NCZ — Neighbourhood Centre Zone

The Neighbourhood Centre Zone covers small suburban focuses of commercial and community activity and forms the fourth layer of the commercial centres hierarchy. The Neighbourhood Centre Zone provides for larger scale activities than non-commercial zones, provides for activities that attract larger numbers of people than the Industrial Zones, and generally anticipates amenity values aligned with a thriving and vibrant commercial centre. However, the largest scale activities are managed to support the co-location benefits of promoting Petone Metropolitan Centre and City Centre as the key locations for large city-wide and regional destinations, and the Local Centre Zone as a more important location for medium and large destinations with a catchment beyond the immediate neighbourhood.

The Neighbourhood Centre Zone anticipates a wide range of activities consistent with this purpose but manages activities that might not be consistent with those amenity values. The Neighbourhood Centre Zone recognises that market and community demand in these areas may change from place to place and over time and that commercial centres may need to expand and contract over time, and commercial centres may emerge in new locations. The plan will need to be reviewed regularly to respond to this.

As the Neighbourhood Centre Zone covers a wide range of existing land uses, there are provisions to manage an area as it may transition over time.

The planned urban built environment for the Neighbourhood Centre is medium or high density commercial buildings and intensive public open spaces, while recognising there is a likely need for some space to be dedicated to parking and servicing. Residential development is expected but would be expected to be in the form of apartments above ground level.

Built development is provided for in the Neighbourhood Centre Zone through a range of permitted activities and development standards that, with some exceptions, permit up to 300m² of gross floor area per activity. Development standards also address:

a. The impacts of built development on adjoining sites and public space, including the street,
b. Amenity and safety in public spaces, and
c. Provision of open space for residents.

If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

a. Achieve a high-quality built environment,
b. Manage the effects of development on neighbouring sites and the street,
c. Achieve high quality living environments, and
d. Achieve attractive, safe, and comfortable streets and public spaces.

Neighbourhood Centre Zones are frequently subject to the Active Street Frontage Overlay, which intends to protect frontages on identified streets as attractive pedestrian-focussed environments through land use and design controls.

Developments that require resource consent will be assessed against the policy framework set out by the relevant zone and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is of the greatest importance in commercial centres like the Neighbourhood Centre Zone. Council provides design guidance for developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the Neighbourhood Centre Zone, other chapters of the District Plan, including those that impose overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

NCZ-O1	Purpose of the zone
Neighbourhood Centres are an important focus of commercial activity in their neighbourhood and may also be a significant location for community and civic activity. The Neighbourhood Centres are locations of choice for activities that serve the surrounding neighbourhoods or other small-scale activities. The Neighbourhood Centres are supported by residential activities and a diverse range of other compatible activities, including small-scale commercial activities that may serve more than just the surrounding area, while reflecting the Neighbourhood Centres' role and function within the hierarchy of commercial centres.	
NCZ-O2	**Activities in the zone**

The Neighbourhood Centre Zone:

a. Primarily provides for commercial activities and community activities that are small scale or serve a surrounding residential catchment,
b. Is supported by residential activities that:
    i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone, and
    ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone, and
c. Provides for other activities that:
    i. Are compatible with the purpose, the planned character, and the planned urban built environment of the zone,
    ii. Are compatible with the types of amenity associated with a high density commercial centre anticipated by the zone,
    iii. Are compatible with the types of amenity planned for surrounding zones, and
    iv. Support the health and wellbeing of people and communities in the surrounding area.

NCZ-O3	Provision of commercial and community spaces and housing

The Neighbourhood Centre Zone provides for a variety of types and sizes of tenancies that respond to:

a. Business needs and demand,
b. The planned urban built environment of the neighbourhood, including intensive use of sites, and
c. The opportunity to support commercial centres with housing and other supporting activities.

NCZ-O4	Planned character and planned urban built environment of the zone

Built development or open spaces positively contribute to a commercial and community hub of activity within a well-functioning urban environment that:

a. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
b. Has an urban built environment that is characterised by a high concentration of building densities and forms, including buildings that provide an active frontage on identified frontages,
c. Takes advantage of and contributes positively to the opportunities of pedestrian spaces and adjoining parks and reserves,
d. Makes efficient use of the scarce resource of space at ground level,
e. Is easily legible to visitors,
f. Is healthy, safe, attractive, and accessible,
g. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,
h. Has good access within the Neighbourhood Centre, to and from surrounding neighbourhoods, and to and from other commercial centres, through active and public transport modes, providing for well-connected and low emission communities,
i. Is integrated with existing and planned infrastructure,
j. Includes opportunities for housing and other activities that positively contribute to the function and amenity of the Neighbourhood Centre, and
k. Provides for co-location benefits.

