

NCZ - Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for a range of small-scale commercial, retail and community activities that service the day-to-day needs of the immediate surrounding residential neighbourhood. Neighbourhood Centre's provide a limited range of services, employment, and living opportunities at a scale appropriate to the residential neighbourhoods they are located in.

Porirua's Neighbourhood Centre Zones typically comprise of small-scale shops and services. The buildings are generally located near the street edge sometimes with verandas and retail display windows along the frontage.

The planned urban built environment of the zone anticipates buildings up to three storeys high, which typically reflects the planned urban built environment of the surrounding residential neighbourhood. However, in some locations the surrounding residential neighbourhood has been identified for intensification in a High Density Residential Zone or MRZ - Residential Intensification Precinct. Neighbourhood centre's serving these areas are suited to a more intensive built form through increased building heights than the standard zone height. They are identified on the planning maps as Height Increase A and Height Increase B.

Due to the small spatial footprint and the location within residential neighbourhoods (often abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas. Accordingly, effects at the zone interface are managed through District Plan controls.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.

See How the District Plan works for more information.

Objectives

NCZ-O1 Purpose of the Neighbourhood Centre Zone

Neighbourhood Centre's are small-scale commercial centres that:

1. Service the day-to-day needs of immediately¹ surrounding residential neighbourhoods; and
2. Accommodate a range of small-scale commercial and community activities as well as residential activities.

NCZ-O2 Planned urban built environment of the Neighbourhood Centre Zone

Built development in the Neighbourhood Centre Zone:

1. Is consistent with the planned urban built form of the surrounding residential neighbourhood; and
2. Is well-designed and contributes positively to the residential context.

NCZ-O3 Managing the scale of use and development at Zone interface

Use and development within the Neighbourhood Centre Zone:

1. Are of an appropriate scale and proportion for the purpose and planned urban built environment of the zone; and
2. Minimize adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.

Policies

NCZ-P1 Appropriate activities

Enable activities that are compatible with the purpose of the Neighbourhood Centre Zone.

¹ Clause 16(2) to Schedule 1 of the RMA

NCZ-P2 Location of residential activity and residential units

Enable residential activity where:

1. It is located above ground floor or to the rear of the commercial frontage; and
2. Reverse sensitivity effects on commercial activities are minimized.

NCZ-P3 Health and well-being for residential activity and residential units

Provide for residential activity and residential units where it achieves a healthy urban built environment that provides for people's well-being in respect of:

1. Access to sunlight, daylight and outdoor living space;
2. Privacy and site design; and
3. Consistency with the Residential Design Guide in APP3 - Residential Design Guide.

NCZ-P4 Other activities

Provide for other activities within the Neighbourhood Centre Zone, including larger-scale commercial activities and retail activities, where:

1. Any significant adverse effects can be avoided, remedied or mitigated;
2. The activity is consistent with the planned urban built environment and does not compromise activities that are enabled within the Neighbourhood Centre Zone and the surrounding area; and
3. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone.

NCZ-P5 Inappropriate activities

Avoid activities that are incompatible with the purpose of the Neighbourhood Centre Zone and the surrounding environment.

NCZ-P6 Built development

Provide for built development that:

1. Is compatible with the purpose of the Neighbourhood Centre Zone;
2. Is well designed and contributes to an attractive urban built environment; and
3. Is of a scale and intensity that is consistent with the planned urban built form and amenity values of the surrounding residential area.

NCZ-P7 Public space interface

Require new development and buildings to:

1. Provide a positive interface with the public space;
2. Provide adequate transparent glazing that allows visibility into and out of commercial frontages;
3. Have an obvious public entrance; and
4. Ensure any parking, storage and servicing areas are visually unobtrusive and do not adversely affect adjacent sites and the surrounding residential area.

