NEIGHBOURHOOD CENTRE ZONE – NCZ

Overview ~~and Purpose~~

There are ~~currently three~~ four[1] Neighbourhood Centre Zones in the Gore District, these are located:

- Talbot Street, East Gore
- Broughton Street, West Gore
- Albion Street, Mataura
- Gore West Development Area[2]

The purpose of the zone is to provide for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood. These neighbourhood centres provide for small groups of shops and provide a limited range of services, employment and living opportunities at a scale that is appropriate to the residential areas they are located within and that does not detract from the vibrancy of the larger commercial centres. The neighbourhood centres can contribute to the amenity and sense of community of these residential areas and encourages walking and cycling.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a small-scale commercial centre that is supported by and is compatible with the surrounding residential area.

The zone will enable a range of small-scale commercial and community activities that provide for the day to day needs of the local residential community. The nature of the activities and built form are managed to be *pedestrian* orientated and not detract from the residential character and amenity of the surrounding area. Outdoor storage is restricted, and on-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape.

Residential or accommodation activities and offices provide for living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the neighbourhood centre but need to be appropriately located so that they complement rather than compete with *commercial activities* and do not detract from the commercial character of the streetscape.

Commercial activities that are vehicle orientated or involve age restricted items or services are discouraged in the Neighbourhood Centre Zone.

[1] Decision 10A, paragraph 6.1.3
[2] Decision 10A, paragraph 6.1.3

Objectives

NCZ-O1 Activities within Neighbourhood Centre Zones support the immediately surrounding residential neighbourhood and contribute positively to the vibrancy, sense of community and sustainability of residential neighbourhoods.

NCZ-O2 Neighbourhood Centre Zones do not detract from, or undermine, the vibrancy and functionality of main commercial centres.

NCZ-O3 Development in the Neighbourhood Centre Zones is *pedestrian* focused and is of an appropriate scale and proportion to the surrounding residential *environment*.

Policies

NCZ-P1 Enable a range of small-scale commercial and community activities that are compatible with residential amenity and provide for the day to day needs of the local residential community.

NCZ-P2 Provide for medium density *residential activities* above ground floor, or to the rear of *sites* where these do not interrupt the commercial frontage and can provide on-*site* amenity for occupants.

NCZ-P3 Provide for built development in the neighbourhood centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation and screening or landscaping;
2. is of an appropriate scale and proportion to be sympathetic to the surrounding residential *environment*;
3. ~~have~~ has appropriate *setbacks* to ~~waterways~~ *waterbodies* to maintain and enhance their amenity ~~and Ngāi Tahu cultural values and~~ natural character and *access* by *mana whenua* for *mahinga kai* and customary activities; ~~and~~[3]
4. does not require large areas for outdoor storage of goods or materials; and
5. provides for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*~~; and~~

~~5. responds to the underlying relationship Ngāi Tahu hold with the natural *environment*.~~ [4]

NCZ-P4 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

[3] Decision 10A, paragraph 6.2.4
[4] Decision 10A, paragraph 6.2.4

NCZ-P5 Manage activities establishing in the Neighbourhood Centre Zones to ensure that these are of an appropriate nature and scale that is compatible with neighbouring *residential activities*, and that maintain the amenity of the residential area and adjoining *sites*.

NCZ-P6 Avoid activities establishing in the Neighbourhood Centre Zones where these activities are of a nature, scale or intensity better suited to the larger Commercial Centre or Mixed Use Zones.

NCZ-P7 Avoid the establishment of *Industrial Activities*, unless these are *light Industrial activities* that are compatible with residential *amenity values* and that directly service the residential neighbourhood.

~~Notes~~[5]

~~Note 1~~	**~~Provisions in Other Chapters~~**
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.~~ ~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~

Rules

NCZ-R1	***Retail Activity***	
NCZ-R2	***Commercial Service Activity***	
NCZ-R3	***Food and Beverage Activity***	
NCZ-R4	***Healthcare Activity***	
NCZ-R5	***Educational Facility***	
NCZ-R6	***Community Facility***	
All areas	**NCZ-R1 to NCZ-R6** **Activity status:** Permitted Where: 1. The *commercial service activity* or *retail activity* is not:	**Activity status where compliance is not achieved with:** **NCZ-R1 to NCZ-R6(1):** Non-Complying **NCZ-R1 to NCZ-R6(2):** Discretionary

[5] Decision 10A, paragraph 7.2.1

	(a) the sale of any age restricted product, substance, or service; or (b) a *service station*. 2. The *food and beverage activity* is not a licensed premises or a drive through facility. 3. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers*. 4. Any new, relocated or extended *building* or *structure* complies with Neighbourhood Centre Zone Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10.	**NCZ-R1 to NCZ-R6(3) and NCZ-R1 to NCZ-R6(4):** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 2. The amount of traffic generated by the activity, and the *effects* on health and safety, *pedestrian* and residential character and amenity. 3. The matters of discretion of the infringed standard.
NCZ-R7	***Residential Activities***	
All areas	**Activity status:** Permitted Where: 1. The *residential unit* is either: (a) located above ground floor level; or (b) no part fronts onto a public space, including *roads*. 2. Any new, relocated or extended *building* or *structure* complies with Neighbourhood Centre Zone Standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S8 and NCZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the neighbourhood centre, and the *effects* on the streetscape and the openness and continuity of the commercial frontage. 2. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 3. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*.

