

Shopping Centre Zone (SCZ)

Overview

The Shopping Centre Zone (SCZ) provides for the consolidation of predominantly large comprehensive general retail stores within existing shopping centres. Limited provision is made for supporting small scale food and beverage activities such as cafes for the comfort of visitors and employees at the shopping centre.

Shopping centres have unique characteristics, generally being a comprehensive group of retail and other commercial establishments that is planned, developed and managed as a single facility, comprising commercial multi-branded retail units and common areas.

Shopping centres are generally comparative shopping ‘destinations’ and collectively need large spaces for retail. As destinations, shopping centres are car-focused and require sizeable areas with suitable vehicle access and on-site parking to cater for private motor vehicles. It is essential that shopping centres are designed to be safe and pleasant for pedestrians and cyclists as well as well as cater to vehicular requirements to ensure a positive shopping experience.

High traffic volumes and the requirement for larger sites than are available in the City Centre and Local Centres mean that large shopping centres are usually incompatible with the anticipated amenity and character of those zones.

Shopping centres can have significant adverse effects on the vitality and functioning of other commercial or retailing centres if they are inappropriately located. This means that the extent to which shopping centres competes with the functions of other centres must be carefully managed. The SCZ is expected to remain at existing locations close to the City Centre and, if expansion of the existing shopping centres is required, to develop towards and not away from, the City Centre.

Shopping centres can have significant adverse effects on amenity and character values of neighbouring zones. These effects must be carefully managed. The SCZ is intended to provide an area within which existing large general retail stores are consolidated to manage these potential effects. It is expected that the amenity of shopping centres will improve over time to minimise the impact on other zones and to provide a better shopping experience for patrons.

The SCZ is located in urban areas where large land parcels are available within and adjacent to established shopping centres containing existing large general retail stores. The SCZ is only appropriate where local infrastructure (i.e. roads, wastewater and storm-water) has sufficient capacity to accommodate further development. The SCZ has been applied at three locations, being:

- Tarewa Shopping Centre
- Okara Shopping Centre
- Okara West Shopping Centre

Objectives

SCZ-01 – Adverse Effects

Larger compatible general retail stores are located in consolidated shopping centres.

Shopping Centre Zone (SCZ)

SCZ-02 – Pedestrians	A safe, pedestrian friendly and convenient shopping environment is provided.
SCZ-03 – Centre Viability	The primacy, function and vitality of the City Centre, Local Commercial Zones and Waterfront are protected.
SCZ-04 – Adverse Effects	Adverse effects on adjacent zones are managed.
SCZ-05 – Urban Design	Development outcomes reflect best practice urban design.

Policies

SCZ-P1 – Shopping Centre Character	<p>To recognise the character and amenity values of the Shopping Centre Zone including:</p> <ul style="list-style-type: none"> a. An active urban environment. b. Larger general retail activities with limited food and beverage activities. c. Consolidated built form d. Availability of shared common public facilities e. Moderate intensity of development. f. Higher levels of noise. g. High levels of vehicle traffic. h. Large off-street car parking areas. i. High levels of on-site pedestrian traffic. j. Presence of landscaping to limit visual impact, reduce impervious areas and contribute to amenity within the centre.
SCZ-P2 – Consolidation	<p>To protect the City Centre and the Waterfront from the effects of commercial sprawl by:</p> <ul style="list-style-type: none"> a. Encouraging consolidation of large general retail activities at established shopping centres. b. Encouraging any extension of existing shopping centres in a direction towards the City Centre. c. Avoiding the establishment of new shopping centres.
SCZ-P3 – Range of Larger Retail	To provide for a range of larger, compatible general retail activities in a manner that does not compromise the City Centre, Local Commercial Centre, and Waterfront Zones.
SCZ-P4 – Small Scale Retail	To avoid small scale retail activities establishing in existing shopping centres where they may undermine the economic viability and primacy of the City Centre Zone.

Shopping Centre Zone (SCZ)

SCZ-P5 – Food and Beverage Activity	To provide for supporting conveniences by allowing for a limited amount of small scale food and beverage activity within the Shopping Centre Zone.
SCZ-P6 – Communal Facilities	To enhance shopper’s experience within shopping centres by requiring activities to provide communal bathrooms, rubbish bins and rest areas.
SCZ-P7 – Landscaping	To preserve the character and amenity of adjoining zones by requiring high quality landscaping to: <ul style="list-style-type: none"> a. Enhance the character of the shopping centre. b. Soften the effects of built form.
SCZ-P8 – Building Exterior Treatment	To preserve the character and amenity of adjoining zones and enhance the character and amenity of the SCZ by requiring the exterior treatment of buildings to: <ul style="list-style-type: none"> a. Enhance the character of the shopping centre. b. Soften the effects of built form. c. Be sensitive to and compatible with the character and amenity of adjoining zones. d. Positively contribute to the character and amenity of adjoining Waterfront or Green Space Zones. e. Demonstrate best practice urban design
SCZ-P9 – Pedestrians and Cyclists	To improve pedestrian and cyclist circulation and connections within shopping centres and to shopping centres, by requiring building design and positioning to positively contribute to pedestrian shopping experience.
SCZ-P10 – Sunlight	To protect daylight access and outlook by managing built form adjacent to adjoining zones.
SCZ-P11 – Infrastructure	To remedy or mitigate the effects of Shopping Centre activities on the safe and efficient operation of the surrounding roading network, utility networks, and infrastructure.
SCZ-P12 – Subdivision	To protect the Shopping Centre Zone for consolidated larger retail activities by discouraging subdivision which reduces average net site area.
SCZ-P13 – Esplanades and Reserves	To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and river banks.

