

Chapter: TCZ – Town Centre Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
19.3	TCZ – Town centre zone	General	General	<p><i>This feedback relates to our client’s property at [REDACTED] which is occupied by [REDACTED]. The site is currently zoned Residential 1. It is proposed to rezone the land Town Centre Zone (TCZ).</i></p> <p><i>Our client is fully supportive of the proposed rezoning as it reflects the actual use and activities being undertaken on the land.</i></p> <p><i>In the introduction to the zone, it is stated,</i></p> <p><i>‘These centres are a focal point for these townships, and comprise a diverse range of commercial and community activities that support residents and wider rural catchments. The zone also makes provision for visitor and tourist activities and facilities.’ (emphasis added)</i></p> <p><i>The reference to visitor and tourist activities and facilities is welcomed and acknowledges that these activities exist and should be facilitated within the TCZ. However, there is no further reference to tourist activities in the objectives and policies. It is requested that the objectives and policies are amended, as per the feedback points to support the permitted activity status of visitor accommodation and activities in this zone.</i></p>	
19.1	TCZ – Town centre zone	Objectives	TCZ-O1 The purpose of the Town centre zone	<p><i>We request the amendment of the objectives as follows:</i></p> <p><i>The Town Centre zone is a focal point for the local community, and provides for a diverse range of commercial activities, community facilities, recreation activities, tourist activities and residential activities that support the residents of the township and surrounding rural areas.</i></p>	
19.2	TCZ – Town centre zone	Policies	TCZ-P1 Commercial activities and communi	<p><i>Amend Policy TCZ-P1 as follows:</i></p> <p><i>Enable a range of commercial activities, community facilities, tourist facilities and activities and other activities that:...</i></p>	

			ty facilities		
71.11	TCZ – Town centre zone	Policies	TCZ-P4 Streetscape character and amenity	<p><i>This submission point relates to [REDACTED] and to [REDACTED] - Cnr [REDACTED] [REDACTED] both of which are zoned Town Centre Zone.</i></p> <p><i>The TCZ 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 and community activities that support residents and wider rural catchments. The zoning is considered appropriate in a wider sense but there is an inherent tension between service stations and zonings that are pedestrian and streetscape orientated. Service stations are by nature vehicle orientated and whilst these developments can be attractive, they have functional requirements which mean that they do not conform to traditional “streetscape” standards (eg: provision of verandahs and building to the front boundary).</i></p> <p><i>[REDACTED] generally supports the objectives and policies in Chapter TCZ, including Objective TCZ-O1 which provides for a diverse range of commercial activities that support the township and surrounding rural areas. [REDACTED] does not support, however, the focus in the policies on maintaining “streetscape character and pedestrian amenity”, notably by requiring verandahs to be provided along street frontages. As an example, such a requirement in Policy TCZ-P4 only provides for an exception where their provision or design would detract from heritage values of scheduled heritage items, historic heritage areas or historic character areas. This fails to recognise that there are some areas where development in the TCZ does not currently meet these “streetscape” type criteria and where, for existing activities at least, such provision would be unreasonable.</i></p> <p><i>Amend TzC-P4 to recognise that there are other circumstances (in addition to heritage) where it is unreasonable for existing activities to be required to maintain mainstreet character and pedestrian amenity through the provision of verandahs. An amendment along the following lines is suggested (additions underlined):</i></p> <p><i>Maintain streetscape character and pedestrian amenity in the principal shopping areas in Temuka and Geraldine by requiring verandahs to be provided along street frontages, except where their provision or design would detract from heritage values of scheduled heritage items, historic heritage areas or historic character areas or there are functional reasons why it is unreasonable for existing activities to provide these.</i></p>	
96.59	TCZ – Town	Policies	TCZ-P5 Other activities	<i>Oppose</i>	

	centre zone		Only allow other a	<p>█████ supports the policy allowing other activities to establish within the local center zone, provided they are of a scale and nature that would not undermine the values of the zone. █████ are concerned however that without emergency service facilities being explicitly stated, these may be deemed inconsistent with the purpose of this zone. Proposed wording changes reflect the requirement for █████ to be located where there is a functional or operational need.</p> <p>Amend as follows:</p> <p>Only allow for other activities to establish within the Town Centre Zone where they are:</p> <ol style="list-style-type: none"> 1. consistent with the purpose, character and qualities of the Local centre zone; and 2. of a scale and nature that would not undermine the purpose, function and amenity values of the City centre zone and; <p>where there is a functional or operational need for an emergency services facility to be located within the zone.</p>	
96.60	TCZ – Town centre zone	Rules	TCZ-R8 Any activity not otherwise listed in TCZ	<p>█████ has an operational and functional requirement to be located in various zones.</p> <p>Insert new provision as follows:</p> <p>TCZ-RXX – Emergency Services Facilities</p> <p>Town Centers Zone – Activity Status: Controlled</p> <p>Matters of Control are restricted to:</p> <p>The relevant matters of discretion of any infringed standard.</p>	
71.12	TCZ – Town	Rules	TCZ-R1 Commerc	<p>This submission point relates to █████ and to █████ - Cnr █████ █████ both of which are zoned Town Centre Zone.</p>	

	centre zone		ial activity	<p><i>Rule TCZ-R1 provides for commercial activities as permitted activities but specifically excludes service stations (by activity specific Performance Standard PER-1). The activity status for activities not complying with PER-1 (ie: for activities that are service stations) is specifically stated to be discretionary. ██████ supports the discretionary activity status for service stations, being an activity that does not meet PER-1 of TCZ-R1.</i></p> <p><i>Retain the provision for service stations as a discretionary activity with no activity specific standards under Rule TCZ-R1.</i></p>	
71.13	TCZ – Town centre zone	Rules	TCZ-R6 Buildings and structures including fences	<p><i>This submission point relates to ██████ ██████ and to ██████ - Cnr ██████ ██████ both of which are zoned Town Centre Zone.</i></p> <p><i>Compliance with the general performance standards would be required if an activity involves buildings and structures (Rule TCZ-R6). Non-compliance with those performance standards triggers restricted discretionary consent, and that is supported.</i></p> <p><i>Retain the provision for buildings and structures in Rule TCZ-R6.</i></p>	
71.14	TCZ – Town centre zone	Standards	TCZ-S5 Verandahs	<p><i>This submission point relates to ██████ ██████</i></p> <p><i>There is an inherent tension between service stations and zonings that are pedestrian and streetscape orientated. Service stations are by nature vehicle orientated and whilst these developments can be attractive, they have functional requirements which mean that they do not conform to traditional “streetscape” standards (eg: provision of verandahs and building to the front boundary).</i></p> <p><i>The extent of the requirement for verandahs (Rule TCZ-S5) is questioned. It is not considered appropriate to require a verandah having regard to the existing environment on ██████ which is considered separate from / distinct to the “main street” environment further to the north. It may be that the intent of TCZ-S5 is to not require verandahs on buildings that are set back from the road, but that’s not clear because the requirement to put verandahs on buildings “fronting the road” doesn’t recognise that buildings can face the road but be set back quite a long way from the sit frontage. Either clarification is required, or general performance standard TCZ-S5 should be amended to relate to ██████</i></p> <p><i>Amend general performance standard TCZ-S5 to either only relate to that part of ██████ that is ██████ OR clarify in the performance standard that it does not apply to buildings that are</i></p>	

			<p><i>set back from the road boundary for a distance equal to or more than the width of a verandah that could comply with 2.(a) by amending the exemption as follows (additions underlined):</i></p> <p><i>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.</i></p>	
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