

# 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 – 300m<sup>2</sup> in [gross floor area](#).

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

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

## Objectives

NCZ-O1 – Range of Activities	Provide a distribution of commercial and <a href="#">community activities</a> , 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 <a href="#">environment</a> .
NCZ-O4 – Discouraged Activities	Discourage <a href="#">industrial activities</a> 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 <a href="#">amenity values</a> of the Neighbourhood Centre Zone including but not limited to:</p> <ol style="list-style-type: none"> <li>1. A smaller scale of commercial development and <a href="#">built form</a>.</li> <li>2. Presence of <a href="#">community activities</a>, street plantings/trees and street furniture.</li> <li>3. Moderate levels of noise during the daytime associated with traffic and <a href="#">commercial activities</a>.</li> <li>4. A moderate degree of privacy for <a href="#">residential activities</a>.</li> <li>5. Limited exposure to noxious odour or noise associated with <a href="#">industrial activities</a>.</li> <li>6. Moderate levels of vehicle traffic particularly during daytime hours.</li> </ol>
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	<ol style="list-style-type: none"> <li>7. Moderate levels of illumination.</li> <li>8. On-street and off-street parking.</li> <li>9. Ample <u>access</u> to daylight.</li> </ol>
NCZ-P2 – Range of Activities	<p>To enable a range of activities that provide a distribution of small scale <u>commercial services</u> and community services for residents by:</p> <ol style="list-style-type: none"> <li>1. Encouraging small scale dairies, <u>commercial service</u> activities and cafes.</li> <li>2. Avoiding <u>rural production activities</u> and <u>industrial activities</u>, large scale <u>commercial activities</u> and destination-based <u>community activities</u>.</li> <li>3. Enabling <u>residential units</u> in association with <u>commercial activities</u> and <u>retail activities</u> onsite.</li> <li>4. Allowing <u>ancillary activities</u> where an <u>active frontage</u> is maintained and open to the public.</li> <li>5. Managing the scale, design and nature of activities to ensure that: <ol style="list-style-type: none"> <li>a. An <u>active frontage</u> is maintained at ground floor.</li> <li>b. The activity and <u>building</u> design are complementary to the Neighbourhood Centre context and retain a fine grain character.</li> <li>c. The <u>building</u> is designed to enhance the surrounding residential amenity.</li> </ol> </li> </ol>
NCZ-P3 – Residential Activities	<p>To require <u>residential units</u> to be designed and constructed in a manner which provides for residential amenity and <u>active frontages</u>.</p>
NCZ-P4 – Pedestrian-Centric Environment	<p>To create a pedestrian-centric <u>environment</u> by requiring <u>verandahs</u> and promoting active <u>building frontages</u>.</p>
NCZ-P5 – Residential Amenity	<p>To provide for residential amenity by ensuring <u>residential units</u> provide sufficient internal space, <u>outdoor living courts</u> and noise insulation.</p>
NCZ-P6 – Zone Interface	<p>To maintain the amenity and characteristics that contribute to <u>sense of place</u> by managing built development and the interface between the Neighbourhood Centre Zone and <u>Residential Zones</u>.</p>
NCZ-P7 – Discouraged Activities	<p>To protect urban amenity by avoiding activities which have noxious, offensive, or undesirable qualities from locating within the Neighbourhood Centre Zone.</p>
NCZ-P8 – Water Setbacks	<p>To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and <u>river</u> banks.</p>
NCZ-P9 – Built Form	<p>To maintain a <u>built form</u> that is consistent with the surrounding <u>Residential Zones</u> by limiting bulk and location of <u>buildings</u>.</p>

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## Rules

NCZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Resource consent is not required under any rule of the District Plan.</li> <li>The activity is not prohibited under any rule of the District Plan.</li> </ol>	
NCZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <li><u>Minor buildings</u> are exempt from rules NCZ-R3 – R6.</li> </ol>	
NCZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum <u>building height</u> and <u>major structure height</u> is 12m above <u>ground level</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> <li>The extent to which visual dominance <u>effects</u> are minimised.</li> <li>The extent to which the visual impact of exceeding the <u>height</u> limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the <u>building</u> or <u>structure</u>.</li> <li><u>Effects</u> on the privacy and amenity of adjoining <u>sites</u>.</li> <li>Shading <u>effects</u> on adjoining sites and public open space.</li> <li><u>Effects</u> on streetscapes and walkability.</li> <li>The extent to which the proposal demonstrates best practice principles of urban design and <u>Crime Prevention Through Environmental Design</u>.</li> <li>The extent to which the <u>building</u> is consistent with the character and <u>amenity values</u> anticipated within the Neighbourhood Centre Zone.</li> <li>The extent to which development in excess of 12m: <ol style="list-style-type: none"> <li>Has adverse <u>effects</u> on the affected transport network, and three waters networks.</li> <li>Is supported by open space, public amenities, <u>commercial activities</u>, and public and active transport options that are within walking</li> </ol> </li> </ol>