		4. The matters of discretion of any infringed standard.
NCZ-R8 **NCZ-R9**	***Visitor Accommodation*** ***Office activity***	
All areas	**NCZ-R8 and NCZ-R9** **Activity status:** Permitted Where: 3. The *office activity*, or all habitable areas used for *visitor accommodation* is either: (c) located above ground floor level; or (d) no part fronts onto a public space, including *roads*. 4. Any new, relocated or extended *building* or *structure* complies with Neighbourhood Centre Zone Standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-7 and NCZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 5. Whether the activity contributes positively to the vibrancy of the neighbourhood centre, and the *effects* on the streetscape and the openness and continuity of the commercial frontage. 6. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 7. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 8. The matters of discretion of any infringed standard.
NCZ-R10	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
NCZ-R11 **NCZ-R12**	***Entertainment and Hospitality Activities*** ***Emergency Services Facility***	

NCZ-R13	*Light Industrial Activities*	
All areas	**NCZ-R11 to NCZ-R13** **Activity status:** Restricted Discretionary Where: 1. The *light industrial activity* is limited to the repair and servicing of personal, household or garden equipment, appliances, or cycles. 2. Any new, relocated or extended *building* or *structure* complies with Neighbourhood Centre Zone Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7 and NCZ-S10. **Matters of discretion:** 1. The amenity *effects* arising from the activity and the degree to which odour, *dust* or *noise*, or elevated risk to people's health and safety is compatible with the surrounding area and adjoining *sites*. 2. The compatibility of the nature and scale of the activity with the residential neighbourhood and the *effect* on the character of the adjoining *sites* and surrounding area. 3. Whether the activity contributes positively to the vibrancy of the neighbourhood centre and the *effects* on the commercial character of the streetscape. 4. The amount of traffic generated by the activity, and the *effects* on health and safety, *pedestrian* and residential character and amenity. 5. The matters of discretion of any infringed standard.	**Activity status where compliance is not achieved:** Discretionary

NCZ-R14	All other activities	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

NCZ-S1	Frontages	
All activities **excluding Office Activities, Visitor Accommodation and Residential Activities**	Where a *building* is constructed or altered: 1. All principal *buildings* must be built up to and orientated towards the *road boundary* of the site, or other *public place*. 2. The principal public entrance to the *building* must be located from the *road boundary*, or other *public place*. 3. At least 55% of the ground floor frontage of a *building* fronting a street other *public place* must be display windows or transparent glazing. 4. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*, with a minimum depth of 1 metre with plantings that will reach a maximum *height* of 1.5 metres.	**Activity status where compliance is not achieved:** Restricted discretionary **Matters of discretion:** 1. The *pedestrian* amenity, quality and character of the streetscape. 2. The nature, location and design of existing development. 3. The compatibility with anticipated scale, proportion, and context of *buildings* in the surrounding area. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. Whether the site has multiple *road boundaries*, and orientation of the *building* in relation to the hierarchy of these *roads*. 6. The *effects* on the character of the streetscape and the openness and continuity of the commercial frontage.
NCZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any *building* or *structure* projects beyond the *height* in relation to *boundary* plane, measured from points	**Activity status where compliance is not achieved:** Restricted discretionary

	2.6 metres above ground level at *site boundaries* where that *boundary* adjoins a *site*: (a) Zoned Residential; (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item*. See Appendix 2 for *boundary* plane angles. Except that: (i) this standard does not apply to *road* boundaries; (ii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 m^2 ~~square metres~~ when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1 metre above the zone *height* limit and has a maximum width of 1 metre or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.*	**Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
NCZ-S3	***Height***	

All Activities	1. The *building* must not exceed a maximum *height* of 8 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1 metre and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
NCZ-S4	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any building is *setback* from any side or rear *boundary* where that *boundary* adjoins a site: (a) Zoned Residential; ~~or~~ (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item* the minimum distance as follows: (i) Any *residential unit* - 1 metre; and (ii) All other buildings - 3 metres Except that: • a. eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage and/or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

