

Town Centre Zone

Introduction

The Town Centre Zone applies to the main commercial areas within the Fairlie, Takapō / Lake Tekapo and Twizel townships. This zone is the focal point for commercial and community activities and provides for a wide range of commercial and other activities that support the residents of each township, the wider rural area and visitors.

While greater volumes of traffic are expected in these areas, they are also pleasant pedestrian environments and attractive areas with a moderate scale of built form. Where these zones are located near more sensitive zones, careful management of the zone interface is required.

Objectives and Policies

Objectives	
TCZ-O1	Zone Purpose
The Town Centre Zone is the primary retail destination for comparison and convenience shopping in the District, and is a focal point for the community, providing for a range of commercial and community-focused activities, along with activities that support the vibrancy of these areas.	
TCZ-O2	Zone Character and Amenity Values
The Town Centre Zone is a vibrant, pedestrian-focused environment with attractive and functional buildings and public areas of a moderate scale, which maintains the amenity values anticipated within and beyond the zone.	
Policies	
TCZ-P1	Commercial and Community Activities
Enable a wide range of commercial activities and community facilities to establish and operate within the Town Centre Zone.	
TCZ-P2	Compatible Activities
Provide for activities that are not enabled by TCZ-P1 to establish and operate within the Town Centre Zone where they: <ol style="list-style-type: none"> 1. will contribute to the vibrancy or vitality of the Town Centre Zone; 2. are compatible with the scale and nature of activities permitted within the zone; and 3. are located so that the continuity of retail activities at ground floor level along road frontages and public spaces is maintained. 	
TCZ-P3	Adverse Effects
Manage development within the Town Centre Zone to ensure that it: <ol style="list-style-type: none"> 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. mitigates the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas. 	

Rules

TCZ-R1	Buildings and Structures
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Town Centre Zone	Activity Status: PER Where the activity complies with the following standards: TCZ-S1 Height TCZ-S2 Height in Relation to Boundary TCZ-S3 Setbacks TCZ-S4 Verandahs TCZ-S5 Outdoor Storage TCZ-S6 Landscaping TCZ-S7 Street Frontages	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
TCZ-R2	Commercial Activities	
Town Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is not a service station; and 2. Any Commercial Visitor Accommodation, except for reception areas, food and beverage outlets or function rooms, are located above the ground floor. 	Activity status when compliance is not achieved with R2.1 or R2.2: DIS
TCZ-R3	Community Facilities	
Town Centre Zone	Activity Status: PER	
TCZ-R4	Residential Activities	
Town Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. Any residential activity is located above the ground floor. 	Activity status when compliance is not achieved with R4.1: NC
TCZ-R5	Educational Facilities	
Town Centre Zone	Activity Status: DIS	
TCZ-R6	Industrial Activities	
Town Centre Zone	Activity Status: DIS	
TCZ-R7	Activities Not Otherwise Listed	
Town Centre Zone	Activity Status: DIS	

Standards

TCZ-S1	Height	Activity Status where compliance not achieved:
Town Centre Zone	1. The maximum height of any building or structure shall not exceed 10.5m above ground level.	RDIS Matters of discretion are restricted to: CMUZ-MD1 Height
TCZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
Town Centre Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD2 Height in Relation to Boundary
TCZ-S3	Setbacks	Activity Status where compliance not achieved:
Town Centre Zone	1. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD3 Setbacks
TCZ -S4	Verandahs	Activity Status where compliance not achieved:
Town Centre Zone, on sites fronting Market Place in Twizel, or Main Street in Fairlie	1. Where any building is erected, or reconstructed or altered in a way that physically changes a road-facing facade, a verandah shall be provided along the full frontage of the building to provide continuous coverage for pedestrians moving along the public footpath or place, with a minimum width of 2.8m in Fairlie, 3m in Twizel, or the width of the footpath.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on amenity for pedestrians, including shelter. Maintenance of the amenity and character of the building and street. whether the provision of a complying verandah would detract from the streetscape.
TCZ-S5	Outdoor Storage	Activity Status where compliance not achieved:
Town Centre Zone	<ol style="list-style-type: none"> Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. No outdoor storage shall be located within the minimum 	RDIS Matters of discretion are restricted to: CMUZ-MD4 Outdoor Storage

	setback from road boundaries.	
TCZ-S6	Landscaping	Activity Status where compliance not achieved:
Town Centre Zone	<ol style="list-style-type: none"> 1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 2. All landscaping required in 1. and 2. above shall be: <ol style="list-style-type: none"> a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	RDIS Matters of discretion are restricted to: CMUZ-MD6 Landscaping
TCZ-S7	Street Frontages	Activity Status where compliance not achieved:
Town Centre Zone	<ol style="list-style-type: none"> 1. At least 50% of the ground floor of any façade that faces a road boundary or other public space shall contain transparent glazing, and the glazing may not be obscured by being boarded up, painted, or covered by signage or obscured by other means. 	DIS