

NEIGHBOURHOOD CENTRE ZONE

Introduction

The Neighbourhood Centre Zone is applied to small groups of shops within residential areas of Timaru. Within the Zone, small-scale commercial activities that primarily serve the convenience needs of the surrounding residential neighbourhood are provided for.

Objectives

NCZ-O1	The purpose of the Neighbourhood Centre Zone
	The Neighbourhood Centre Zone provides for small-scale commercial activities that serve the day-to-day convenience needs of the surrounding residential neighbourhood <u>and passers-by</u> ¹ , and do not undermine the purpose, function and amenity values of the City Centre Zone and Local Centre Zones.
NCZ-O2	Character and qualities of the Neighbourhood Centre Zone
	<p>The character and qualities of the Neighbourhood <u>C</u>entre <u>Z</u>one comprise:</p> <ol style="list-style-type: none"> 1. activities that are compatible and complimentary to the use and amenity values of the surrounding <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 2. compact buildings that are visually prominent along road frontages but do not detract from the character and amenity <u>values</u> of the surrounding <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 3. locations that are easily accessible by walking and cycling from the surrounding neighbourhood; and 4. well-designed parking areas that are easily accessible from, <u>and safely connected to</u>, the road network, <u>and integrate with the design of the site.</u>²

Policies

NCZ-P1	Commercial activities
	<p>Enable a range of small-scale commercial activities that:</p> <ol style="list-style-type: none"> 1. serve the needs of the surrounding neighbourhood; and 2. are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and 3. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites and the surrounding residential environment; and 4. are of a scale that does not detract from the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.
NCZ-P2	Residential activities
	Enable new residential activities where they are located above ground floor level and <u>with provide an appropriate level of on-site amenity for occupants</u> area of outdoor living space. ³
NCZ-P3	Scale and location of built form
	<p>Maintain the amenity values of the surrounding residential area and adjoining sites by requiring:</p> <ol style="list-style-type: none"> 1. buildings and structures to be of a height that ensures adjoining sites in the <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: <ol style="list-style-type: none"> a. have a reasonable standard of sunlight access; and

¹ Woolworths [242.23]

² Waka Kotahi [143.157]

³ Kāinga Ora [229.114]

- b. maintain privacy; and
- c. are not unreasonably dominated by built form; and
- 2. buildings to be setback from the boundaries of Residential Zones and Open Space and Recreation Zones, to minimise the effects of the bulk of buildings within the zone on those adjoining sites; and
- 3. buildings to be of a length that does not dominate or present a blank façade to an adjoining site; and
- 4. screening of storage areas from adjoining sites and roads; and
- 5. buildings, parking and landscaping at the Mulcahy Park Neighbourhood Centre to be of a form, scale and design that integrates with and is complimentary to the Park and surrounding streets.

NCZ-P4 Other activities

Only allow other activities to establish within the Neighbourhood Centre Zone where they are:

- 1. consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
- 2. compatible with use and amenity values of adjoining sites and the surrounding residential area; and
- 3. of a scale and nature that would not undermine the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.

NCZ-P5 Industrial activities

Avoid the establishment of industrial activities unless:

- 1. the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
- 2. any adverse effects of the activity are comparable with those that would arise from a permitted activity.

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.

NCZ-R1	Commercial activities	
Neighbourhood Centre Zone	Activity status: Permitted	Activity status when compliance not achieved with PER-3: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 Any commercial activity does not exceed 300m² in gross floor area; and</p> <p>PER-2 The commercial activity is not a licensed premise, an office or a service station; and</p> <p>PER-3 NCZ-S5 is complied with.</p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance not achieved with PER-1 or PER-2: Discretionary</p>