NCZ-P8 Interface with Residential Zones and Open Space and Recreation Zones

Minimize the adverse effects from use and development within the Neighbourhood Centre Zone on directly adjoining sites zoned Residential or Open Space and Recreation by ensuring that:

1. Buildings and activities are located and designed to achieve a transition at the zone interface;
2. Buildings are located and designed to minimize shading and privacy effects;
3. Buildings are of a bulk, height and form that minimizes dominance and/or enclosure effects; and
4. Screening and landscaping minimize adverse visual effects.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

NCZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures

1. Activity status: **Permitted**

Where:

a. Compliance is achieved with:

- i. NCZ-S1;
- ii. NCZ-S2;
- iii. NCZ-S3;
- iv. NCZ-S4; and
- v. NCZ-S7.

Except that:

- NCZ-S4 does not apply to papakāinga.
- NCZ-S1, NCZ-S2, NCZ-S3, **NCZ-S4²** and NCZ-S7 do not apply to alterations and repairs to existing buildings and structures.

2. Activity status: **Restricted discretionary**

Where:

a. Compliance is not achieved with NCZ -R1.a.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3 or NCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.
- An application under this rule where compliance is not achieved with NCZ-S4 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

NCZ-R2 Construction activity

1. Activity status: **Permitted**

NCZ-R3 Retail activity and supermarket

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

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

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R4 Commercial service activity

1. Activity status: **Permitted**

² Foodstuffs [122.8]

Where:

- a. The gross floor area per tenancy does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R4-1.a.

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R5 Food and beverage activity

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R5-1.a.

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R6 Healthcare activity

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R6-1.a.

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R7 Educational facility

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R7-1.a.

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R8 Community facility

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

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

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R9 Visitor accommodation1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m²

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R9-1.a.

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R10 Supported residential care activity1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ~~six~~ 10 residents, ~~excluding staff~~³.

2. Activity status: **Restricted discretionary**

Where:

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

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ-R11 Conservation activity1. Activity status: **Permitted****NCZ-R12 Customary harvesting**1. Activity status: **Permitted****NCZ-R13 Papakāinga**1. Activity status: **Permitted**

³ Kāinga Ora [OS76.232]

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;
- b. The gross floor area of all commercial activities does not exceed 200m² per site; and
- c. The gross floor area of all community facilities does not exceed 200m² per site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R13-1.a.

Matters of discretion are restricted to:

1. The matters in PK-P2.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-R13-1.b. or NCZ-R13-1.c

Matters of discretion are restricted to:

1. The matters in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ- Residential activity and residential unit, excluding papakāinga R14

1. Activity status: **Permitted**

Where:

- a. No more than three residential units occupy the site; and
- b. Compliance is achieved with:
 - i. NCZ-S5; and
 - ii. NCZ-S6.

2. Activity status: **Restricted discretionary**

Where:

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

Matters of discretion are restricted to:

1. The matters in NCZ-P3.

Notification:

An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with NCZ-S5 and NCZ-S6.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule where compliance is not achieved with NCZ-S5, or NCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

NCZ- Emergency service facility R15

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters of discretion in NCZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

NCZ- R16 Entertainment facility

1. Activity status: **Discretionary**

NCZ- R17 Office

1. Activity status: **Discretionary**

NCZ- R18 Large format retail activity

1. Activity status: **Discretionary**

NCZ- R19 Drive-through activity

1. Activity status: **Discretionary**

NCZ- R20 Retirement village

1. Activity status: **Discretionary**

NCZ- R21 Integrated retail activity

1. Activity status: **Discretionary**

NCZ- R22 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying

1. Activity status: **Discretionary**

NCZ- R23 Trade supplier

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

NCZ- R24 Industrial activity

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

NCZ- R25 Primary production

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

NCZ- R26 Rural activities other than primary production

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

Standards**NCZ-S1 Height**

1. All buildings and structures must not exceed a maximum height above ground level of:

- a. 12m;

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Loss of sunlight to adjacent public space;

- b. 22m on sites subject to the Height Increase A identified on the planning maps; or
- c. 18m on sites subject to the Height Increase B identified on the planning maps.

Except that:

- Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.

This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 1m;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m;
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; or
- Lift overruns provided these do not exceed the height by more than 1m.

