TOWN CENTRE ZONE – TCZ

Overview ~~and Purpose~~

The Town Centre Zone is located around the central commercial area in Gore. The purpose of the zone is to provide for the primary commercial and service centre for the community, and it is anticipated that the majority of commercial growth will occur in this area. The vitality of the centre is supported by the surrounding industry and significant resident population of the district and neighbouring areas.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a vibrant high quality commercial area, with a range of *building* scales and activities, and where the heritage, character and *pedestrian* amenity is maintained or enhanced.

The zone will enable a broad range of commercial, community and hospitality activities to establish in the centre to provide goods and services for the community. The centre zone provides for different types and scale of *commercial activities* and services, that range from fine grain retail through to larger format. Although some of the larger scale activities may require *vehicle access* and parking, the built form of the town centre is managed to be *pedestrian* orientated. On-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape. Outdoor storage is also restricted and *commercial activities* that require large areas of outdoor storage or are *yard* based are discouraged in the Town Centre Zone.

Residential or accommodation activities and offices provide for urban living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the town centre but need to be appropriately located so that they complement rather than compete with *commercial activities*. These activities also have the potential to detract from the commercial character of the streetscape, in particular along the *pedestrian frontages* of the core which are characterised by fine grain retail.

Town Centre Core Precinct (PREC3)

The Core Precinct of the Town Centre Zone encompasses the central shopping area around Main Street. The purpose of the precinct is to provide a focal point for the centre, where most of the fine grain retail and pedestrian activity is centred, and where the streetscape has a *historic character* with a number of scheduled heritage *buildings*. Specific design provisions apply providing for the amenity of a *pedestrian* orientated streetscape to be maintained or enhanced. The built form in the core precinct is also managed to maintain or enhance the look and feel of the historic streetscape character.

The objectives, policies, and rules specific to the Town Centre Core Precinct apply in addition to the provisions of the underlying Town Centre Zone. Where there is any conflict between the provisions the Precinct provisions ~~shall~~ must prevail.

Objectives

TCZ-O1 The Town Centre Zone is the primary commercial centre for Gore District and contributes positively to the cultural identity, vibrancy, sense of community, sustainability and resilience of the District.

TCZ-O2 A compatible range of commercial, community, hospitality and *residential activities* that service the needs of the town and the surrounding areas are encouraged in the Town Centre Zone.

TCZ-O3 The Town Centre is a high quality *urban area* that is liveable, walkable, safe and attractive for the community to enjoy.

~~TCZ-~~PREC3-O1 The central commercial area in the Town Centre Core Precinct has a vibrant *pedestrian* orientated attractive streetscape that provides a fine grain retail experience, where the amenity, heritage values, *historic character* and appearance of the Town Centre are maintained or enhanced.

Policies

TCZ-P1 Enable a range of scales of commercial, hospitality and community activities that contribute positively to the vibrancy, amenity and character of the Town Centre, with activities that require larger floorplates and/or *vehicle access* locating outside the Town Centre Core Precinct.

TCZ-P2 Provide for residential and accommodation activities within the Town Centre, where *residential units* are located above ground floor, *outdoor living space* is provided, and units have *acoustic treatment* so that *reverse sensitivity effects* are managed in relation to surrounding activities.

TCZ-P3 Provide for built development in the town centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation of *buildings* and screening or landscaping;
2. is of an appropriate scale, design and proportion to be sympathetic to heritage values and to the surrounding residential *environment*;
3. does not require large areas for outdoor storage of goods or materials;
4. provides for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*; and
5. ~~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[1]
6. ~~responds to the underlying relationship Ngāi Tahu hold with the natural *environment*.~~[2]

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

TCZ-P5 Encourage the urban design of a streetscape, with *land transport infrastructure* such as *street furniture* and artwork, that contributes to the

[1] Decision 10C, paragraph 4.1.5
[2] Decision 10C, paragraph 4.1.5

unique Ngāi Tahu cultural identity of the district.

TCZ-P6 Manage on-*site car parking activities* so that these do not detract from the *pedestrian* orientated streetscape, and ensure that car parking spaces are attractive and safe by their design, layout, visual integration and relief.

TCZ-P7 Manage activities which are potentially compatible with the purpose and predominant character of the Town Centre Zone where:

1. the activity intensity and scale does not compromise enabled activities in the zone;
2. the scale, design and layout of the activity is compatible with the character and amenity of the centre;
3. the design and location of any parking areas, *vehicle access* and servicing arrangements maintain streetscape amenity and do not compromise *pedestrian* safety;
4. there is adequate existing and/or planned *infrastructure* to service the activity; and~~/or~~
5. adverse *effects* on the adjoining residential zone can be mitigated to avoid potential conflicts.

