

Neighbourhood Centre Zone

Issues

The Neighbourhood Centre Zone (NCZ) provides for a distribution of accessible neighbourhood *commercial activities* that provide goods and services to meet the day-to-day needs of communities.

The Neighbourhood Centre Zone is distributed throughout the *urban area* of Whangārei City, Ruakaka and Marsden Point. Providing a limited range of everyday goods and services, Neighbourhood Centre Zones are small in overall land area, with shop sizes generally ranging from 100 – 300m² in *gross floor area*.

On-street parking is generally provided, with limited off-street parking. Being situated within residential areas it is essential that the range and scale of activities is compatible with neighbouring *residential activity* and local *amenity values*. Very limited opportunities exist for expansion of these Neighbourhood Centre Zones.

The suburbs of the Morningside and Otaika do not contain a large agglomeration of existing *commercial activities* and *community activities*, and therefore do not have a Local Centre Zone.

Objectives

NCZ-01 Range of Activities

Provide a distribution of commercial and *community activities*, while not undermining the vitality and viability of the Local Centre Zone.

NCZ-02 Urban Character and Amenity

Maintain and enhance the urban character and amenity of the Neighbourhood Centre Zone.

NCZ-03 Urban Design

Development demonstrates high quality urban form that positively interacts with the public realm and responds positively to and enhances the character of the surrounding environment.

NCZ-04 Discouraged Activities

Discourage *industrial activities* within the Neighbourhood Centre Zone to maintain the Neighbourhood Centre Zone amenity and character.

Policies

NCZ-P1 Character and Amenity

To recognise the character and urban *amenity values* of the Neighbourhood Centre Zone including but not limited to:

1. A smaller scale of commercial development and *built form*.
2. Presence of *community activities*, street plantings/trees and street furniture.
3. Moderate levels of noise during the daytime associated with traffic and *commercial activities*.
4. A moderate degree of privacy for *residential activities*.
5. Limited exposure to noxious odour or noise associated with *industrial activities*.
6. Moderate levels of vehicle traffic particularly during daytime hours.
7. Moderate levels of illumination.
8. On-street and off-street parking.
9. Ample access to daylight.

NCZ-P2 Range of Activities

To enable a range of activities that provide a distribution of small-scale *commercial services* and community services for residents by:

1. Encouraging small scale dairies, commercial service activities and cafes.
2. Avoiding *rural production activities* and *industrial activities*, large scale *commercial activities* and destination-based *community activities*.
3. Enabling residential units in association with *commercial activities* and *retail activities* on-site.
4. Allowing *ancillary activities* where an *active frontage* is maintained and open to the public.
5. Managing the scale, design and nature of activities to ensure that:
 - a. An *active frontage* is maintained at ground floor.
 - b. The activity and *building* design are complementary to the Neighbourhood Centre context and retain a fine grain character.
 - c. The *building* is designed to enhance the surrounding residential amenity.

NCZ-P3 Residential Activities

To require residential units to be designed and constructed in a manner which provides for residential amenity and *active frontages*.

NCZ-P4 Pedestrian-Centric Environment

To create a pedestrian-centric environment by requiring *verandahs* and promoting active *building frontages*.

NCZ-P5 Residential Amenity

To provide for residential amenity by ensuring residential units provide sufficient internal space, *outdoor living courts* and noise insulation.

NCZ-P6 Zone Interface

To maintain the amenity and characteristics that contribute to sense of place by managing built development and the interface between the Neighbourhood Centre Zone and *Residential Zones*.

NCZ-P7 Discouraged Activities

To protect urban amenity by avoiding activities which have noxious, offensive, or undesirable qualities from locating within the Neighbourhood Centre Zone.

NCZ-P8 Water Setbacks

To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and riverbanks.

NCZ-P9 Built Form

To maintain a *built form* that is consistent with the surrounding *Residential Zones* by limiting bulk and location of *buildings*.

