

NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	<p>Neighbourhood Centre Zone activities</p> <p>Neighbourhood Centres:</p> <ol style="list-style-type: none"> 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not adversely affect the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	<p>Design and integration</p> <p>Within Neighbourhood Centres:</p> <ol style="list-style-type: none"> 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not adversely affect the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m² total floor space and up to five shops with a maximum retail tenancy of 350m² GFA; 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones.

Activity Rules

NCZ-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>
NCZ-R2 Public amenities	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
NCZ-R3 Emergency service facility	

Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity	
<i>This rule does not apply to large format retail provided for under NCZ-R19.</i>	
Activity status: PER Where: 1. the maximum activity size shall be 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
NCZ-R5 Commercial services	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R6 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R7 Gymnasium	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
NCZ-R8 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R9 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R10 Recreation activities	
Activity status: PER Where:	Activity status when compliance not achieved: NC

1. the activity is not a motorised recreation activity.	
NCZ-R11 Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R12 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R13 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R14 Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R15 Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R16 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R17 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R18 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R19 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be <u>11.8</u> m above ground level.	Activity status when compliance not achieved: DIS
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and	

<p>1. Where an internal boundary adjoins Residential Zones,⁴ Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</p> <p>2. Where an internal boundary adjoins a Residential Zone, the height in relation to boundary for the adjoining</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being pub</p>
--	---

¹ V1

<p>Residential Zone shall apply.²</p>		
<p>NCZ-BFS3 Internal boundary building setback</p>		
<p>1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	
<p>NCZ-BFS4 Internal boundary landscaping</p>		
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	
<p>NCZ-BFS5 Road boundary landscaping</p>		
<p>1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	
<p>NCZ-BFS6 Road boundary setback, glazing and verandah</p>		
<p>1. All buildings shall: a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street;</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah Notification</p>	

² V1

<ul style="list-style-type: none"> d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS7 Rail boundary setback</p>	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
<p>NCZ-BFS8 Outdoor storage areas</p>	
<p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones, Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NCZ-BFS9 Residential units</p>	
<ul style="list-style-type: none"> 1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: <ul style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedrooms 60m²; d. three or more bedrooms 90m². 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<ul style="list-style-type: none"> a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	
<p>NCZ-BFS10 Waste management requirement for all commercial activities</p>	
<ul style="list-style-type: none"> 1. All commercial activities shall provide: <ul style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS11 Building coverage</p>	
<ul style="list-style-type: none"> 1. The maximum building coverage shall be 55%. 	<p>Activity status when compliance not achieved with: RDIS Matters of discretion are restricted to: CMUZ-MD16 - Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>