TCZ-P8 Avoid activities establishing in the Town Centre that are:

1. incompatible with the anticipated purpose, character and *amenity values* of the Town Centre Zone; or
2. which do not contribute positively to the vibrancy of the town centre such as:
   (a) storage; ~~or~~
   (b) activities that have a *yard* requirement;~~ or~~
   (c) manufacturing components; or
   (d) have the potential to cause objectionable or noxious *effects*.

~~TCZ-~~PREC3-P1 Enable a range of small scale commercial, hospitality and community activities that contribute positively to the vibrancy of the Town Centre and fine grain retail experience at the *pedestrian* focused core.

~~TCZ-~~PREC3-P2 Enable compatible accommodation and administrative activities to locate above ground floor of *buildings* on *pedestrian frontages* within the Town Centre Zone to contribute to the vibrancy of the centre.

~~TCZ-~~PREC3-P3 Manage *demolitions*, new *buildings*, and *alterations* and *additions* to the façade above the veranda within the Town Centre Core Precinct to ensure:

1. *buildings* and features that contribute to *historic character* of the streetscape are retained;
2. sympathetic work that is in response to a *natural hazard* and health and safety risk, such as earthquake strengthening are provided for; and
3. development is sympathetic to the *historic character* of the town centre and the heritage values of any adjoining scheduled *heritage item*.

~~TCZ-~~PREC3-P4 Require *buildings* within the core precinct to contribute to a vibrant retail area and provide for a high amenity *pedestrian* streetscape through *building* orientation and design by ensuring:

1. active *building* frontages with a high degree of intervisibility and connection to the street are provided;
2. public *pedestrian access* is provided from the front and service areas to the rear;
3. *vehicle accesses* are excluded from *pedestrian frontages*; and
4. continuous verandas are provided for shade and weather protection.

~~TCZ-~~PREC3-P5 Avoid activities within the Town Centre Core Precinct that require larger floorplates, outdoor storage or are vehicle orientated, including avoiding any *vehicle access* on to *pedestrian frontages* or on-*site car parking activities*.

~~Notes~~[3]

~~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

TCZ-R1	***Retail Activity***
TCZ-R2	***Commercial Service Activity***

[3] Decision 10C, paragraph 7.2.1

TCZ-R3	***Food and Beverage Activity***	
TCZ-R4	***Healthcare Activity***	
TCZ-R5	***Educational Facility***	
TCZ-R6	***Community Facility***	
All areas	**TCZ-R1 to TCZ-R6** **Activity status:** Permitted Where: 1. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers.* 2. Any new, relocated or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and-TCZ-S8	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the vibrancy, urban quality and character of the town centre. 2. The *effects* on the character and *amenity values* of the streetscape. 3. The nature and location of existing development and the compatibility with the context of activities in the surrounding area. 4. The matters of discretion of any infringed standard.
TCZ-R7	***Office Activity***	
TCZ-R8	***Visitor Accommodation* Activity**	
TCZ-R9	***Community Corrections Activity***	
All areas including the precinct	**TCZ-R7 to TCZ-R9** **Activity status:** Permitted 1. Any new, relocated or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and-TCZ- 2. The *visitor accommodation* activity complies with *Noise* Standard NOISE-S3 ~~*Acoustic Treatment*~~, or *alterations* to	**Activity status where compliance is not achieved with:** **TCZ-R7 to TCZ-R9(1) or TCZ-R7 to TCZ-R9(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

	existing *buildings*, to be occupied by a *noise sensitive activity*.	
PREC3 Town Centre Core	3. Where located along an identified *pedestrian frontage* the activity is not located on the ground floor of the *building*, other than areas: (a) open to the general public; (b) used for a personal service element of the activity; or (c) used for *access*.	**TCZ-R7 to TCZ-R9(3):** Restricted Discretionary **Matters of discretion:** 2. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the *pedestrian* core. 3. Whether the *site* has multiple *road boundaries*, and the orientation of the *building* in relation to the hierarchy of these *roads*. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. The nature and location of existing development and the compatibility with the context of activities in the surrounding area.
TCZ-R10	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The *Residential Activity*, other than an area used solely for *access*, is not located on the ground floor of the *building*. 2. Any new, relocated or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and-TCZ-S9. 3. The *residential activity* complies with *Noise* Standard NOISE-S3 ~~*Acoustic treatment*~~, or *alterations* to existing *buildings*, to	**Activity status where compliance not achieved with:** **TCZ-R10(1):** Discretionary **TCZ-R10(2) or TCZ-R10(3):** Restricted Discretionary **Matters of discretion** 1. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the *pedestrian* core. 2. The *pedestrian* amenity, urban quality and commercial character

