

Neighbourhood Centre Zone

Introduction

The Neighbourhood Centre Zone applies to small areas within Takapō / Lake Tekapo township which are separate from the main town centre area. This zone provides for small-scale commercial and community activities, to support the surrounding residential area without detracting from the role of the Town Centre Zone.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

Objectives and Policies

Objectives	
NCZ-O1	Zone Purpose
The Neighbourhood Centre Zone contains a range of primarily small-scale commercial and community activities that support the surrounding residential area.	
NCZ-O2	Zone Character and Amenity Values
The Neighbourhood Centre Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated in within and beyond the zone.	
Policies	
NCZ-P1	Commercial and Community Activities
Enable a wide range of small-scale commercial activities and community facilities to establish and operate within the Neighbourhood Centre Zone.	
NCZ-P2	Compatible Activities
Provide for activities that are not enabled by NCZ-P1 to establish and operate within the Neighbourhood Centre Zone where they: <ol style="list-style-type: none"> are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area. 	
NCZ-P3	Adverse Effects
Manage development within the Neighbourhood Centre Zone to ensure that it: <ol style="list-style-type: none"> provides a high-quality pedestrian environment; is well-integrated with roads and public areas and positively contributes to their vibrancy; provides a good level of amenity for residents, workers and visitors; and is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone. 	

Rules

NCZ-R1	Buildings and Structures	
Neighbourhood	Activity Status: PER	Activity status when compliance with

Centre Zone	<p>Where the activity complies with the following standards:</p> <p>NCZ-S1 Height NCZ-S2 Height in Relation to Boundary NCZ-S3 Setbacks NCZ-S4 Outdoor Storage NCZ-S5 Coverage NCZ-S6 Landscaping</p>	<p>standard(s) is not achieved: Refer to relevant standard(s).</p>
NCZ-R2	Commercial Activities	
Neighbourhood Centre Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a service station. 2. The activity is not Commercial Visitor Accommodation. 3. Any food and beverage outlet or retail activity does not exceed 150m² in gross floor area per tenancy. 	<p>Activity status when compliance is not achieved with R2.1: NC</p> <p>Activity status when compliance is not achieved with R2.2: DIS</p> <p>Activity status when compliance is not achieved with R2.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.
NCZ-R3	Community Facilities	
Neighbourhood Centre Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any community facility does not exceed 200m² in gross floor area. 	<p>Activity status when compliance is not achieved with R3.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site.

		<p>b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area.</p> <p>c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis.</p> <p>d. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.</p>
NCZ-R4	Educational Facilities	
Neighbourhood Centre Zone	Activity Status: PER	
NCZ-R5	Residential Activities	
Neighbourhood Centre Zone	Activity Status: DIS	
NCZ-R6	Industrial Activities	
Neighbourhood Centre Zone	Activity Status: NC	
NCZ-R7	Activities Not Otherwise Listed	
Neighbourhood Centre Zone	Activity Status: DIS	

Standards

NCZ-S1	Height	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	<p>1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD1 Height</p>
NCZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	<p>1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p>

		CMUZ-MD2 Height in Relation to Boundary
NCZ-S3	Setbacks	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	1. Any building or structure shall be set back a minimum of 2m from any road boundary or internal boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3 Setbacks
NCZ-S4	Outdoor Storage	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	1. 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. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	RDIS Matters of discretion are restricted to: CMUZ-MD4 Outdoor Storage
NCZ-S5	Coverage	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	1. The maximum building coverage of any site shall not exceed 45%.	RDIS Matters of discretion are restricted to: CMUZ-MD5 Coverage
NCZ-S6	Landscaping	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	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. The minimum percentage of landscaping on any site shall be 30%. 3. All landscaping required in 1. and 2. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on	RDIS Matters of discretion are restricted to: CMUZ-MD6 Landscaping

	<p>the site; or</p> <p>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</p> <p>c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.</p>	
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