2)

	<p>7. <u>landscaping; and</u> 8. <u>site layout; and</u> 9. <u>the scale of activity; and</u> 10. <u>scale, form and design of buildings; and</u> 11. <u>for Temuka, the matters of control listed in TCZ-R6.2</u></p> <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	
<p>TCZ-RX910</p>	<p>Educational Facilities¹⁴</p>	
<p>Town Centre Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which it is necessary to locate the activity within the Town Centre Zone; and the effects on, and consistency with, the purpose, character and qualities of the Town Centre Zone; and the extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this Zone; and traffic effects. <p>Note: TCZ-R6 applies to any associated buildings and structures must be constructed in accordance with TCZ-R6.</p>	<p>Activity status when compliance not achieved: Not applicable</p>
<p>TCZ-R911</p>	<p>Car parking facilitiesy</p>	
<p>Town Centre Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which the scale, location and design of the car parking <u>facility</u> activity area is visually integrated with the surrounding area; and whether the car park <u>facility</u> activity is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and the extent to which the car parking <u>facility</u> activity includes landscaping or 	<p>Activity status when compliance not achieved: Not applicable</p>

¹⁴ MOE [106.42]

	other features designed to provide amenity and visual relief; and 4. traffic safety.	
TCZ-R4012	Any activities not otherwise listed in this chapter	
Town Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

TCZ-S1	Height of buildings and structures	
Town Centre Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed: <ol style="list-style-type: none"> Maximum height of 120m measured from existing ground level;¹⁵ or For church towers or spires, or towers or poles for emergency services facilities,¹⁶ a maximum height of 30m measured from existing ground level. 	Matters of discretion restricted to: <ol style="list-style-type: none"> dominance over the surrounding environment; and overlooking and loss of privacy of adjoining sites in the Residential Zones; and solar access to living rooms and outdoor living space of adjoining sites in the Residential Zones; and any functional needs of the activity; and the design and location of the building or structure; and landscaping.
TCZ-S2	Height in relation to boundary	
Town Centre Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a <u>the General Residential Zone, or 3.5m above ground level at the boundaries of the site when the site boundary adjoins the a Medium Density Residential Zone.</u> ¹⁷ The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion restricted to: <ol style="list-style-type: none"> any impact on privacy and the ability of adjoining sites in the Residential Zones to use outdoor living space; and any impact on solar access to living rooms of adjoining sites in the Residential Zones; and any adverse effects resulting from the bulk and dominance of built form; and any benefits, such as the use of architectural features or steps in the building facade.
TCZ-S3	Setbacks	
Town Centre Zone	1. Any building must be setback a minimum of 3m from the any internal boundary of any a site-zoned residential	Matters of discretion where compliance not achieved with TCZ-S3.1²⁰ restricted to:

¹⁵ Kāinga Ora [229.145]

¹⁶ FENZ [131.95]

¹⁷ Kāinga Ora [229.146]

²⁰ Clause 10(2)(b)

	<p>zone or open space and recreation zone.¹⁸</p> <p>2. New buildings must be setback from the boundary of designation KRH-1:</p> <p>a. Aa minimum of 2m where the building is a single storey; or</p> <p>b. Aa minimum of 5m where the building is more than two storeys.¹⁹</p>	<ol style="list-style-type: none"> 1. dominance, shading and loss of privacy in relation to adjoining sites in the Residential Zones; and 2. landscaping; and 3. effects on amenity and character. <p>Matters of discretion where compliance not achieved with TCZ-S3.2 are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and 2. the safe and efficient operation of the rail network.¹⁹
<p>Town Centre Zone, on sites fronting Vine Street (in Temuka)</p>	<p>2-3.²¹ Any building must be setback a minimum of 5m from the boundary of Vine Street.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. building dominance along the Vine Street road frontage; and 2. the potential for the positioning of buildings along Vine Street to detract from the focus on King Street as the main pedestrian-focused area.
<p>TCZ-S4 Goods storage</p>		
<p>Town Centre Zone</p>	<p>Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u>.²²</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping.
<p>TCZ-S5 Verandahs</p>		
<p>Town Centre Zone, on sites fronting Talbot Street (in Geraldine) or King Street (in Temuka)</p>	<p>Where any building is erected, reconstructed or altered in any way that physically alters the structure of the facade of the building that fronts the road, a verandah must be provided along the full frontage of the building which complies with the following:</p> <ol style="list-style-type: none"> 1. the height of the external edges of any verandah must be a minimum of 2.7m and a maximum of 3m above the footpath; <u>and</u> 2. the verandah must extend from the supporting building to a distance of: 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. pedestrian amenity, including shelter; <u>and</u> 2. maintenance of character of the building and street; <u>and</u> 3. whether the provision of a complying verandah would detract from heritage values; <u>and</u> 4. <u>any functional or operational requirements of the activity</u>.²³

¹⁸ Clause 10(2)(b) relating to Te Pūkenga [215.11]

¹⁹ Panel Decision Report Part 3, Section 3.2

²¹ Clause 10(2)(b)

²² Clause 10(2)(b) relating to Z Energy [116.19]

²³ Z Energy [116.23]

	<ul style="list-style-type: none"> a. 600mm from the vertical line of the face of the kerb, where there is a kerb line; or b. 3m where the verandah is over a public space and there is no kerb line; <u>and</u> <p>3. If if a fascia is provided, it must have a maximum vertical dimension of 450mm; <u>and</u></p> <p>4. The the verandah must directly adjoin any adjacent verandah so there is no horizontal gap between verandahs.</p> <p>This standard does not apply if the building is set back from the road boundary a distance equal to or greater than the width of a verandah that could comply with 2. (a) above.</p>	
TCZ-S6	Outdoor Living Space	
Town Centre Zone	<p>Each residential unit must have an exclusive outdoor living space:</p> <ul style="list-style-type: none"> 1. that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 2. which is located on the north, west or east side of the residential unit; and 3. which is readily accessible from the common living space of the residential unit. 	<p>Matters of discretion restricted to:</p> <ul style="list-style-type: none"> 1. provision of useable outdoor space; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity to meet resident’s needs.
TCZ-S7	Service and storage spaces	
Town Centre Zone	<p>Each residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>²⁴ for multiple <u>residential</u> units.</p>	<p>Matters of discretion restricted to:</p> <ul style="list-style-type: none"> 1. provision of useable service and storage space; and 2. accessibility and convenience for residents.
TCZ-SX8	Outlook Space for Residential Units ²⁵	

²⁴ Kāinga Ora [229.149]

²⁵ Kāinga Ora [229.150]

<p><u>Town Centre Zone</u></p>	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this Standard difficult.</u>
<p><u>TCZ-S9</u> <u>Minimum Residential Unit Sizes</u> ²⁶</p>		
<p><u>Town Centre Zone</u></p>	<p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings; and</u> 2. <u>whether an appropriate level of privacy and amenity is provided for occupants of the residential unit.</u>

²⁶ Kāinga Ora [229.151]