Rules

NCZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

NCZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules NCZ-R3 – R6.*

NCZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 12m above *ground level*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion

1. The extent to which visual dominance effects are minimised.
2. The extent to which the visual impact of exceeding the height limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the *building* or structure.
3. Effects on the privacy and amenity of adjoining *sites*.
4. Shading effects on adjoining *sites* and public open space.
5. Effects on streetscapes and walkability.
6. The extent to which the proposal demonstrates best practice principles of urban design and *Crime Prevention Through Environmental Design*.
7. The extent to which the *building* is consistent with the character and *amenity values* anticipated within the Neighbourhood Centre Zone.
8. The extent to which development in excess of 12m:
 - a. Has adverse effects on the affected transport network, and three *waters* networks.
 - b. Is supported by open space, public amenities, *commercial activities*, and public and active transport options that are within walking distance to service the proposed residents and/or employees.
9. The extent to which the intensity of *commercial activity* arising from those parts of *buildings* in excess of 12m adversely effects the viability and vitality of other *Business Zones*.

NCZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
 - a. 3m from any Residential Zone or Open Space and Recreation Zone boundary.
 - b. 27m from Mean High Water Springs or the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).
2. The *building* is setback 0.5m of road boundaries at ground floor for the entire length of the street *frontage* for any front *site*, except for:
 - a. One setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.
 - b. Any *site frontage* where a strategic road protection area applies as detailed in TRA Appendix 4.

Activity Status when compliance not achieved with NCZ-R4.1(a) or R4.2: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining properties.
3. Effects on the streetscape character of the area.
4. Effects on the safety and efficiency of the transport network.

Activity Status when compliance not achieved with NCZ-R4.1(b): Restricted Discretionary

Matters of discretion:

1. The effectiveness of the proposed method for controlling *stormwater* runoff.
2. That the proposal will maintain and enhance the *amenity values* of the area.
3. That esplanade areas and waterfront walkways are appropriately safeguarded.

NCZ-R5 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any Residential Zone or Open Space and Recreation Zone.
2. Except that, any parts of the *buildings* or *major structures* that are within 20m of the *site frontage* may exceed the maximum *height in relation to boundary* in NCZ-R5.1, provided they:
 - a. Do not exceed a height of 3.6m above *ground level* where they are 1m or less from side and rear boundaries adjoining the Neighbourhood Centre Zone or Medium Density Residential Zone; and
 - b. Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining and adjacent properties.

NCZ-R6 Building Frontages

Activity Status: Permitted

Where:

1. At least 65% of the *building frontage* at ground floor is clear glazing.
2. The main pedestrian entrance is provided within 3m of the *site frontage*.
3. There are no roller doors (except security grilles which allow views from the street into the premise) along *site frontage*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R7 Impervious Areas

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 75% of the *site* area.
2. The *impervious area* is set back at least 5m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary.

NCZ-R8 Fences

Activity Status: Permitted

Where:

1. The fence is along *site frontage* and is required by a by-law or for public health and safety.
2. The fence is not a long road *frontage*.
3. Fencing within 1m of any side or rear *boundary* is no higher than 2m.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects of shading and visual dominance on adjoining properties.
2. Urban design and passive surveillance.
3. Effects on streetscape character and amenity.
4. Health and safety effects.

NCZ-R9 Car Parking

Activity Status: Permitted

Where:

1. The car parking space is not located between the *building frontage* and road boundaries of the *site*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R10 Verandahs

Activity Status: Permitted

Where:

1. All *buildings* fronting a road provide a *verandah*:
 - a. Along at least 90% of the *frontage* of the *building*.
 - b. That is at least 3m above the footpath and no more than 4m above the footpath.

- c. That has a minimum width of 1.5m and a maximum width of 2.5m and is set back at least 0.6m from the kerb line.

2. That has a maximum fascia height of 0.5m.

Activity Status when compliance not achieved: Discretionary.

NCZ-R11 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor area of *storage* or stockpile:
 - a. Complies with rules NCZ-R3 – R5.
 - b. Is screened from view from adjacent *public places* and *Residential Zones* and *Open Space and Recreation Zones* except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021.

Activity Status when compliance not achieved: Discretionary.