NCZ-O5	Adverse effects

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

Policies

NCZ-P1	Enabled activities

Enable activities that support the purpose, planned urban built environment, and ongoing viability and vitality of the Neighbourhood Centres, recognising the key importance of commercial activities and community activities, and the role of the zone in relation to the hierarchy of commercial centres.

NCZ-P2	Residential activities and other activities sensitive to privacy intrusion

1. Provide for residential activities, visitor accommodation, and other activities sensitive to privacy intrusion in the Neighbourhood Centre Zone.
2. Require residential activities, visitor accommodation, and other activities sensitive to privacy intrusion to be located above ground level, where located on an identified active frontage.

NCZ-P3	Potentially incompatible activities

1. Provide for other, potentially incompatible activities if they:
    a. Maintain and enhance the amenity and vitality of the Neighbourhood Centre, particularly the Centre's

attractiveness to visitors,
b. Do not detract from the Neighbourhood Centre's ability to meet the zone's planned purpose,
c. Promote the efficient use of land,
d. Are of at least a scale and intensity that is consistent with the planned density of the Neighbourhood Centre Zone,
e. Are designed and managed to be consistent with the planned character of the Neighbourhood Centre Zone,
f. Are focused on serving customers or other visitors,
g. Avoid significant adverse effects on commercial activities and community activities enabled in the zone, and
h. If the activity is not a commercial activity or community activity, avoids significant adverse effects on residential activities enabled in the zone, and avoids creating reverse sensitivity effects.

2. Potentially incompatible activities include:
   a. Industrial activities,
   b. Yard-based retail,
   c. Service stations,
   d. Motor vehicle servicing, and
   e. Carparking at ground level on sites subject to the Active Street Frontage Overlay.

NCZ-P4	Incompatible activities

1. Avoid activities that are incompatible with the planned purpose, character, and amenity of the Neighbourhood Centre Zone.
2. Likely incompatible activities include:
   a. Drive-through activities,
   b. Heavy industrial activities,
   c. Primary production activities, and
   d. Vehicle crossings on street frontages subject to the Active Street Frontage Overlay A and B.

NCZ-P5	Existing activities

Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.

NCZ-P6	Role in network of commercial and industrial areas

Manage the location and scale of commercial activities which could result in cumulative adverse effects on:
1. The viability, vibrancy, and co-location benefits of the City Centre and Metropolitan Centre (but not the Mixed Use Zones or Local Centre Zones), and
2. The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations.

NCZ-P7	Development capacity — General

Encourage the efficient use of land in the Neighbourhood Centre Zone to provide a diverse range of spaces for housing, business, and community activities, particularly in denser forms.

NCZ-P8	Urban design outcomes (by meeting standard or assessment)

Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.
Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.
The outcomes are:
1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm.
2. Create a safe urban environment by enabling passive surveillance.
3. Identified street frontages in the Active Street Frontage Overlay A and B provide a comfortable and sheltered pedestrian environment.
4. Buildings encourage community interaction through a positive relationship of commercial activity, community activity, and residential units with the street, public pathways, and other public space.
5. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
6. The form and scale of development contributes to visual amenity in public space.
7. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.
8. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.
9. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites.

10. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.
11. Ensure residential units have access to outdoor living spaces that:
    a. Are located and oriented to ensure good access to sunlight, or
    b. Are of a functional size and configuration, or
    c. Provide screening or landscaping to contribute to privacy, or
    d. Alternatively, public open space is located nearby that is accessible and functional for residents.
12. The amenity of surrounding Residential Zones, Rural Zones, and Marae Zones is protected.
13. Buildings designed for residential use at ground floor are adaptable and flexible to potential future uses such as commercial use.
14. Balance the provision of privacy for residents of ground-floor residential units, where provided for, with the provision of an attractive streetscape.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

NCZ-P9	Urban design outcomes (larger developments and potentially incompatible activities)

Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. The outcomes are:

1. Identified street frontages in the Active Street Frontage Overlay are continuous and promote visual connections with the street and public realm.
2. Create a safe and legible urban environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Enabling passive surveillance over public and communal spaces,
    c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    d. Avoiding wasted space or space of unclear function, and
    e. Integrating other CPTED measures at a scale appropriate for the site.
3. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
4. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.
5. Ensure that on-site landscaping, if any is proposed, or required by standard NCZ-S8: Location and design of carparking:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site,
    c. Improves outlooks from dwellings and softens hard built surfaces, and
    d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
6. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
7. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
8. Large format retail is integrated with its surroundings to contribute to the vibrancy, diversity, and interest of commercial centres.
9. Ensure adequate privacy for residential activities, and other activities sensitive to privacy intrusion, on the site and on adjacent sites.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

NCZ-P10	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:

a. The protection of scenic views from private property,
b. The protection of scenic views from any part of a road where pedestrians cannot stop,
c. The protection of the visibility of commercial signage or advertising,
d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are

not met,
e. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
f. The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.

NCZ-P11	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:
1. Ensuring outdoor work, storage, loading and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

NCZ-R1	Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

NCZ-R2	Demolition or removal of buildings and structures

1. **Activity status:** Permitted

NCZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. NCZ-S1: Height,
      ii. NCZ-S2: Height in relation to boundary — Adjoining zones,
      iii. NCZ-S3: Setbacks — Adjoining zones,
      iv. NCZ-S4: Active frontages — Buildings and structures,
      v. NCZ-S5: Active frontages — Required verandahs,
      vi. NCZ-S6: Active frontages — Existing vehicle crossings,
      vii. NCZ-S7: Active frontages — Land uses,
      viii. NCZ-S8: Location and design of carparking,
      ix. NCZ-S9: Outdoor living space, and
      x. NCZ-S10: Outdoor living space.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with NCZ-R3.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.

   Notification:
   Public notification is precluded for applications under this rule if the only non-compliances are with NCZ-S2: Height in relation to boundary — Adjoining zones, NCZ-S9: Outdoor living space, or NCZ-S10: Outdoor living space.

Land use activities

NCZ-R4	Residential activities

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. NCZ-S7: Active frontages — land uses,

ii. NCZ-S9: Outdoor living space, and
iii. NCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with NCZ-R4.1.
Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.
Notification:
Public notification and limited notification are precluded for applications under this rule where NCZ-S7: Active frontages — Land uses is met.

NCZ-R5	Retirement villages

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. NCZ-S7: Active frontages — Land uses, and
ii. NCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with NCZ-R5.1.
Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.
Notification:
Public notification and limited notification are precluded for applications under this rule where NCZ-S7 is met.

NCZ-R6	Supported residential care facilities

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. NCZ-S7: Active frontages — Land uses, and
ii. NCZ-S10: Outlook space.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with NCZ-R6.1.
Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.
Notification:
Public notification and limited notification are precluded for applications under this rule where NCZ-S7: Active frontages — Land uses is met.

NCZ-R7	Health care activities

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with NCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with NCZ-R7.1.
Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.

NCZ-R8	Visitor accommodation

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with NCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with NCZ-R8.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.

NCZ-R9	Food and beverage activities

1. **Activity status:** Permitted

NCZ-R10	Grocery stores and supermarkets

1. **Activity status:** Permitted

   Where:
   a. The activity has a gross floor area of no more than 1500m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with NCZ-R10.1.

   Matters of discretion are restricted to:
   1. The ability of the neighbourhood centre to continue to provide for a mix of activities.
   2. The urban design matters in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
   3. The matters in NCZ-P10: Urban design outcomes (exclusions).
   4. The efficiency of the use of land.

   Notification:
   Public notification is precluded for applications under this rule.

NCZ-R11	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

   Where:
   a. The commercial activity has a gross floor area of no more than 300m², and
   b. Compliance is achieved with NCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is achieved with NCZ-R11.1.a, but
   b. Compliance is not achieved with NCZ-R11.1.b.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.
   2. The vibrancy and attractiveness of the neighbourhood centre.
   3. The efficiency of the use of land.

