

Neighbourhood Commercial Zone (NC)

Overview

The Neighbourhood Commercial Zone (NC) 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 Commercial Zone is distributed throughout the urban area of Whangarei City, Ruakaka and Marsden Point. Providing a limited range of everyday goods and services, NC are small in overall land area, up to 1ha, 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 NC.

The suburbs of the Avenues, Morningside, Otangarei and Otaika do not contain a large agglomeration of existing commercial and community activities, and therefore do not have a Local Commercial Zone.

Objectives

NC-O1 – Range of Activities	Provide a distribution of commercial and community activities, while not undermining the vitality and viability of the LC.
NC-O2 – Urban Character and Amenity	Maintain and enhance the urban character and amenity of the NC.
NC-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.
NC-O4 – Discouraged Activities	Discourage industrial activities within the NC to maintain the NC amenity and character.

Policies

NC-P1 – Character and Amenity	<p>To recognise the character and urban amenity values of the Neighbourhood Commercial Zone including but not limited to:</p> <ol style="list-style-type: none"> 1. A low density of 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.
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	<ol style="list-style-type: none"> 5. No/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.
NC-P2 – Range of Activities	<p>To enable a range of activities that provide a distribution of small scale commercial and community services for residents by:</p> <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 home occupation 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 NC context and retain a fine grain character. c. The building is designed to enhance the surrounding residential amenity.
NC-P3 – Residential Activities	To require residential units to be designed and constructed in a manner which protects residential amenity and active frontages.
NC-P4 – Pedestrian-Centric Environment	To create a pedestrian-centric environment by requiring verandahs and promoting active building frontages.
NC-P5 – Residential Amenity	To protect residential amenity by requiring residential units to provide sufficient internal space, outdoor living courts and noise insulation.
NC-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 Commercial Zone and Residential Zones.
NC-P7 – Discouraged Activities	To protect urban amenity by avoiding activities which have noxious, offensive, or undesirable qualities from locating within the Neighbourhood Commercial Zone.
NC-P8 – Water Setbacks	To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and river banks.

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NC-P9 – Built Form

To maintain a built form that is consistent with the surrounding Residential Zones by limiting bulk and location of buildings.

Rules

NC-R1	An Activity Not Otherwise Listed in this Chapter	
	<p>Activity Status: P</p> <p>Where:</p> <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. 	
NC-R2	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum height is 8m. 	<p>Activity Status when compliance not achieved: D</p>
NC-R3	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is setback: <ol style="list-style-type: none"> a. 3m from a boundary that adjoins a Residential or Open Space Zone. b. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 1. The building is setback 0.5m from the road boundary at ground floor for the entire length of the street frontage for any front site, except: <ol style="list-style-type: none"> a. A setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. 	<p>Activity Status when compliance not achieved: D</p>

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NC-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No part of the building exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary adjoining a Living or Green Spaces Zone. 	<p>Activity Status when compliance not achieved: D</p>
NC-R5	Building Frontages	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No continuous blank wall with an area greater than 25m² is visible from site frontage. 2. At least 65% of the ground floor building frontage is clear glazing. 3. The main pedestrian entrance is provided within 3m of the site frontage. 4. No roller door is situated along site frontage. 	<p>Activity Status when compliance not achieved: D</p>
NC-R6	Impervious Areas	
	<p>Activity Status: P</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. Areas is further than 5m of Mean High Water Springs or 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: D</p>

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NC-R7	Hours of Operation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any activity which operates or is open for visitors, clients, deliveries or servicing outside of the hours of 0600 - 2200, where the activity is located closer than 50m from a boundary with a Living Zone. 	<p>Activity Status when compliance not achieved: D</p>
NC-R8	Any Fence	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The fence is along a road boundary and is required by a by-law or for public health and safety. Fencing up to 2m in height within 1m of any side or rear boundary. 	<p>Activity Status when compliance not achieved: D</p>
NC-R9	Car Parking	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The car parking space is not located between the building frontage and road boundaries of sites. 	<p>Activity Status when compliance not achieved: D</p>
NC-R10	Verandahs	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any building fronting a road contains a verandah: <ol style="list-style-type: none"> Along at least 90% of the frontage of the building. That is at least 3m and no more than 4m above the footpath. 	<p>Activity Status when compliance not achieved: D</p>

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- c. That has a minimum width of 1.5m and a maximum width of 2.5m.
- d. That has a maximum fascia height of 0.5m.

NC-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any outdoor areas of storage or stockpile: <ol style="list-style-type: none"> a. Complies with rules NC-R2 – R4. b. Is screened from view from public places and surrounding Living or Green Spaces Zone sites. 	<p>Activity Status when compliance not achieved: D</p>
NC-R12	Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 residential unit, per site. 2. The residential unit is ancillary to a commercial service, general retail or food and beverage activity within the site. 3. The residential unit provides an internal area (excluding garages) of at least: <ol style="list-style-type: none"> a. For 1 bedroom – 45m² b. For 2 bedrooms – 70m² c. For 3 bedrooms – 90m² d. For more than 3 bedrooms – 90m² plus 12m² for each additional bedroom. 4. Any 1 bedroom residential unit provides an outdoor living court of at least 4m² and at least 1.5m depth. 	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on site. 2. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 3. Adverse effects on active frontage. <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 NC-R12 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>

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5. Any 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth.
6. No residential unit is accessed directly from the road frontage.

NC-R13	Grocery Store	
NC-R14	Commercial Service	
NC-R15	Health Care Facility	
NC-R16	Food and Beverage	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any individual activity: <ol style="list-style-type: none"> a. Has a GFA less than 300m² per site. b. Has an outdoor area: <ol style="list-style-type: none"> i. Less than 500m². 2. Not located between the front of the building and the road. 	Activity Status when compliance not achieved: D (Discretionary)
NC-R17	Visitor Accommodation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than 12 traff-paid visitors are staying on-site at any one time. 2. No more than 2 accommodation units per 500m² are constructed or operated on site. 3. Each accommodation unit provides an outdoor living court of at least 4m² and at least 1.5m depth. 	Activity Status when compliance not achieved: D
NC-R18	Care Centre	
NC-R19	Supported Residential Care	

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NC-R20	Retirement Village	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than 12 patients are staying on-site at any one time. 2. No more than 2 accommodation units per 500m² are constructed or operated on site. 3. Each accommodation unit provides an outdoor living court of at least 4m² and at least 1.5m depth. 	<p>Activity Status when compliance not achieved: D</p>
NC-R21	Place of Assembly	
NC-R22	Recreational Facilities	
NC-R23	Educational Facilities	
NC-R24	Entertainment Facilities	
	Activity Status: D	
NC-R25	General Retail Activity	
	<p>Activity Status: D</p> <p>Where:</p> <ol style="list-style-type: none"> 1. An individual retail activity has a: <ol style="list-style-type: none"> a. GFA greater than 250m² per site. b. An outdoor area: <ol style="list-style-type: none"> i. Less than 500m². ii. Not located between the front of the building and the road. 	<p>Activity Status when compliance not achieved: NC</p>
NC-R26	Industrial Activities	
NC-R27	Motor Vehicle Sales Activities	
NC-R28	Marine Retail Activities	
NC-R29	Garden Centres Activities	

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NC-R30	Trade Suppliers Activities
NC-R31	Drive Through Facilities Activities
NC-R32	Hire Premise
NC-R33	Emergency Services
NC-R34	Service Stations Activities
NC-R35	Funeral Homes Activities
NC-R36	Hospital Activities
Activity Status: NC	

NC-R37	Rural Production Activities
Activity Status: Pr	