NCZ-R12 Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 residential unit, per *site*.
2. The residential unit is an *ancillary activity* to a commercial service, *general retail* or *food and beverage activity* within the *site*.
3. Every residential unit provides a *net floor area* of at least:
 - a. 35m² for residential units with only one *habitable room*.
 - b. 45m² for residential units with more than one *habitable room*.
4. Every 1-bedroom residential unit provides an *outdoor living court* of at least 4m² and at least 1.5m depth.
5. Every 2+ bedroom residential unit contains an *outdoor living court* of at least 8m² and at least 2.4m depth.
6. No residential unit is accessed directly from the road *frontage*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The design, size and layout of *buildings* to provide appropriate privacy and amenity for occupants on-site.
2. The proximity of the *site* to communal or public open space that has the potential to mitigate any lack of private *outdoor living space*.
3. Adverse effects on *active frontages* and streetscapes.

Notification:

Any application for a residential unit which does not comply with the minimum internal area and outdoor living court requirements in NCZ-R12.3 - 5 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A (4) of the Resource Management Act 1991.

NCZ-R13 General Retail

Activity Status: Permitted

Where:

1. Any individual activity is less than 300m² *gross floor area* per *site*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R14 Grocery Store

Activity Status: Permitted

Where:

1. The activity:
 - a. Is less than 300m² *gross floor area* per *site*.
 - b. Has an outdoor area:
 - i. Less than 500m².
 - ii. Not located between the front of the *building* and the road.
2. The activity is located:
 - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
 - b. Further than 50m from a Residential Zone boundary.

3. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R15 Commercial Services

Activity Status: Permitted

Where:

1. The activity:
 - a. Is less than 300m² *gross floor area per site*.
 - b. Has an outdoor area:
 - i. Less than 500m².
 - ii. Not located between the front of the *building* and the road.
2. The activity is located:
 - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
 - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R16 Food and Beverage Activity

Activity Status: Permitted

Where:

1. The activity:
 - a. Is less than 300m² *gross floor area per site*.
 - b. Has an outdoor area:
 - i. Less than 500m².
 - ii. Not located between the front of the *building* and the road.

2. The activity is located:
 - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
 - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R17 Visitor Accommodation

Activity Status: Permitted

Where:

1. No more than 12 tariff-paid visitors are staying on-site at any one time.
2. No more than 2 accommodation units per 500m² are constructed or operated on-site.
3. Each accommodation unit provides an *outdoor living court* of at least 4m² and at least 1.5m depth.
4. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R18 Care Centre

Activity Status: Permitted

Where:

1. No more than 12 patients are staying on-site at any one time.
2. No more than 2 accommodation units per 500m² are constructed or operated on-site.
3. Each accommodation unit provides an *outdoor living court* of at least 4m² and at least 1.5m depth.
4. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R19 Supported Residential Care

Activity Status: Permitted

Where:

1. No more than 12 patients are staying on-site at any one time.
2. No more than 2 accommodation units per 500m² are constructed or operated on-site.
3. Each accommodation unit provides an *outdoor living court* of at least 4m² and at least 1.5m depth.
4. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R20 Retirement Village

Activity Status: Permitted

Where:

1. No more than 12 patients are staying on-site at any one time.
2. No more than 2 accommodation units per 500m² are constructed or operated on-site.
3. Each accommodation unit provides an *outdoor living court* of at least 4m² and at least 1.5m depth.
4. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary.

NCZ-R21 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R22 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R23 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R24 Entertainment Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R25 General Community

Activity Status: Discretionary

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R26 General Commercial

Activity Status: Discretionary

Where:

1. The activity has a:
 - a. Gross floor area less than 300m² per *site*.
 - b. An outdoor area:
 - i. Less than 500m².
 - ii. Located between the front of the *building* and the road.
2. The activity is a primary or *ancillary activity*.

Activity Status when compliance not achieved: Non-Complying

NCZ-R27 Industrial Activities

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R28 Trade Retail

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R29 Drive-Through-Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R30 Emergency Services

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R31 Service Stations

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R32 Funeral Home

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R33 Hospital

Activity Status: Non-Complying

Where:

1. The activity is a primary or *ancillary activity*.

NCZ-R34 Rural Production Activities

Activity Status: Prohibited

Where:

1. The activity is a primary or *ancillary activity*.