3. **Activity status:** Discretionary

   Where:
   a. Compliance is not achieved with NCZ-R11.1.b.

NCZ-R12	Activities not otherwise provided for

1. **Activity status:** Permitted

   Where:
   a. The activity has a gross floor area of no more than 300m², and
   b. Compliance is achieved with NCZ-S7: Active frontages — Land uses.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is achieved with NCZ-R12.1.a, but
   b. Compliance is not achieved with NCZ-R12.1.b.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.
   2. The vibrancy and attractiveness of the neighbourhood centre.

3. The efficiency of the use of land.

3. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with NCZ-R12.1 or NCZ-R12.2.

NCZ-R13	Carparking activities

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. NCZ-S6: Active frontages — Existing vehicle crossings,
ii. NCZ-S7: Active frontages — Land uses, and
iii. NCZ-S8: Location and design of carparking,
b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and
c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with NCZ-R15.1.a, but
b. Compliance is achieved with NCZ-R15.1.b and NCZ-R15.1c.

Matters of discretion are restricted to:
1. The matters of discretion any standards not met.
2. The vibrancy and attractiveness of the neighbourhood centre.
3. The efficiency of the use of land.

3. **Activity status:** Non-complying

Where:
a. Compliance is not achieved with NCZ-R15.1.b.

4. **Activity status:** Prohibited

Where:
a. Compliance is not achieved with NCZ-R15.1.c.

NCZ-R14	Light manufacturing and servicing

1. **Activity status:** Restricted discretionary

Where:
a. The activity has a gross floor area of no more than 300m².

Matters of discretion are restricted to:
1. The matters of discretion in NCZ-S7: Active frontages — Land uses, if it is not met.
2. The ability of the neighbourhood centre to continue to provide for a mix of activities.
3. The vibrancy and attractiveness of the neighbourhood centre.
4. The efficiency of the use of land.
5. Residential amenity for existing residential units in the neighbourhood centre.
6. Residential amenity in adjacent Residential Zones and Marae Zones.
7. The urban design matters in LCZ-P9: Urban design outcomes for larger developments and potentially incompatible activities.
8. The matters in NCZ-P10: Urban design outcomes (exclusions).

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with NCZ-R14.1

NCZ-R15	Yard-based retailing

1. **Activity status:** Discretionary

NCZ-R16	Service stations

1. **Activity status:** Discretionary

NCZ-R17	Motor vehicle servicing activities

1. **Activity status:** Discretionary

NCZ-R18	Industrial activities not otherwise provided for

1. **Activity status:** Discretionary

NCZ-R19	Drive-through activities

1. **Activity status:** Non-complying

NCZ-R20	Heavy industrial activities

1. **Activity status:** Non-complying

NCZ-R21	Primary production other than as an ancillary activity

1. **Activity status:** Non-complying

General rules

NCZ-R22	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. The outdoor storage and work areas are screened from any adjoining or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with NCZ-R22.1.

   Matters of discretion are restricted to:
   1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition NCZ-R22.1 but are not.
   2. The urban design matters in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
   3. The matters in NCZ-P10: Urban design outcomes (exclusions).
   4. Any positive effects that can only be achieved through non-compliance with NCZ-R22.1.

NCZ-R23	Servicing

1. **Activity status:** Permitted

   Where:
   i. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or
   ii. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with NCZ-R25.1.

   Matters of discretion are restricted to:
   1. The nighttime amenity of activities sensitive to noise in the surrounding area in the Mixed Use Zone and in Residential Zones, Marae Zones, and Rural Zones.

   Notification:
   Public notification is precluded for applications under this rule.

Standards

NCZ-S1	Height

Buildings and structures must not exceed a maximum height above ground level of:
1. The height shown in the Specific Height Control Overlay applying to the site, if any, or
2. In any other case, 22 metres.