NCZ-S2 Height in relation to boundary

1.-All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.
- c. 60° recession plane measured from a point 6m vertically above ground level along any side or rear boundary where that boundary adjoins a site located in the Residential Intensification Precinct in the Medium Density Residential Zone.⁴

Except that:

- 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
- 4. Wind effects on the safety and amenity of the adjacent public space;
- 5. The planned urban built form;
- 6. Shading to surrounding buildings; and
- 7. Whether an increase in building height results from a response to natural hazard mitigation.

Matters of discretion are restricted to:

- 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
- 2. The location, design and appearance of the building or structure;
- 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and
- 4. Whether topographical or other site constraints make compliance with the standard impractical.

⁴ Kāinga Ora [OS76.237]

- d. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- e. A boundary with a road;
- f. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
- g. Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;
- h. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or
- i. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.

NCZ-S3 Setback

1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to:

- One accessory building or structure less than 2m in height and less than 7m long per site; or
- Fences and standalone walls.

NCZ-S4 Active frontages

1. All buildings must be built up to and oriented towards the front boundary of the site.
2. At least 55% of the ground floor frontage of a building fronting a street, pedestrian mall or other public space must be display windows or transparent glazing.

Matters of discretion are restricted to:

1. Screening, planting and landscaping of the building or structure;
2. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites;
3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site; and
4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.

Matters of discretion are restricted to:

1. Whether the building promotes a positive interface with the street, community safety and visual interest;
2. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and

3. The principal public entrance to the building must be ~~located on~~ orientated to⁵ the front boundary.

NCZ-S5 Location of residential units

1. All residential units must be located above ground floor level.

Except that:

- Residential units may be located on the ground floor where:
 - No part of the residential unit fronts onto a public open space, including roads; and
 - They do not interrupt or prevent an active frontage.

NCZ-S6 Outdoor living space

1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:

- a. Where located at ground level, has no dimension less than 3m;
- b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m;
- c. Is accessible from the residential unit; and
- d. May be—
 - i. Grouped cumulatively by area in 1 communally accessible location; or
 - ii. Located directly adjacent to the unit; and
 - iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas.

2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:

- a. Is at least 8m² and has a minimum dimension of 1.8m;
- b. Is accessible from the residential unit; and
- c. Maybe—
 - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. Located directly adjacent to the unit.

3. Except that the following alternative outdoor living space standards can be applied:

- a. Ground floor residential units can be provided with a balcony of at least 8m² and a minimum dimension 1.8m at an

3. Whether topographical or other site constraints make compliance with the standard impractical.

Matters of discretion are restricted to:

1. The amenity and quality of the streetscape;
2. Whether the location of the residential units promote an active frontage, community safety and visual interest at the pedestrian level; and
3. Whether the design could facilitate conversion to commercial use so as not to foreclose future options.

Matters of discretion are restricted to:

1. Whether adequate useable space is provided on-site to accommodate outdoor activities;
2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and
3. Proximity of the residential unit to accessible public open space.

⁵ Foodstuffs [122.8]

upper level instead of a ground floor balcony, patio, or roof terrace under NCZ-S6-1 above. The upper level balcony must:

- i. Be directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served;
- b. One-bedroom residential units above ground can be provided with a balcony of at least 5m² instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m² under NCZ-S6-2 above, subject to being:
- i. Directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served.
- c. A ground floor apartment can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m² and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under NCZ-S6-1 above:
- i. Is provided as a shared outdoor living space with other apartments on the site; and
 - ii. The shared outdoor living space is open to the north.
- d. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under NCZ-S6.2 above.

Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units. This standard does not apply to papakāinga.

NCZ-S7 Screening and landscaping of service areas, outdoor storage areas and parking areas

1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where they are visible from any:
 - a. Public road;
 - b. Other public space; and
 - c. Directly adjoining site zoned High Density Residential Zone, Medium Density

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;
2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;
3. The service and storage needs of the activity; and
4. The size and location of service, storage and parking areas.

Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

2. Any on-site parking areas must be fully screened by a fence or landscaping from any directly adjoining site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.