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		<p>distance to service the proposed residents and/or employees.</p> <p>9. The extent to which the intensity of <u>commercial activity</u> arising from those parts of <u>buildings</u> in excess of 12m adversely <u>effects</u> the viability and vitality of other <u>Business Zones</u>.</p>
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NCZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structures</u> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any <u>Residential Zone</u> or <u>Open Space and Recreation Zone boundary</u>.</li> <li>b. 27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol> </li> <li>2. The <u>building</u> is <u>setback</u> 0.5m of <u>road</u> boundaries at ground floor for the entire length of the street <u>frontage</u> for any front <u>site</u>, except for:               <ol style="list-style-type: none"> <li>a. One <u>setback</u> of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.</li> <li>b. Any <u>site frontage</u> where a strategic <u>road</u> protection area applies as detailed in TRA Appendix 4.</li> </ol> </li> </ol>	<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"> <li>1. The outlook and privacy of adjoining and adjacent properties.</li> <li>2. <u>Effects</u> of shading and visual dominance on adjoining properties.</li> <li>3. <u>Effects</u> on the streetscape character of the area.</li> <li>4. <u>Effects</u> on the safety and efficiency of the transport network.</li> </ol> <p>Activity Status when compliance not achieved with NCZ-R4.1(b): Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>5. The effectiveness of the proposed method for controlling <u>stormwater</u> runoff.</li> <li>6. That the proposal will maintain and enhance the <u>amenity values</u> of the area.</li> <li>7. That esplanade areas and waterfront walkways are appropriately safeguarded.</li> </ol>

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"> <li>1. All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u></li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p>

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	<p>and any <a href="#">Residential Zone</a> or <a href="#">Open Space and Recreation Zone</a>.</p> <p>2. Except that, any parts of the <a href="#">buildings</a> or <a href="#">major structures</a> that are within 20m of the <a href="#">site frontage</a> may exceed the maximum <a href="#">height in relation to boundary</a> in NCZ-R5.1, provided they:</p> <p>c. Do not exceed a <a href="#">height</a> of 3.6m above <a href="#">ground level</a> where they are 1m or less from side and rear boundaries adjoining the Neighbourhood Centre Zone or Medium Density Residential Zone; and</p> <p>d. Thereafter, are set back 0.3m for every additional metre in <a href="#">height</a> (73.3 degrees) up to 6.9m and then 1m for every additional metre in <a href="#">height</a> (45 degrees).</p>	<p>1. The outlook and privacy of adjoining and adjacent properties.</p> <p>2. <a href="#">Effects</a> of shading and visual dominance on adjoining and adjacent properties.</p>
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NCZ-R6	Building Frontages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>At least 65% of the <a href="#">building frontage</a> at ground floor is clear glazing.</li> <li>The main pedestrian entrance is provided within 3m of the <a href="#">site frontage</a>.</li> <li>There are no roller doors (except security grilles which allow views from the street into the premise) along <a href="#">site frontage</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

NCZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The <a href="#">impervious area</a> within the <a href="#">site</a> does not exceed 75% of the <a href="#">site</a> area.</li> <li>The <a href="#">impervious area</a> is set back at least 5m from Mean High Water Springs and the top of the bank of any <a href="#">river</a> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol>	<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"> <li>The fence is along <a href="#">site frontage</a> and is required by a by-law or for public health and safety.</li> <li>The fence is not along <a href="#">road frontage</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li><a href="#">Effects</a> of shading and visual dominance on adjoining properties.</li> </ol>

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<p>3. Fencing within 1m of any side or rear <u>boundary</u> is no higher than 2m.</p>	<p>2. Urban design and passive surveillance.</p> <p>3. <u>Effects</u> on streetscape character and amenity.</p> <p>4. Health and safety <u>effects</u>.</p>
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NCZ-R9	Car Parking
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The car parking space is not located between the <u>building frontage</u> and <u>road boundaries</u> of the <u>site</u>.</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