Matters of discretion if the standard is breached:
1. Urban design outcomes 6, 7, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in NCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S2	Height in relation to boundary - Adjoining zones

Buildings and structures must:

1. Meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, or Marae Zone.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in NCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S3	Setbacks - Adjoining zones

Buildings and structures must:

1. Be set back 1 metre from any boundary with a site in a Residential Zone, Rural Zone, Marae Zone, or Open Space and Recreation Zone.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Access for repairs and maintenance to buildings and structures on the site.
2. Urban design outcomes 2, 6, 7, 8, 9, 10, 11, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in NCZ-P10: Urban design outcomes (exclusions).
4. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S4	Active frontages — Buildings and structures

On any site subject to an Active Street Frontage Overlay:

1. There must be a building or abutting group of buildings built to the front boundary, to the full width of the Active Street Frontage Overlay, and to a minimum height above ground level of 4m. Alternatively, the buildings or parts of buildings may be set back from the front boundary by up to 2m where:
    a. The intervening space is paved pedestrian space continuous with the footpath and open to the public, or
    b. The intervening space is a seating or dining area, or
    c. The intervening space is an entrance porch, or
    d. The intervening space is visitor cycle or micromobility parking, or
    e. The intervening space is used for entrance stairs or pedestrian ramps.
2. The requirement in LCZ-S4.1 does not apply at all on sections of the front boundary:
    a. Where compliance would encroach within the dripline of a notable tree, or
    b. Where necessary to comply with standard NCZ-S3: Setbacks — Adjoining zones, or
    c. On the Active Street Frontage Overlay C, to the degree necessary to provide for a vehicle crossing, manoeuvring area, and visibility splays (but not parking spaces or loading spaces):
        i. Where no other frontage not in an Active Street Frontage Overlay is available,
        ii. With a traffic lane width of no more than 6 metres,
        and that complies with:
        iii. TR-S5: Vehicle crossings — Number, location and width,
        iv. TR-S6: Vehicle crossings — Separation distances and design,
        v. TR-S7: Driveways,
        vi. TR-S8: Design requirements for motor vehicle parking, circulation, and manoeuvring,
        vii. TR-S9: Loading and unloading - Non-residential, and
        viii. TR-S10: Loading and unloading — Residential.
3. The buildings must not have a featureless façade on the front boundary of more than 3m in width at any part of the building between 0.5m and 2.5m in height above footpath level.
4. On an Active Street Frontage Overlay A or B frontage, the buildings must provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.
5. On an Active Street Frontage Overlay C frontage, the buildings must provide a minimum of 30% of continuous display windows or transparent glazing along the width of the ground floor at between 0.5m and 2m in height above footpath level.
6. The building must have the principal public entrance on:
    a. An Active Street Frontage Overlay A frontage, if any,
    b. Otherwise, an Active Street Frontage Overlay B frontage, if any,
    c. Otherwise, an Active Street Frontage Overlay C frontage.

7. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.

Matters of discretion if the standard is breached:

1. Access for repairs and maintenance to buildings and structures on the site.
2. Urban design outcomes 1, 2, 3, 4, 5, and 6 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in NCZ-P10: Urban design outcomes (exclusions).
4. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S5	Active frontages — Required verandahs

Where any building is constructed, added to, or altered on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that:

1. Extends for the full width of the site frontage covered by the Active Street Frontage Overlay,
2. Extends outwards from the front of the building to the front boundary and then into the road for at least 3 metres, or to the far side of the kerbing less 500mm, whichever is the lesser, and
3. Provides continuous shelter with any adjoining verandah or pedestrian shelter.

But no verandah or canopy shall be required:

4. From any site containing a listed heritage item, except where there was a verandah or canopy on 6 February 2025,
5. On any portion of a frontage where the required verandah or canopy, as seen in plan, would encroach on the dripline of a notable tree or street tree, or
6. On any portion of a frontage with an existing vehicle crossing.

Matters of discretion if the standard is breached:

1. Safety and efficiency of the transport network.
2. Urban design outcomes 1, 3, 4, and 5 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
3. The matters in NCZ-P10: Urban design outcomes (exclusions).
4. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S6	Active frontages — Existing vehicle crossings

Where there are any existing vehicle crossings across an Active Street Frontage Overlay A or B that serve the site:

1. That vehicle crossing may not be used to serve any additional parking or loading spaces,
2. There may not be any new building on the site,
3. There may not be any addition to any building that increases the gross floor area, and
4. Other existing vehicle crossings that are not on the Active Street Frontage Overlay A or B may not be removed unless all vehicle crossings across the Active Street Frontage Overlay A and B on the site are removed.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Safety and efficiency of the transport network.
3. The impact of the activity or change in the activity on the feasibility and likelihood of the future removal of the relevant vehicle crossings.
4. Effects on the current or potential future use of the road for events.
5. Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.
6. Visual amenity.
7. Urban design outcomes 1, 3, 4, 5, 6, and 12 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in Policy NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities.
9. The matters in NCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S7	Active frontages — Land uses