	Note: Any associated building and structure must be constructed in accordance with NCZ-R3.	
NCZ-R2	Residential activities	
Neighbourhood Centre Zone	<p>Activity status: Permitted</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 <u>at 22 September 2022</u>, and <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3.</p>	<p>Activity status where compliance not achieved: Discretionary</p>
NCZ-R3	Buildings and structures	
Neighbourhood Centre Zone	<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 Where the building is to accommodate a non-residential activity, NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4 and NCZ-S5 are complied with; and</p> <p>PER-3 Where the building is a residential unit, NCZ-S1, NCZ-S2, NCZ-S4 and NCZ-S6, NCZ-S7⁴ and NCZ-S8⁵ are complied with; and</p> <p>PER-4 The building is not located on Mulcahy Park (Lot 15 DP451401 or its successor).</p>	<p>Activity status where compliance not achieved with PER-2 or PER-3: 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-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the the extent to which the form, scale and design of buildings, parking and landscaping integrates with and is complimentary to <u>Mulcahy Park</u> the adjoining park and <u>the</u> surrounding neighbourhood. <p>Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
<u>NCZ-R3A4</u>	<u>Full or partial demolition of buildings or structures</u> ⁶	

⁴ Clause 10(2)(b) relating to Kāinga Ora [229.122]

⁵ Clause 10(2)(b) relating to Kāinga Ora [229.123]

⁶ NZHA [184.2]

<u>Neighbourhood Centre Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
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NCZ-R45	Industrial activities including buildings and structures	
Neighbourhood Centre Zone	Activity status: Discretionary Where: DIS-1 The industrial activity is limited to the repair and servicing of personal, household or garden equipment, appliances or cycles.	Activity status when compliance not achieved: Non-complying
NCZ-R56	Any activities not otherwise listed in this chapter	
Neighbourhood Centre Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable

Standards

NCZ-S1	Height of buildings and structures	
Neighbourhood Centre Zone	Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level. <i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy for sites in the Residential Zones and Open Space and Recreation Zones; and 3. solar access to living rooms and outdoor living space for sites in the Residential Zones and Open Space and Recreation Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
NCZ-S2	Height in relation to boundary	
Neighbourhood Centre Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at boundaries of the site that adjoins a R esidential Z ones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space for sites in the Residential Zones; and 2. any impact on solar access to living rooms and outdoor living space for sites in the Residential Zones; and 3. any adverse effects resulting from the bulk and dominance of built form; and

		4. any mitigation, such as the use of architectural features or steps in the building façade.
NCZ-S3 Setbacks of buildings		
Neighbourhood Centre Zone	Any non-residential building must be setback a minimum of 3m from the boundary of any R esidential Z zone and O pen S pace and R ecreation Z zone, or any site which contains a residential activity.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining site in the Residential Zzones or Open Space and Recreation Zzones; and 2. landscaping; and 3. mitigation measures.
NCZ-S4 Building length		
Neighbourhood Centre Zone	Any building located within 6m of a boundary with an adjoining site must not exceed an overall length of 30m measured parallel to any site boundary, excluding a 600mm projection of eaves at either end.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining site; and 2. landscaping; and 3. mitigation measures.
NCZ-S5 Outdoor storage		
Neighbourhood Centre Zone	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> . ⁷	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.
NCZ-S6 Outdoor living space for residential units in a new building		
Neighbourhood Centre Zone	Each residential unit <u>in a new building</u> must have an exclusive outdoor living space: <ol 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. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. provision of useable outdoor living space; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity, to meet resident's needs.

⁷ Clause 10(2)(b) relating to Z Energy [116.19]

<u>NCZ-SX7</u>	<u>Outlook Sspace for Residential Units⁸</u>	
<u>Neighbourhood Centre Zone</u>	<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> 	<u>Matters of discretion are restricted to:</u> <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 Sstandard difficult.</u>
<u>NCZ-SY8</u>	<u>Minimum Residential Unit Sizes⁹</u>	
<u>Neighbourhood Centre Zone</u>	<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> 	<u>Matters of discretion are restricted to:</u> <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>

⁸ Kāinga Ora [229.122]⁹ Kāinga Ora [229.123]