

NCZ Neighbourhood Centres Zone

Overview

The purpose of the Neighbourhood Centre Zone (NCZ) is to provide for small clusters of convenience based commercial activities and food and beverage outlets, proximate to or within residential zones and which service the day-to-day needs of the neighbourhood in which they are located.

These centres have been established for many years and are conveniently located generally within walking distance of the areas they serve; they are pedestrian-oriented but may also be serviced by ancillary designated short-stay parking areas.

Building bulk and location controls are more permissive in the NCZ, than in neighbouring Residential Zones, but development is still controlled to ensure a sensitive transition to nearby residential environments. Activities are required to operate in a manner that is compatible with adjacent Residential Zones.

Large-scale commercial and long-stay activities are not anticipated in this zone.

NCZ - Objectives

NCZ-01 The NCZ meets the day-to-day needs of the community and residents of the immediate residential neighbourhood in a manner that supports the District's compact urban form and development objectives, and its role and function in the District's hierarchy of centres.

NCZ-02 Development and activities contribute positively to the vitality and functioning of urban environments, including supporting walkable neighbourhoods.

NCZ-03 Non-residential activities are of a nature and scale to avoid unacceptable adverse effect on adjacent Residential Zones.

NCZ - Policies

NCZ-P1 Enable a range of non-residential activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by.

NCZ-P2 Avoid activities which are incompatible with the role and function of the Zone and adjacent Residential Zones, where adverse effects cannot be appropriately avoided, remedied, or mitigated.

NCZ-P3 Ensure a good standard of amenity for residential properties by:

1. Controlling the bulk and location of non-residential buildings;
2. Ensuring residential properties retain access to adequate sunlight and outdoor amenity space; and
3. Avoiding, remedying, or mitigating the potential for unacceptable reverse sensitivity effects.

NCZ – Rules

NCZ-R1- PER activities	Subject to
(1) Any activity, building, or structure.	(a) Compliance with NCZ-S(1) to (4), and (b) is not identified as a CON, RDIS, DIS or NC activity within the NCZ, and (c) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
NCZ-R2- RDIS activities	Matters of Discretion
(1) Any activity that does not achieve compliance with one or more of the standards in NCZ-S(1)-(4).	Limited to the matters of non-compliance with a standard not met.
NCZ-R3- DIS activities	Subject to
(i) Any residential activity located on a ground floor.	As a discretionary activity all actual and potential effects of the activity to be considered.

NCZ – Standards

NCZ-S1- Footprint	
Maximum building coverage.	55%
NCZ-S2– Building Setbacks (Minimum)	
a) All boundaries b) Any common side or rear boundary with Residential Zone or Open Spaces Zone	Nil 1.5m
NCZ-S3– Building Height	
Maximum building height.	8m
NCZ-S4– Building Height in Relation to Boundary	

a) Maximum height to boundary common with Residential Zone or Open Spaces Zone	2.5m measured at the boundary, with 45-degree recession plane projecting inwards.
NCZ-S5– Landscaping and Fencing Requirements for Sites adjoining a Site Zoned as Residential or Open Space	
Any side or rear boundary (or part thereof) that adjoins a site zoned Residential or Open Space must either:	<ol style="list-style-type: none"> 1. be fenced with a solid fence or wall no less than 1.8m in height, or 2. be planted or landscaped with vegetation capable of growing to 1.8m in height and 1.5m in width within 5 years of planting, and which will provide a continuous screen, or 3. be screened with a combination of 1) and 2), above.