

TCZ - Town Centre Zone

Introduction

The purpose of the Town Centre Zone is to provide for the District's principal employment and commercially focused areas. They are the primary focal points for community and other activities at the highest density of development. Town Centre Zones are located in Rangiora, Kaiapoi, Oxford and Woodend.

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres **as identified in the RPS¹**. For the life of this District Plan the **emerging North Woodend Town Centre, which is an emerging Key Activity Centre, located at North Woodend²** will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

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	
TCZ-O1	<p>Town Centre Zone activities and function</p> <p>Town Centres:</p> <ol style="list-style-type: none"> 1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities; 2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities; 3. provide the greatest scale of built form of all zones; and 4. are accessible by a range of modes of transport including public transport.
Policies	
TCZ-P1	<p>Town Centre Zone hierarchy</p> <p>Recognise that:</p> <ol style="list-style-type: none"> 1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure; 2. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment³.
TCZ-P2	<p>Town Centre Zone activities and form</p> <p>Within Town Centres:</p> <ol style="list-style-type: none"> 1. enable the widest range of retail, commercial, community, recreation and service activities, with the greatest concentration and scale of built form; 2. encourage medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities;

¹ Ravenswood Developments Limited [347.1]. Commercial and Industrial rezonings s42A report.

² Ravenswood Developments Limited [347.1]. Commercial and Industrial rezonings s42A report.

³ Ravenswood Developments Limited [347.77]. Commercial and Industrial rezonings Reply Report.

	<ol style="list-style-type: none"> 3. provide for other activities only where these do not adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities; 4. have well designed large buildings and active frontages to principal shopping streets; 5. provide for pedestrian priority within the retail core while ensuring accessibility by a range of modes of transport; 6. support patronage of public transport by encouraging a well located and connected transport interchange; 7. encourage the provision of shared parking and loading to the side or rear of primary building facades in order to avoid visually or physically dominating the streetscape; 8. manage the effects of buildings and activities at the interface with more sensitive zones; and 9. avoid activities that are incompatible with the zone.
TCZ-P3	<p>Rangiora Central ODP Ensure development covered by the TCZ-APP1:</p> <ol style="list-style-type: none"> 1. contributes positively to the amenity values of the area, and to the quality and enjoyment of the environment, for those living, working or visiting the area; and 2. creates active frontages at ground floor level and visual interest in building design.

Activity Rules

How to interpret and apply the rules

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.⁴

TCZ-R1 Construction or alteration of or addition to any building or other structure

*This rule does not apply to development in the North Woodend Town Centre Zone where resource consent is required under rule DEVNWD-R4 and DEV-NWD-MD2.*⁵

⁴ Woolworths [282.132]. Commercial and Mixed Use Zones s42A report.

⁵ Ravenswood Developments Limited [347.79]. Commercial and Industrial rezonings s42A report.

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); b. any building or addition is less than 450m² GFA; and c. any new building or addition does not have frontage to a Principal Shopping Street. <p><i>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.⁶</i></p>	<p>Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
TCZ-R2 Retail activity	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R3 Commercial services	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R4 Office	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R5 Public amenities	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R6 Emergency service facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the emergency service facility is not located on Principal Shopping Street frontage. 	<p>Activity status when compliance not achieved: DIS</p>
TCZ-R7 Gymnasium	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the gymnasium shall not be located on the ground floor of a Principal Shopping Street. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design</p>
TCZ-R8 Community facility	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R9 Cultural facility	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
TCZ-R10 Entertainment activity	

⁶ Woolworths [282.118]. Commercial and Mixed Use Zones s42A report.

Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R11 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R12 Childcare facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R13 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R14 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R15 Visitor accommodation	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any visitor accommodation residential activity⁷ shall be above ground floor on Principal Shopping Street frontages; or any visitor accommodation residential activity⁸ shall be located to the rear of commercial activities on Principal Shopping Street. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p>
TCZ-R16 Residential unit	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p>
TCZ-R17 Residential activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p>
TCZ-R18 Drive through restaurants	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the drive through restaurant shall not be 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and</p>

⁷ RMA Schedule 1 clause 16. Commercial and Mixed Use Zones Reply Report.