NCZ-R10	Verandahs
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. All <u>buildings</u> fronting a <u>road</u> provide a <u>verandah</u>:</p> <ol style="list-style-type: none"> <li>a. Along at least 90% of the <u>frontage</u> of the <u>building</u>.</li> <li>b. That is at least 3m above the footpath and no more than 4m above the footpath.</li> <li>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.</li> </ol> <p>2. That has a maximum facia <u>height</u> of 0.5m.</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

NCZ-R11	Outdoor Areas of Storage or Stockpiles
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The outdoor area of <u>storage</u> or stockpile:</p> <ol style="list-style-type: none"> <li>a. Complies with rules NCZ-R3 – R5.</li> <li>b. Is screened from view from adjacent <u>public places</u> and <u>Residential Zones</u> and <u>Open Space and Recreation Zones</u> 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.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

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NCZ-R12	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum density is 1 <u>residential unit</u>, per <u>site</u>.</li> <li>The <u>residential unit</u> is an <u>ancillary activity</u> to a commercial service, <u>general retail</u> or <u>food and beverage activity</u> within the <u>site</u>.</li> <li>Every <u>residential unit</u> provides a <u>net floor area</u> of at least: <ol style="list-style-type: none"> <li>35m<sup>2</sup> for <u>residential units</u> with only one <u>habitable room</u>.</li> <li>45m<sup>2</sup> for <u>residential units</u> with more than one <u>habitable room</u>.</li> </ol> </li> <li>Every 1 bedroom <u>residential unit</u> provides an <u>outdoor living court</u> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>Every 2+ bedroom <u>residential unit</u> contains an <u>outdoor living court</u> of at least 8m<sup>2</sup> and at least 2.4m depth.</li> <li>No <u>residential unit</u> is accessed directly from the <u>road frontage</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The design, size and layout of <u>buildings</u> to provide appropriate privacy and amenity for occupants on <u>site</u>.</li> <li>The proximity of the <u>site</u> to <u>communal</u> or public open space that has the potential to mitigate any lack of private <u>outdoor living space</u>.</li> <li>Adverse <u>effects</u> on <u>active frontages</u> and streetscapes.</li> </ol> <p>Notification:</p> <p>Any application for a <u>residential unit</u> which does not comply with the minimum internal area and <u>outdoor living court</u> 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 <u>Act</u> 1991.</p>
NCZ-R13	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any <u>individual activity</u> is less than 300m<sup>2</sup> <u>gross floor area</u> per <u>site</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R14	Grocery Store	
NCZ-R15	Commercial Service	
NCZ-R16	Food and Beverage Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity: <ol style="list-style-type: none"> <li>Is less than 300m<sup>2</sup> <u>gross floor area</u> per <u>site</u>.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>



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

NCZ-R17	Visitor Accommodation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. No more than 12 tariff-paid visitors are staying on-site at any one time.</li> <li>2. No more than 2 accommodation units per 500m<sup>2</sup> are constructed or operated on <b>site</b>.</li> <li>3. Each accommodation unit provides an <b>outdoor living court</b> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>4. The activity is a primary or <b>ancillary activity</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
NCZ-R18	Care Centre	
NCZ-R19	Supported Residential Care	
NCZ-R20	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. No more than 12 patients are staying on- <b>site</b> at any one time.</li> <li>2. No more than 2 accommodation units per 500m<sup>2</sup> are constructed or operated on <b>site</b>.</li> <li>3. Each accommodation unit provides an <b>outdoor living court</b> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>4. The activity is a primary or <b>ancillary activity</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

NCZ-R21	Place of Assembly	



# Neighbourhood Centre Zone (NCZ)

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 <a href="#">ancillary activity</a> .	
NCZ-R26	General Commercial	
	Activity Status: Discretionary	Activity Status when compliance not achieved: Non-Complying
	Where:	
	1. The activity has a:	
	a. <a href="#">Gross floor area</a> less than 300m <sup>2</sup> per <a href="#">site</a> .	
	b. An outdoor area:	
	i. Less than 500m <sup>2</sup> .	
	ii. Located between the front of the <a href="#">building</a> and the <a href="#">road</a> .	
	2. The activity is a primary or <a href="#">ancillary activity</a> .	
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 <a href="#">ancillary activity</a> .	

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NCZ-R34	Rural Production Activities
	Activity Status: Prohibited Where: 1. The activity is a primary or <u>ancillary activity</u> .