On any site subject to an Active Street Frontage Overlay:

1. No activity sensitive to privacy intrusion or light manufacturing and servicing activity may be located at ground level within 10 metres of an active frontage boundary.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Reverse sensitivity effects on other activities in the zone.
3. Effects including reverse sensitivity effects on the current or potential future use of the road for temporary activities.

4. Effects including reverse sensitivity effects on the current or potential future use of the road for public transport or active transport infrastructure.
5. Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the non-compliance in relation to the effects of that activity no longer occurring at the site.
6. The short-term, medium-term, and long-term development capacity and demand needs for commercial and residential activities in the commercial centre.
7. Urban design outcomes 1, 2, 3, 4, 9, 10, 13, and 14 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
8. The urban design outcomes in NCZ-P9: Urban design outcomes (larger developments and potentially incompatible activities).
9. The matters in NCZ-P10: Urban design outcomes (exclusions).
10. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S8	Location and design of carparking

On any site subject to an Active Street Frontage Overlay A or B:

1. Carparking must only be located:
    a. Within or underneath a building, or
    b. On top of a building at least 3 metres above ground level, or
    c. Shielded from the Active Street Frontage Overlay A or B by a building.
2. Carparking may not be served by a vehicle crossing across an Active Street Frontage Overlay A or B.

On any site subject to an Active Street Frontage Overlay C:

3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building.

On any site:

4. Parking areas must be screened from any adjoining site in a Residential Zone, Rural Zone, or Marae Zone with a building or a close-boarded fence of at least 1.8m in height.
5. Parking areas must be designed so they can only be accessed from a formed vehicle crossing.
6. Parking areas must be sealed to prevent dust (this may be permeable).
7. Parking areas other than manoeuvring space must be separated from any boundary by landscaped buffer of at least 0.5m (with a kerb or wheel stop) or 1.5m (otherwise), or a building or fence.
8. There must be at least 1m² of landscaping for every 20m² of outdoor carparking or vehicle manoeuvring area. The landscaping referred to in NCZ-S8.7 may be included.

Matters of discretion if the standard is breached:

1. Pedestrian amenity, comfort, and safety.
2. Visual amenity.
3. Urban design outcomes 1, 2, 3, 4, 5, 6, and 8 in NCZ-P8: Urban design outcomes (by meeting standard or assessment.
4. The matters in NCZ-P10: Urban design outcomes (exclusions).
5. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S9	Outdoor living space

Each residential unit must:

1. Have a private outdoor living space at ground level with an area of at least 20m² with a minimum dimension of 3m, or
2. Have a private outdoor living space above ground level in the form of a balcony, patio, or roof terrace with an area of at least 8m² with a minimum dimension of 1.8m, or
3. Have access to a communal outdoor living space on site with an area of at least 40m² plus 8m² for each unit beyond the fifth with a minimum dimension of 3m, or
4. The site is within a 300m straight line distance of public land in the Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to units in a retirement village.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 4, 8, 9, 10, and 11 in NCZ-P8: Urban design outcomes (by meeting standard or assessment.
2. The matters in NCZ-P10: Urban design outcomes (exclusions).
3. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-S10	Outlook space

An outlook space must be provided for each residential unit as specified in this standard:

1. An outlook space must be provided from habitable room windows as shown in NCZ-Figure 1.
2. The minimum dimensions for a required outlook space are as follows:
    a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4

metres in width, and
   b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
6. Outlook spaces may be under or over a balcony.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces must:
   a. Be clear and unobstructed by buildings, and
   b. Not extend over an outlook space or outdoor living space required by another dwelling.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 4, 8, and 9 in NCZ-P8: Urban design outcomes (by meeting standard or assessment).
2. The matters in NCZ-P10: Urban design outcomes (exclusions).
3. Any mitigation factors such as view or landscaping that compensate for a reduced outlook.
4. Any positive effects that can only be achieved through non-compliance with the standard.

NCZ-Figure 1	Outlook space