⁸ RMA Schedule 1 clause 16. Commercial and Mixed Use Zones Reply Report.

located within 30m of any Residential Zones.	service stations
TCZ-R19 Service station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
TCZ-R20 Public transport facility	
Activity status: PER Where: 1. the public transport facility shall be located within 400m of a Principal Shopping Street.	Activity status when compliance not achieved: DIS
TCZ-R21 Parking lots and parking buildings	
Activity status: PER Where: 1. the parking lot or parking building shall not have any frontage on a Principal Shopping Street.	Activity status when compliance not achieved: DIS
TCZ-R22 Development in Rangiora Central	
Activity Standard: PER Where: 1. activities within Sub-Areas A to D of the TCZ-APP1, shall be limited to: <ol style="list-style-type: none"> a. Sub-Area A: <ol style="list-style-type: none"> i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. public open space. b. Sub-Area B: <ol style="list-style-type: none"> i. retail activities at the ground floor; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles. c. Sub-Area C: <ol style="list-style-type: none"> i. retail activities at the ground floor; ii. a range of activities on upper floors potentially including public car parking and residential; and iii. loading and manoeuvring for service vehicles. d. Sub-Area D: <ol style="list-style-type: none"> i. retail activities, including food and beverage at identified building corner ground floor locations; 	Activity Status when compliance not achieved: DIS

<p>ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles.</p> <p>2. development in all other respects shall be in accordance with TCZ-APP1 - Rangiora Central ODP.</p>	
<p>Advisory Note</p> <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the TCZ-APP1 - Rangiora Central ODP, the ODP substitutes the provision. 	
<p>TCZ-R23 Recreation activities</p>	
<p>Activity status: PER Where: 1. the activity is not a motorised recreation activity.</p>	<p>Activity status when compliance not achieved: NC</p>
<p><u>TCZ-R24 Community Corrections activities⁹</u></p>	
<p><u>Activity status: PER</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
<p>TCZ-R254 Trade supplier <i><u>This rule does not apply in the North Woodend Town Centre Zone, which is covered by rule DEV-NWD-R3.¹⁰</u></i></p>	
<p>Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R265 Yard-based activity</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R276 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.</p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R287 Industrial activity</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>TCZ-R298 Heavy industry</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>

⁹ Commercial and Mixed Use Zones Reply Report – Clause 16

¹⁰ Ravenswood Developments Limited [347.79] and [347.85]. Commercial and Industrial rezonings s42A report.

Built Form Standards

TCZ-BFS1 Height	
<ol style="list-style-type: none"> 1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: <ol style="list-style-type: none"> a. for Rangiora and Kaiapoi: <ol style="list-style-type: none"> i. 4215m above ground level, except as specified under (ii) below; ii. 4821m above ground level in the Residential Height Bonus Area Precinct where: <ol style="list-style-type: none"> a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and b. the maximum road wall height of any building shall be 4218m; b. for all other areas, 12m above ground level. 3. All heights shall be calculated as per the height calculation. 	<p>Activity status when compliance not achieved: <u>DISRDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height</u>¹¹</p>
TCZ-BFS2 Height in relation to boundary when adjoining a street	
<ol style="list-style-type: none"> 4. In areas subject to a maximum permitted height limit of 18m, buildings shall not project beyond a 45° recession plane measured from the maximum road wall height and angling into the site in accordance with the diagrams in Appendix APP3¹², except that this rule shall not apply to access ways or service lanes. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p>
TCZ-BFS3 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
<ol style="list-style-type: none"> 1. Where an internal boundary adjoins any 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 measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</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>

¹¹ Kāinga Ora [325.331] for all the changes to TCZ-BFS1. Commercial and Mixed Use Zones s42A report.

¹² RMA Schedule 1 clause 16. Commercial and Mixed Use Zones s42A report.

APP3.	
TCZ-BFS4 Internal boundary setback	
<p>1. The minimum building setback from internal boundaries of sites 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 setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS5 Internal boundary landscaping	
<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 wide.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, 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>
TCZ-BFS6 Road boundary landscaping	
<p>1. Where a site is not built to road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, 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>
TCZ-BFS7 Road boundary setback, glazing and verandahs	
<p>1. All buildings shall:</p> <ol style="list-style-type: none"> a. in Rangiora, Kaiapoi and Woodend, be built to the road boundary, except where a site has frontage to both a Principal Shopping Street and another road, in which case buildings need only to be built to the Principal Shopping Street frontage; b. in Oxford, be built within 4m of the road boundary; c. provide pedestrian access directly from the following where applicable; <ol style="list-style-type: none"> i. the road boundary; ii. public open space; 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<ul style="list-style-type: none"> iii. the Kaiapoi River. d. have visually transparent glazing for elevations facing the road as follows: <ul style="list-style-type: none"> i. a minimum of 60% of the ground floor; and ii. a minimum of 20% of any upper floor; e. on boundaries fronting a Principal Shopping Street (excluding a vehicle or pedestrian/cycle¹³ accessway), have a verandah that extends along the full length of the building elevation facing the road; f. verandahs are to extend a minimum of 3m from the building façade; g. 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 (6) may be reduced where necessary to comply with this rule; h. buildings shall be built across 100% of the width of any site frontage with a Principal Shopping Street (excluding a vehicle accessway). 	
<p>TCZ-BFS8 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>TCZ-BFS9 Outdoor storage areas</p>	
<p>1. Any outdoor storage or parking¹⁴ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use 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>TCZ-BFS10 Residential units</p>	

¹³ RDL [347.83]. Commercial and Mixed Use Zones s42A report.