	be occupied by a *noise sensitive activity*.	of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. 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*. 5. The matters of discretion of any infringed standard.
TCZ-R11	***Entertainment and Hospitality Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity wholly takes place within a *building*; and 2. Any new, relocated or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 2. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 3. The use of any outdoor areas, the compatibility with surrounding uses, and amenity *effects* including *noise*. 4. The matters of discretion of any infringed standard.
TCZ-R12	**Use of *Reserve Land***	
	Activity status: Permitted Where: 1. All *land* use activities in areas administered under the	**Activity status where compliance is not achieved:** Discretionary

	Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	
TCZ-R13	***Building* activity**	
PREC3 Town Centre Core	**Activity status:** Permitted 1. Any *building* construction, erection, demolition, alteration or addition is permitted where the *building* works do not: (a) remove a *building*; ~~or~~ (b) construct a new *building*; or (c) alter or add to the existing façade above the veranda. **Note:** This rule does not apply to scheduled heritage *buildings*	**Activity status where compliance is not achieved with:** **TCZ-R13(1):** Controlled 3. Where the works are for the purpose hazard mitigation or protection including: (b) earthquake strengthening; ~~or~~ (c) flood mitigation; or (d) fire protection; and are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements. **Matters of control:** 1. The timing and duration of construction works and construction *effects*, including visual *effects*. 2. The sympathy of the design and compatibility of the *alterations*, *additions* or new *building* with the existing historic streetscape having particular regard to: (a) The location and scale; and (b) the form and materials. 3. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works.

		Activity status where compliance not achieved with: **Controlled activity rule TCZ-R13(3):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage, amenity and character of the locality. 2. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 3. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 4. The matters of control under TCZ-R13(3). 5. The contribution of the *building* to the *historic character* of the town centre and whether important features are retained or enhanced. 6. The reasons for the removal of the *building* and, if it contributes to *historic character*, the reasonable alternatives and the extent to which it poses a risk to the safety of persons or property.
All areas	2. Any new, relocated or extended *building* or *structure* complies with the Town Centre Zone Standards.	**Activity status where compliance not achieved with TCZ-R13(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.
TCZ-R14	***Car parking activity***	
PREC3 Town Centre Core	**Activity status:** Restricted Discretionary	**Activity status where compliance is not achieved with:**

	Where: 1. The activity is not located within PREC3 Town centre core precinct.	**TCZ-R14(1):** Non-Complying
All areas	2. Any new, relocated or extended *building* or *structure* complies with the Town Centre Zone Standards. **Matters of discretion:** 1. The extent to which the location and design of the car parking area is visually integrated with the surrounding area. Whether the car parking area is designed to incorporate *Crime Prevention through Environmental Design (CPTED)* principles, including encouraging surveillance, effective lighting, management of public areas and *boundary* demarcation. 2. The extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief.	**TCZ-R14(2):** Discretionary
TCZ-R15	***Hospital Activities***	
TCZ-R16	***Emergency Services Facility***	
TCZ-R17	***Service Station***	
	TCZ-R15 to TCZ-R17 **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
TCZ-R18	**All other activities**	
	Activity status: Non-Complying 1. Any activities, including associated *buildings*, not otherwise	**Activity status where compliance is not achieved:** N/A

provided for in the list of rules.

Standards

TCZ-S1	Activities within the Core Precinct	
All activities within PREC3 Town Centre Core	1. Any new building development or alteration ~~shall~~ must be designed so that:[4] ~~1.~~ the maximum ground floor area per tenancy accessible to the public ~~shall~~ must not exceed: (a) ~~100~~ 250 m^2 ~~square metres~~; and (b) The maximum street frontage of any tenancy ~~shall~~ must not exceed 10 metres in width. *Note: the above dimensions are retail activity dimensions, not the building dimensions.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the Core Precinct. 2. The ability to reuse and adapt an existing *building* for the activity. 3. Whether the *site* has multiple *road boundaries*, and if the *building* design or modulation can retain the integrity of the character of the town centre core precinct. 4. The nature, location and design of existing development and the compatibility with anticipated scale, proportion, and context of activities in the surrounding area.
TCZ-S2	**Frontages**	
All 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*.	**Activity status where compliance not achieved with:** **TCZ-S2(1), TCZ-S2(2) ~~or~~ TCZ-S2(3) or TCZ-S2(4):** Restricted Discretionary

