

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 <u>provide for development that results in significant adverse effects on adversely affect</u>¹ 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 <u>result in significant adverse effects on adversely affect</u>² 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 <u>and up to five shops with a maximum retail tenancy of 350m²-GFA;</u>³ 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 <u>neighbouring</u>⁴ more sensitive zones; and 5. <u>enable above ground floor residential activity.</u>⁵

Activity Rules

How to interpret and apply the rules

¹ Woolworths [282.11]. Commercial and Mixed Use Zones s42A report.

² Woolworths [282.12]. Commercial and Mixed Use Zones s42A report.

³ Woolworths [282.146] and [282.12] and Kāinga Ora [325.284]. Commercial and Mixed Use Zones s42A report.

⁴ Kāinga Ora [325.284]. Commercial and Mixed Use Zones s42A report.

⁵ Kāinga Ora [325.284]. Commercial and Mixed Use Zones s42A report.

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
NCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity, <u>including supermarkets</u> ⁷	
<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; <u>or</u> 2. <u>for supermarkets, the maximum activity size shall be less than 450m² GFA.</u> ⁸	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	

⁶ Woolworths [282.132]. Commercial and Mixed Use Zones s42A report.

⁷ Woolworths [282.146]. Commercial and Mixed Use Zones s42A report.

⁸ Woolworths [282.146] and [282.72]. Commercial and Mixed Use Zones s42A report.

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: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
NCZ-R11 Education activities⁹	
<u>Activity status: PER</u> <u>Where:</u> 1. <u>the floor area of the activity shall be a maximum of 200m² GFA.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD12 - Commercial activity distribution</u>
NCZ-R124 Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R132 Entertainment activity	

⁹ MoE [277.52] for all of NCZ-R11. Commercial and Mixed Use Zones s42A report.

Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R143 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R154 Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R165 Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R176 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-R187 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R198 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R2019 Large format retail <i>This rule does not apply to supermarkets, which are covered under NCZ-R4.</i> ¹⁰	
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 812 m above ground level.	Activity status when compliance not achieved: DIS RDIS Matters of discretion are restricted to: CMUZ-MD19 - Height ¹¹
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

¹⁰ Woolworths [282.146]. Commercial and Mixed Use Zones s42A report.

¹¹ Kāinga Ora [325.288] for all NCZ-BFS1 changes. Commercial and Mixed Use Zones s42A report.

<p>1. Where an internal boundary adjoins Residential Zones, 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>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 publicly notified, but may be limited notified.</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:</p>	<p>Activity status when compliance not achieved: RDIS</p>

<ul style="list-style-type: none"> 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; 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 (5) may be reduced where necessary to comply with this rule. 	<p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification 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</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>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 parking¹² 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</p> <p>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 notified, but may be limited notified.</p>
<p>NCZ-BFS9 Residential units</p>	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ul style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedrooms 60m²; d. three or more bedrooms 90m² 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification An application for a restricted discretionary activity</p>

¹² Bellgrove Rangiora Ltd [408.65]. Commercial and Mixed Use Zones s42A report.

<p>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.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</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>under this rule is precluded from being publicly or limited notified.</p>
<p>NCZ-BFS10 Waste management requirement for all commercial activities</p>	
<p>1. All commercial activities shall provide:</p> <ul style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of at least¹³ 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>	
<p>1. The maximum building coverage shall be 55%.</p>	<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>

¹³ Foodstuffs [267.10]. Commercial and Mixed Use Zones s42A report.