
Recommended amendments to the provisions following the hearing – right of reply (clean version)

NCZ **Neighbourhood Centre Zone - Te Takiwā o te Pokapū o te Hapori**

Overview

The NCZ - Neighbourhood Centre Zone provides for a range of small-scale commercial, retail and community activities that provide for day-to-day needs of the surrounding residential neighbourhood. Neighbourhood Centres provide a limited range of services, employment and living opportunities at a scale appropriate to the residential neighbourhood they are located in. In general, Neighbourhood Centres are of low to medium density.

Neighbourhood Centres are generally located near the street edge, sometimes with verandahs and retail display windows along the frontage. Typically, buildings are 1-2 storeys high. Parking is usually available on the street.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities, in the Neighbourhood Centre Zone including:

- **Transport** - the Transport Chapter contains provisions in relation to transport matters, including traffic generation TRN - R12.
- **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters**- there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Neighbourhood Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- **Natural Hazards** - in Westport/Kawatiri, Reefton, Hokitika and Greymouth/Māwhera there are areas of natural hazards and in some locations these may affect areas in the Neighbourhood Centre Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards Chapter.
- **Subdivision** - The Subdivision Chapter sets out the requirements for the development of new infrastructure and connections as part of subdivision activities.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on infrastructure.
- **General District Wide Matters** - provisions in relation to Noise, Light, Signs, Temporary Activities and Earthworks in particular may be relevant to activities in the Neighbourhood Centre Zone.

Neighbourhood Centre Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as

rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

NCZ - R1 New Buildings, External Additions and Alterations to Existing Buildings

Activity Status Permitted

1. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
2. Maximum site coverage is 60%;
3. The maximum building length is 20m where this abuts a RESZ - Residential Zone;
4. Any building or structure, excluding buildings for residential activities and residential units, is set back:
 - i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;
 - ii. 3m from the road boundary; or
 - iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone:
 - a. 3m on one road boundary; and
 - b. 1.5m on the other road boundary;
 - iv. 1.5m from the railway corridor boundary, excluding accessory buildings and structures.
5. Buildings for residential activities and residential units are setback:
 - i. 4.5m from road boundaries, except that a roof overhang may encroach 750mm into the setback;
 - ii. 1.5m from the railway corridor boundary, excluding accessory buildings; and
 - iii. 1m from all other site boundaries, except that duplexes do not require a setback from the side boundary of the other duplex unit;
6. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;
7. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary. This standard does not apply to:
 - i. Road boundaries;
 - ii. Buildings on adjoining sites that have a common wall

Activity status where compliance not achieved:

Restricted discretionary where 2 to 6 are not complied with

Discretionary where standard 1 is not complied with

<p>along the boundary;</p> <p>iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;</p> <p>iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or</p> <p>v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p> <p>Advice Note:</p> <p>8. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>		
NCZ - R2	Minor Structures	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Performance standard-4 for Rule NCZ - R is complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter; 4. Any ornamental or garden structure must not exceed 2.4 m in height; 5. Hose drying towers must not exceed 12m in height; and 6. Any other structure must not exceed 10m² and 2m in height. 		<p>Activity status where compliance not achieved: Discretionary</p>
NCZ - R3	Fences, Walls and Retaining Walls	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 		<p>Activity status where compliance not achieved: Discretionary</p>

NCZ - R4	Relocated Buildings	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule NCZ - R1 are complied with; 2. Any relocated building intended for use as a dwelling must have been designed, built, and used as a dwelling; 3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period; 4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and 5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. 		<p>Activity status where compliance not achieved: Controlled</p>
NCZ – R4A	Commercial Activities, Community Facilities, Education Facilities and Emergency Service Facilities	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Education Facilities Community Facilities, Emergency Service Facilities, retail and office activities are a maximum of 250m² gross floor area per activity; 2. The activity does not include: <ol style="list-style-type: none"> i. Drive through restaurants; ii. Service stations; iii. Motor vehicle sales; iv. Yard-based retail activities; v. Trade retail and trade suppliers; or vi. Bars/taverns 3. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; 4. No more than one heavy vehicle is stored on the site, excluding heavy vehicles ancillary to emergency service facilities; 		<p>Activity status where compliance not achieved:</p> <p>Restricted Discretionary where standards 3 – 5 are not complied with.</p> <p>Discretionary where standard 1 is not complied with.</p> <p>Non-complying where standard 2 is not complied with.</p>

