

Neighbourhood Centre Zone (NCZ)

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 and [community activities](#), and therefore do not have a Local Centre Zone.

Objectives

NCZ-O1 – Range of Activities	Provide a distribution of commercial and community activities , while not undermining the vitality and viability of the Local Centre Zone.
NCZ-O2 – Urban Character and Amenity	Maintain and enhance the urban character and amenity of the Neighbourhood Centre Zone.
NCZ-O3 – 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-O4 – 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	<p>To recognise the character and urban amenity values of the Neighbourhood Centre Zone including but not limited to:</p> <ol style="list-style-type: none"> 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.
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NCZ-P2 – Range of Activities	To enable a range of activities that provide a distribution of small scale commercial and community services for residents by: <ol style="list-style-type: none"> 1. Encouraging small scale dairies, commercial service activities and cafes. 2. Avoiding rural production and industrial activities, large scale commercial activities and destination-based community activities. 3. Enabling residential units in association with commercial and retail activities onsite. 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: <ol style="list-style-type: none"> 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 river banks.
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: <ol style="list-style-type: none"> 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 <i>Note:</i> <ol style="list-style-type: none"> 1. Minor buildings are exempt from rules NCZ-R3 – R6.

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NCZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building height and major structure height is 12m above ground level. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> The extent to which visual dominance effects are minimised. 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. Effects on the privacy and amenity of adjoining sites. Shading effects on adjoining sites and public open space. Effects on streetscapes and walkability. The extent to which the proposal demonstrates best practice principles of urban design and Crime Prevention Through Environmental Design. The extent to which the building is consistent with the character and amenity values anticipated within the Neighbourhood Centre Zone. The extent to which development in excess of 12m: <ol style="list-style-type: none"> Has adverse effects on the affected transport network, and three waters networks. 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. 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	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> 3m from any Residential or <u>Open Space and Recreation Zone boundary</u>. 27m from Mean High <u>Water</u> Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved with NCZ-R4.1(a) or R4.2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. Effects of shading and visual dominance on adjoining properties. Effects on the streetscape character of the area.

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| <p>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:</p> <p>a. One setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.</p> <p>b. Any site frontage where a strategic road protection area applies as detailed in TRA Appendix 4.</p> | <p>4. Effects on the safety and efficiency of the transport network.</p> <p>Activity Status when compliance not achieved with NCZ-R4.1(b): Restricted Discretionary</p> <p>Matters of discretion:</p> <p>5. The effectiveness of the proposed method for controlling stormwater runoff.</p> <p>6. That the proposal will maintain and enhance the amenity values of the area.</p> <p>7. That esplanade areas and waterfront walkways are appropriately safeguarded.</p> |
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Insert new rule [000131].

NCZ-R5	Building and Major Structure Height in Relation to Boundary
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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 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: <ol style="list-style-type: none"> 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). 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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NCZ-R7	Impervious Areas	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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). 		<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R8	Fences	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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 along road frontage. 3. Fencing within 1m of any side or rear boundary is no higher than 2m. 		<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The car parking space is not located between the building frontage and road boundaries of the site. 		<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R10	Verandahs	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings fronting a road provide a verandah: <ol style="list-style-type: none"> 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 facia height of 0.5m. 		<p>Activity Status when compliance not achieved: Discretionary</p>

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NCZ-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of storage or stockpile: <ol style="list-style-type: none"> Complies with rules NCZ-R3 – R5. Is screened from view from adjacent public places and Residential 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. 	<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R12	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 residential unit, per site. The residential unit is an ancillary activity to a commercial service, general retail or food and beverage activity within the site. Every residential unit provides a net floor area of at least: <ol style="list-style-type: none"> 35m² for residential units with only one habitable room. 45m² for residential units with more than one habitable room. Every 1 bedroom residential unit provides an outdoor living court of at least 4m² and at least 1.5m depth. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth. No residential unit is accessed directly from the road frontage. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on site. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. Adverse effects on active frontages and streetscapes. <p>Notification:</p> <p>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.</p>
NCZ-R13	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Any individual activity is less than 300m² gross floor area per site. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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NCZ-R14 NCZ-R15 NCZ-R16	Grocery Store Commercial Service Food and Beverage Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity: <ol style="list-style-type: none"> a. Is less than 300m² gross floor area per <u>site</u>. b. Has an outdoor area: <ol style="list-style-type: none"> i. Less than 500m². ii. Not located between the front of the <u>building</u> and the <u>road</u>. 2. The activity is located: <ol style="list-style-type: none"> a. Within 50m of a Residential Zone <u>boundary</u> 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 <u>boundary</u>. 3. The activity is a primary or ancillary activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R17	Visitor Accommodation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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 <u>site</u>. 3. Each accommodation unit provides an <u>outdoor living court</u> of at least 4m² and at least 1.5m depth. 4. The activity is a primary or ancillary activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R18 NCZ-R19 NCZ-R20	Care Centre Supported Residential Care Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than 12 patients are staying on- <u>site</u> at any one time. 2. No more than 2 accommodation units per 500m² are constructed or operated on <u>site</u>. 3. Each accommodation unit provides an <u>outdoor living court</u> of at least 4m² and at least 1.5m depth. 4. The activity is a primary or ancillary activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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NCZ-R21	Place of Assembly	
NCZ-R22	Recreational Facilities	
NCZ-R23	Educational Facilities	
NCZ-R24	Entertainment Facilities	
NCZ-R25	General Community	
Activity Status: Discretionary		
Where:		
1. The activity is a primary or ancillary activity.		
NCZ-R26	General Commercial	
Activity Status: Discretionary		Activity Status when compliance not achieved: Non-Complying
Where:		
1. The activity has a: <ol style="list-style-type: none"> a. Gross floor area less than 300m² per <u>site</u>. b. An outdoor area: <ol style="list-style-type: none"> i. Less than 500m². ii. Located between the front of the <u>building</u> and the <u>road</u>. 		
2. The activity is a primary or ancillary activity.		
NCZ-R27	Industrial Activities	
NCZ-R28	Trade Retail	
NCZ-R29	Drive Through Facilities	
NCZ-R30	Emergency Services	
NCZ-R31	Service Stations	
NCZ-R32	Funeral Home	
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.		