¹⁴ Foodstuffs [67.9] and Z Energy [86.11]. Commercial and Mixed Use Zones s42A report.

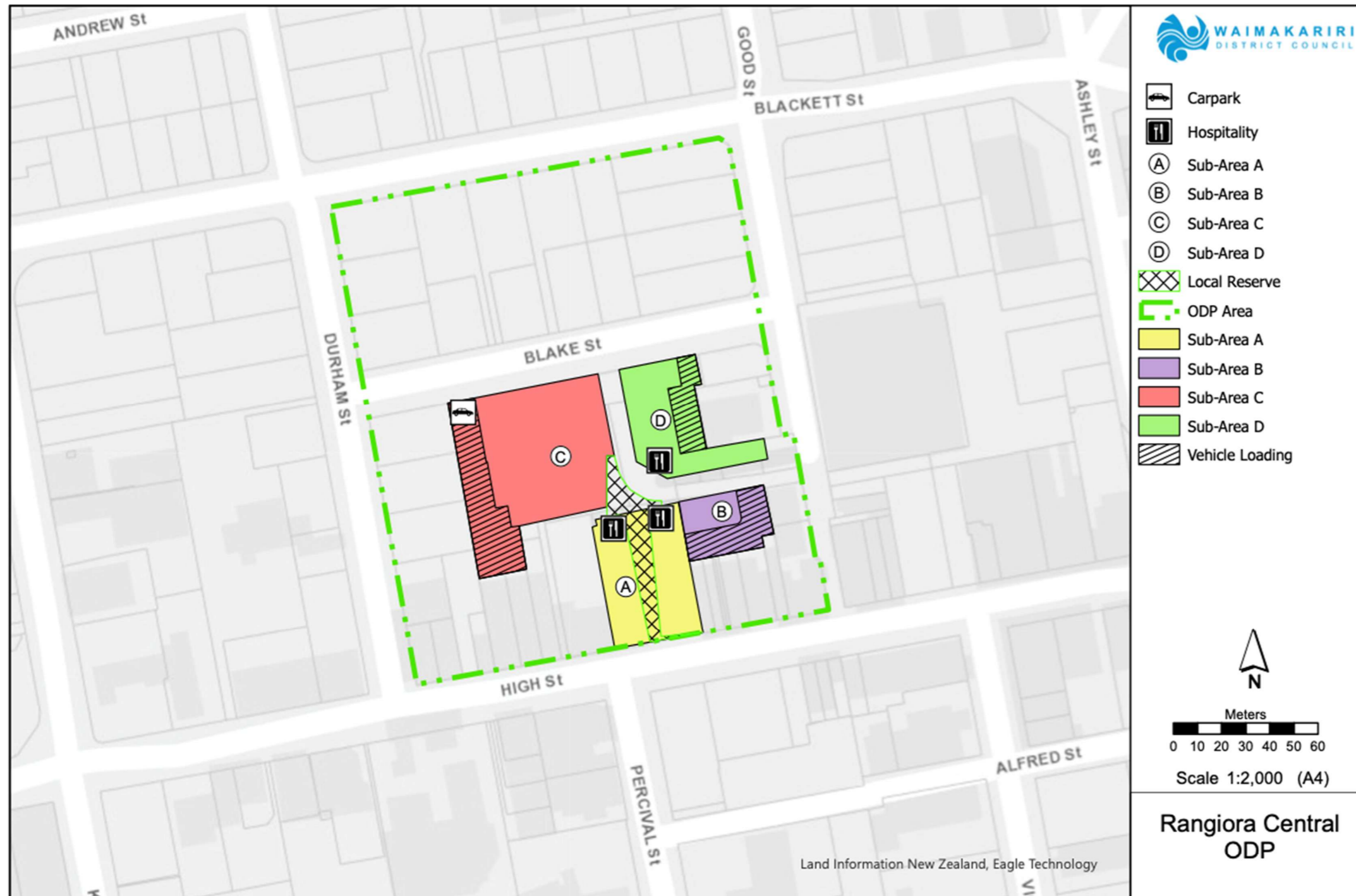
<ol style="list-style-type: none"> 1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: <ol style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²; d. three or more bedrooms 90m². 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: <ol 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>Activity status when compliance not achieved: RDIS 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 under this rule is precluded from being publicly or limited notified.</p>
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TCZ-BFS11 Waste management requirements for all commercial activities

<ol style="list-style-type: none"> 1. All commercial activities shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 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>
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TCZ-APP1 - Rangiora Central ODP

¹⁵ Foodstuffs [267.10]. Commercial and Mixed Use Zones s42A report.



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