<p>5. Activities other than Emergency Services shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> i. 6am – 11pm weekdays; and ii. 7am – 10 pm weekends and public holidays; except where <ul style="list-style-type: none"> a. The entire activity is located within a building; and b. There are no visitors, customers or deliveries outside the above hours. <p>Advice Notes:</p> <p>6. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</p>	
<p>NCZ - R5 Residential Activities and Residential Units</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Residential unit density is no more than <ul style="list-style-type: none"> a. 1 unit per 350m² net site area; or b. 1 unit per 300m² net site area where two or more adjoining sites are developed; 2. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² per 500m² net site area; 3. A minimum of 30m² of outdoor living space is provided per residential unit and 12m² per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas; and 4. No more than one heavy vehicle is stored on the site. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>

NCZ – R5A	Visitor Accommodation	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The visitor accommodation is located <ol style="list-style-type: none"> i. In a Heritage Building listed in Schedule One; or ii. Above street level; or iii. At street level but with no frontage to public open spaces or streets except for access 2. Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres; 3. Visitor accommodation entrances shall be clearly separated and distinguished from commercial entrances; and 4. The principal residential accommodation entrance shall be provided directly from a public street or open space. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply. 		<p>Activity status where compliance not achieved: Discretionary</p>
NCZ - R6	Demolition of Buildings	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 5. There is no redevelopment then the site is completely cleared of demolition materials and re-grassed within 12 months. 		<p>Activity status where compliance not achieved: Controlled</p>

Controlled Activities	
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NCZ - R7	Relocated Buildings not meeting Permitted Activity Standards
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Activity Status Controlled Where: 1. All performance standards for Rule NCZ - R1 are complied with. Matters of control are: a. Design and location of structures; b. Landscape measures; and c. Appearance of buildings and the completion of any building reinstatement works identified in a building inspection report.	Activity status where compliance not achieved: Discretionary
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NCZ - R8	Demolition of Buildings not meeting Permitted Activity Standards
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Activity Status Controlled Matters of control are: a. Timing and scope of landscape and site reinstatement measures.	Activity status where compliance not achieved: N/A
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Restricted Discretionary Activities	
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NCZ - R9	New Buildings and External Additions and Alterations to Existing Buildings not meeting NCZ-R1
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Activity Status Restricted Discretionary Where: 1. Performance Standard 1 for Rule NCZ - R1 is complied with. Discretion is restricted to: a. Bulk, location and design of storage, buildings and structures; b. Effects on the safety, amenity and attractiveness of the street or public places; c. Visual dominance, and privacy and shading effects on neighbouring sites.	Activity status where compliance not achieved: Discretionary
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NCZ – R9A	Commercial Activities, Community Facilities, Education Facilities and Emergency Service Facilities not meeting Permitted Activity Standards	
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. Education Facilities, Community Facilities, Emergency Service Facilities, retail and office activities are a maximum of 250m² gross floor area per activity; 2. The activity does not include: <ol style="list-style-type: none"> i. Drive through restaurants; ii. Service stations; iii. Motor vehicle sales; iv. Yard-based retail activities; v. Trade retail and trade suppliers; or vi. Bars/taverns <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Effects on the safety, amenity and attractiveness of the street or public places; b. Visual dominance and nuisance effects on neighbouring sites; c. Design and location of parking, loading and access areas; d. Location and design of storage; and e. The materials being stored and the period of time for storage. 	<p>Activity status where compliance not achieved:</p> <p>Discretionary where standard 1 is not complied with.</p> <p>Non-complying where standard 2 is not complied with.</p>	
NCZ - R10	Residential Activities and Residential Units not meeting Permitted Activity Standards	
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 2. The minimum net site area is 200m²; 3. The maximum building height is 10m; 4. Maximum building coverage is 50%; and 5. All Permitted Activity performance standards for Rules NOISE - R1, - R2, - R3 and - R6, LIGHT - R4 and SIGN - R17 are complied with. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The extent to which there is sufficient availability and capacity in the water supply, wastewater, stormwater and transport networks to service the development or the need for development of a suitable alternative; b. Design and location of parking and access; c. Design and location of buildings and compliance with the Medium Density Housing Design Guidelines in Appendix Three; and d. Landscape measures. 	<p>Activity status where compliance not achieved: Discretionary</p>	

Discretionary Activities	
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NCZ - R11	<i>Deleted</i>
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NCZ - R12	<i>Deleted</i>
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Non-complying Activities	
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NCZ - R13	Industrial Activities
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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NCZ - R14	Any activity not provided for by another Rule in the zone
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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