Rules

SCZ-R1	An activity not otherwise listed in this chapter	
	Activity Status: P	Activity Status when compliance not achieved: D
	Where:	

Shopping Centre Zone (SCZ)

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.

Note: Any application shall comply with information requirement SCZ-REQ1

SCZ-R2

Any Redevelopment

Activity Status: P

Where:

1. The activity complies with rules SCZ-R3-7.
2. The redevelopment is internal, within the footprint of an existing building.
3. The principal entrance(s) of each retail, commercial or food and beverage unit either opens directly on to a shopping centre footpath or other pedestrian connection, or is connected to a pedestrian connection by a smaller formed pedestrian connection.

Note: Any application shall comply with information requirement SCZ-REQ1

Activity Status when compliance not achieved: D

SCZ-R3

Building Height

Activity Status: P

Where:

1. Building height does not exceed 15m.

Note: Any application shall comply with information requirement SCZ-REQ1

Activity Status when compliance not achieved: D

SCZ-R4

Height in Relation to Boundary

Activity Status: P

Where:

1. The building does not exceed a height equal to 3m plus the shortest

Activity Status when compliance not achieved: D

Shopping Centre Zone (SCZ)

horizontal distance between that part of the building and the boundary of the adjacent site.

Note: Any application shall comply with information requirement SCZ-REQ

SCZ-R5	Building Area	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Gross Floor Area of any building is more than 1600m². 2. Public bathroom facilities are provided for use by shopping centre patrons at a location inside the shopping centre at a rate of: <ul style="list-style-type: none"> 2 for up to 400m² 4 for up to 800m² 8 for up to 1200m² 1 for every 200m² thereafter <p><i>Note: Any application shall comply with information requirement SCZ-REQ1</i></p>	<p>Activity Status when compliance not achieved: D</p>
SCZ-R6	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is at least 3m from any Green Space Zone boundary. 2. The building is at least 27m from Mean High Water Springs. 3. The building is at least 27m from the top of the bank of any river that has a width greater than 3m. <p><i>Note: Any application shall comply with information requirement SCZ-REQ1</i></p>	<p>Activity Status when compliance not achieved: D</p>
SCZ-R7	Impervious Areas (excluding bridges, culverts and fences)	
	<p>Activity Status: P</p>	<p>Activity Status when compliance not achieved: D</p>

Shopping Centre Zone (SCZ)

Where:

1. The impervious area does not cause the total impervious area for the site to exceed 85%.
2. The impervious area is not within 5m of:
 - a. Mean High Water Springs
 - b. The top of the bank of any river that has a width exceeding 3m.

Note: Any application shall comply with information requirement SCZ-REQ1

SCZ-R8

Commercial Services

Activity Status: P

Where:

1. The Net Floor Area for the commercial service activity does not exceed 100m².
2. The total Net Floor Area of all commercial service activities does not exceed 2% of the total Net Floor Area for the shopping centre (when the commercial service activity is included).
3. The commercial service activity is in a building which also accommodates a retail activity.

Note: Any application shall comply with information requirement SCZ-REQ1

Activity Status when compliance not achieved: D

SCZ-R9

Food and Beverage Activities

Activity Status: P

Where:

1. The Net Floor Area of any food and beverage activity does not exceed 250m².
2. The total Net Floor Area of all food and beverage activities does not exceed 5% of the total Net Floor Area for the

Activity Status when compliance not achieved: D

Shopping Centre Zone (SCZ)

shopping centre (when the food outlet is included).

3. The food and beverage activity is in a building that also accommodates retail activity.
4. At least 1 fixed rubbish bin is provided by each food and beverage activity.
5. Seating areas associated with food and beverage activities do not impede pedestrian use of footpaths or other pedestrian connections.

Note: Any application shall comply with information requirement SCZ-REQ1

SCZ-R10	Retail Activities	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The retail activity occupies more than 450m² Net Floor Area. 2. The retail activity occurs in an existing building. <p><i>Note: Any application shall comply with information requirement SCZ-REQ1</i></p>	<p>Activity Status when compliance not achieved: D</p>
SCZ-R11	Supermarkets	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The Supermarket occupies more than 450m² Net Floor Area. 2. The Supermarket occurs in an existing building. <p><i>Note: Any application shall comply with information requirement SCZ-REQ1</i></p>	<p>Activity Status when compliance not achieved: D</p>
SCZ-R12	Motor Vehicle Sales	
SCZ-R13	Garden Centres	
SCZ-R14	Trade Supplier Activities	

Shopping Centre Zone (SCZ)

SCZ-R15	Marine Retail
SCZ-R16	Hire Premises and Facilities
SCZ-R17	Entertainment Facilities
SCZ-R18	Drive-thru Facilities
SCZ-R19	Visitor Accommodation
SCZ-R20	Service Stations
SCZ-R21	Funeral Homes
Activity Status: NC	
<i>Note: Any application shall comply with information requirement SCZ-REQ1</i>	

SCZ-R22	Rural Production Activities
SCZ-R23	Industrial Activities
SCZ-R24	Community Activities
SCZ-R25	Residential Activities
Activity Status: Pr	

SCZ-REQ1	Information Requirements
<ol style="list-style-type: none"> 1. All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> a. Any consultation undertaken with Council's Urban Design Panel and any conditions that were recommended by the Panel. b. If Council's Urban Design Panel has not been consulted, an assessment containing reasons and justification for not consulting with the Panel. c. How the proposal is consistent with best practice Urban Design. d. The effects on the character, amenity, safety and the surrounding areas, with particular regard to building bulk, location and design and parking and transport. e. Consideration of potential effects on adjacent neighbours. f. Consideration of potential effects on interaction between public and private spaces. g. Consideration of any effects on the Waterfront Zone and any Green Space zone. 	

Shopping Centre Zone (SCZ)