[4] Decision 10C, paragraph 4.2.9

	2. The principal public entrance to the *building* must be located from the *road boundary*. 3. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*. The strip must be at least 1 metre wide with plantings that will reach a maximum *height* of 1.5 metre. 4. Landscaping ~~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.[5] *Note: This standard does not apply to scheduled heritage items.*	**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*.
All activities within PREC3 Town Centre Core **excluding Office Activities, Visitor Accommodation and Residential Activities**	5. Where a *building* that fronts a *road boundary* identified as a *pedestrian frontage* is constructed or altered the *building* must: (a) be built up to the frontage and provide a continuous façade; (b) provide a veranda that: (i) extends along the entire length of the *building* frontage facing the *road boundary*; and (ii) is connected without any break to any existing veranda on an adjoining *site*, unless the adjoining *building* is a scheduled *heritage item*; (c) have visually transparent glazing for the display of	**Activity status where compliance not achieved with:** **TCZ-S2(5 4):** Restricted Discretionary **Matters of discretion:** 6. Matters of discretion 1-5. 7. Whether the *building* design contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the Core Precinct. 8. Whether the *site* has multiple *road boundaries*, and if the *building* design or modulation can retain the integrity of the character of the town centre core precinct. 9. The *effects* on the quality and character of the streetscape.

[5] Decision 10C, paragraph 3.1.9

	goods and services to passing *pedestrians*, which covers a minimum of 75 % ~~percent~~ of the ground floor level elevation facing the *road* and that is not painted or obscured; (d) locate all storage areas or service areas within or to the rear of the *building* or in a location where they are not visible from the *road boundary*; and (e) have no *vehicle access* points across the *road boundary*. *Note: This standard does not apply to scheduled heritage items.*	10. Traffic *effects* and the safety of *pedestrians*. 11. The extent to which the amenity of *pedestrians* will be adversely affected. 12. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works.
TCZ-S3	***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 3 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: • a. for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*,	**Activity status where compliance is not achieved:** Restricted Discretionary **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*.

	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; and • b. 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 or length 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*	
TCZ-S4	***Height***	
All activities	1. Any *building* must not exceed a maximum *height* of 12 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, including impacts on views to and between features of importance to ~~Ngāi Tahu~~ mana whenua.[6]. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

[6] Decision 10C, paragraph 7.1.3

TCZ-S5	***Setbacks* to side and rear *boundaries***	
All activities	1. Any *building* must be *setback* at least 2 metres from the *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*. Except that: (i) The *setback* does not apply to shared *common walls.* (ii) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm. (iii) a carport or garage may be located 0.5 metres from a side or rear *boundary* where wall length does~~n't~~ not exceed ~~6~~ 8 [7]metres and there is no window or door facing the *boundary*. 2. Any building greater than 5 metres in height but no greater than 8 metres in *height* must be *setback* at least 2.5 metres from the legal *boundary* with the *rail corridor* of the Main South Line. 3. Any building greater than 8 metres in *height* must be *setback* at least 3.5 metres from the legal *boundary* with the *rail corridor* of the Main South Line.[8]	**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*. 4. The extent to which the reduction in the *setback* will impact on the safe and efficient operation of the rail network.
TCZ-S6	**Setbacks to *rivers* and *streams***	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any ~~*stream or*~~ *river* or *stream* the minimum distance	**Activity status where compliance is not achieved:** Restricted Discretionary

[7] Decision 23 Paragraph 3.7.15
[8] Decision 2 Paragraph 4.4.38

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); or

(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 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

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 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*. [10]

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 Natural Character Values of *Rivers* and *Streams* -

[10] Decision 16, paragraph 6.8.11

	setbacks. [9]	Appendix 6 in regard to natural character values for all *rivers* and *streams*.[11] 5. Impacts on Ngāi Tahu cultural values, ~~including those listed in MW-2.3.~~ ~~as~~ listed in MW-1.2.[12] 6. The *effects* on public and customary *access* to the ~~stream or~~ *river or stream*. 7. 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*.
TCZ-S7	**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 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 in height ~~high~~; or (b) A solid, close-boarded enclosed *fence* made with a	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 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.

[9] Decision 16, paragraph 6.8.7
[11] Consequential to Decision 46, paragraph 7.7.10
[12] Decision 10C, paragraph 7.1.3

	minimum *height* of 1.6 metres and a maximum *height* of 2 metres. 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.[13]	
TCZ-S8	**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; or (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.
TCZ-S9	***Outdoor living space***	

[13] Decision 10C, paragraph 3.1.10

Residential activity	1. 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*.