	• b. an *accessory building*, either stand alone or attached to the *residential unit*, may be *setback* a minimum of 2 metres from the side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 10 metres and does not contain any windows or openings. • c. a carport or garage may be located 0.5 metres from a side or rear *boundary* where wall length doesn't exceed ~~6~~ 8[6] metres and there is no window or door facing the *boundary*.	
NCZ-S5	***Setbacks* to *rivers* and *streams***	
All Activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~*stream or*~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above) (b) 10 metres for middle order *rivers* or *streams* (order 3 and 4) (c) 5 metres for low order *rivers* or *streams* (order 1 and 2). (d) Except that *fences* of post and wire construction are permitted within the *setback* where these are: (i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and ~~*/or habitats.*~~ proposed mitigation measures, including: (a) opportunities for enhancement and restoration; (b) methods proposed to monitor or inspect the works

[6] Decision 23, paragraph 3.7.15

	Maps; (ii) not located within the ~~stream or~~ *river* or *stream* bed; (iii) not constructed across the ~~stream or~~ *river* or *stream* channel; or (iv) not constructed across or along a Flood Bank. (e) Flat deck bridges are permitted within the *setback* of lower order *rivers* and *streams* (order 1 and 2) where these are: (i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or (ii) of a width that does not exceed 3 metres. Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*. [7]	undertaken; (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and d) management of potential adverse *effects* through a Biodiversity Management Plan. [8] 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas; and in regard to the Mataura River, Appendix 6 - Mataura River Natural Character - NATC APP.[9] 4. Impacts on Ngāi Tahu cultural values~~, including those listed in MW-2.3.~~ listed in MW-1.2.[10] 5. The *effects* on public and customary *access* to the stream or *river*. 6. The potential for ~~flooding and~~ *buildings or structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
NCZ-S6	**Screening**	
All Activities	Screening must be provided for: 1. Any on-*site* service areas, including rubbish collection areas, or outdoor storage area of goods or materials, that is visible from an adjoining property, public space or *road* must be screened from the property or *road*; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces.

[7] Decision 16, paragraph 6.8.7
[8] Decision 16, paragraph 6.8.11
[9] Consequential to Decision 46, paragraph 7.7.10
[10] Decision 10A, paragraph 7.1.3

	2. The side or rear *boundary* of a *site* that adjoins a *site* zoned residential, except for where *buildings* share a *common wall* along the *boundary*. The screening must be either: (a) Planting to a minimum depth of 1 metre with species between 1.5 metres and 2 metres high; or (b) A solid, close-boarded enclosed *fence* made with a minimum *height* of 1.6 metres and a maximum *height* of 2 metres; and 3. Screening ~~shall~~ must not obscure emergency or safety signage located on or adjacent to the *road boundary* or obstruct *access* to emergency panels, hydrants, shut-off valves, or other emergency response facilities.[11]	2. The visual *effects* and amenity of the adjoining *sites*. 3. The nature of the activity, the size and location of service, storage and parking areas, and compatibility with the adjoining activities. 4. The extent to which the activity is able to be screened.
NCZ-S7	**Outdoor storage of goods and materials**	
All Activities **excluding Residential Activities**	1. Outdoor storage of goods and materials must not: (a) encroach on required loading areas or landscape areas. (b) exceed a *height* of 2 metres; and (c) exceed 20 %~~percent~~ *site coverage*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The location, bulk and scale *effect* on the character and amenity of the adjoining *sites*. 3. The visual *effects* and, the extent of screening and landscaping. 4. The *effect* on the *movement* of people and vehicles on the *site*. 5. Safety issues.

[11] Decision 10A, paragraph 3.1.10

NCZ-S8	*Outdoor living space*	
Residential Activities	1. Each *residential unit* at ground floor level must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20 m^2 which: (i) has a minimum 3 metre diameter circle; ~~and~~ (ii) is directly accessible from a *habitable room* within the *residential unit*; ~~and~~ (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. Each *residential unit* above ground floor must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; ~~and~~ (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space.*
NCZ-S9	***Density***	
Residential Activities	1. *Residential units* must not exceed a minimum density of one per 150 m^2 of *net site area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

		1. The *effects* on the commercial character of the zone and potential for *reverse sensitivity effects*. 2. The compatibility of the intensity of the activity with the surrounding residential neighbourhood and amenity of any adjoining *sites*.
NCZ-S10	**Hours of Operation**	
All Activities **excluding Residential Activities**	1. Hours of operation must not be outside of 7:00 am to 9:00 pm on any day. 2. For *visitor accommodation*, these hours apply to reception and servicing activities only. *Note: The hours of operation applies to deliveries as well as the activity.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* on the character and amenity of the adjoining *sites* and the residential neighbourhood. 2. The *effects* from the movement of people and vehicles on and to the *site.*