

TCZ

Town Centre Zone

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Town Centre Zone

Introduction

The Town Centre Zone is applied to Ōamaru's central business area and is the key commercial and civic centre for the Waitaki District and wider North Otago area. It is the largest commercial area in the District and the zone provides for a broad range of commercial, visitor accommodation and residential activities as well as educational and community facilities. A wide range of activities is provided for so that the town centre can remain vibrant and viable in the future, and to encourage the use of existing buildings, many of which have important historic values. Some activities are not considered appropriate in the town centre and are discouraged because of their impacts on the amenity and role of the town centre.

Ōamaru's town centre contains remarkably intact and distinctive streetscapes from the boom years of the mid 1800's. An impressive array of buildings made from locally-quarried limestone remain, with lower Thames Street home to the banks and other grand civic buildings, and Harbour, Tyne and Tees Streets and their surrounds home to former merchant and engineering enterprises and grain stores. Important heritage characteristics and values still present today are recognised through the identification of an Ōamaru Historic Area. The additional objectives, policies and rules for the Ōamaru Historic Area are contained in the Historic Heritage chapter.

Consideration is given to how the key pedestrian streets of the town centre are developed. Standards address the height of buildings, alongside requirements for active frontages. Setbacks from the street and gaps between buildings in the streetscape are discouraged so as to maintain a town centre which is amenable for locals and visitors alike.

Ōamaru Town Centre Design Guidelines have been developed to provide advice and principles for new development in the town centre (including the Ōamaru Historic Area), gateway areas into the town centre, Ōamaru Harbour Precinct and for large format retail uses which sit adjacent to the town centre.

Objectives

TCZ-O1 Purpose of the Town Centre Zone

The Town Centre Zone is the main commercial and civic centre for the District and provides for a diverse range of commercial, visitor accommodation, residential and recreational activities, educational and community facilities.

TCZ-O2 Character and qualities of the Town Centre Zone

A Town Centre Zone that:

1. has a vibrant and attractive environment in which to live, work and visit; and
2. has a high quality built form that reflects the heritage values of the Ōamaru town centre; and
3. accommodates activities and development which do not detract from the amenity values of sites in the adjoining Residential, Open Space or Active Sport and Recreation zones; and
4. maintains sufficient amenity for any residential and other sensitive activities located in the zone.

TCZ-O3 Design and qualities of Thames Street

Thames Street has active frontages and a high-quality pedestrian streetscape.

Policies

TCZ-P1 Thames Street streetscape

Require building development to maintain a high-quality streetscape for pedestrians and occupants of buildings along Thames Street through:

1. buildings being constructed at and orientated towards the road boundary of a site; and
2. ensuring visibility into and out of a building; and
3. obvious and highlighted public entrances to buildings; and
4. storage areas being appropriately located and screened from the public and neighbours; and
5. the provision of verandas.

TCZ-P2 Residential activity and visitor accommodation

Enable more intensive residential activity and visitor accommodation where it:

1. is located above the ground floor, or when at ground floor it is located away from the active street frontage; and
2. supports a vibrant, visually attractive, safe environment that is easy to navigate and convenient to access; and

3. does not compromise the character and coherence of streetscapes.

TCZ-P3 Large format retail activity

Restrict large format retail activity within the Town Centre Zone where it is incompatible with the role, function, character and amenity values except where establishing in an existing building.

TCZ-P4 Amenity of adjacent zones

Maintain amenity values of directly adjoining Residential zones or Open Space and Sport and Active Recreation zones, by:

1. controlling the bulk and location of buildings and structures to minimise visual dominance, adverse shading and loss of privacy effects;
2. restricting the hours of operation of activities;
3. ensuring storage areas are screened from adjoining sites and roads; and
4. ensuring any on-site carparking areas or facilities are designed so as to be:
 - a) compatible with the character and qualities of the zone and surrounding area; and
 - b) consistent with Crime Prevention through Environmental Design (CPTED) Principles.

TCZ-P5 Noise sensitive activities

Enable the establishment of noise sensitive activities in the Town Centre Zone, provided that the potential for reverse sensitivity effects are minimised through the incorporation of acoustic treatment measures in habitable rooms.

TCZ-P6 Industrial activities

Only allow industrial activities within the Town Centre Zone where the activity is consistent with the purpose, character and qualities of the zone through:

1. providing an active frontage to the streetscape; and
2. hours of operation and noise effects that are compatible with the zone and the sensitive activities that may be located there; and
3. being wholly located within an existing building; and
4. are cottage or craft industry activities within the Ōamaru Historic Area; or
5. is the continued operation of the foundry and engineering activity within the site identified in TCZ-APP1 – Legal description of land to which rule TCZ-R8 and PER-3 applies, provided the character and amenity of the zone and Precinct are maintained.

TCZ-P7 Activities inappropriate for a town centre

Avoid activities that are incompatible with the purpose, character and amenity values of the Town Centre Zone.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

TCZ-R1 Commercial activity, excluding large format retail activity		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 TCZ-S5, TCZ-S8 and TCZ-S9 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
TCZ-R2 Large format retail activity		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any large format retail activity is located within an existing building; and</p> <p>PER-2 TTC-S5, TCZ-S8 and TCZ-S9 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>
TCZ-R3 Community facility		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where:</p>

	TCZ-S5, TCZ-S8 and TCZ-S9 are complied with.	<p>RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
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TCZ-R4 Educational facility		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 TCZ-S5, TCZ-S8 and TCZ-S9 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

TCZ-R5 Recreational activities		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 TCZ-S5, TCZ-S8 and TCZ-S9 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

TCZ-R6 Visitor accommodation		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any visitor accommodation units are not located at ground floor level along a street frontage; and</p> <p>PER-2 TCZ-S5, TCZ-S8 and TCZ-S9 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of the guest rooms on the ground floor; and

	<p>Note: A basement is not considered the ground floor.</p>	<ol style="list-style-type: none"> 2. the design of the building frontage, including the windows and entrances to the building; and 3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and 4. any adverse effects on neighbouring businesses. <p>Where: RDIS-2 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
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TCZ-R7 Residential activity		
<p>Town Centre Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 Any residential activity is not located at ground floor level along a street frontage; and.</p> <p>PER-2 Compliance is achieved with TCZ-S10</p> <p>Note: A basement is not considered the ground floor.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Location of the habitable rooms or a lobby on the ground floor; and 2. the design of the building frontage, including the windows and entrances to the building; and 3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and 4. any adverse effects on neighbouring businesses. <p>Where: RDIS-2 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any the infringed standard.

TCZ-R8 Industrial activity		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The industrial activity is limited to:</p> <ol style="list-style-type: none"> 1. the making of handcrafted products for retail on the same site; or 2. food and beverage processing; and <p>PER-2 TCZ-S5, TCZ-S8 and TCZ-S9 are complied with; or</p> <p>PER-3 The industrial activity is located within any of the legal descriptions contained in TCZ-APP1 – Legal description of land to which rule TCZ-R8 and PER-3 applies and is limited to a foundry and engineering business involving:</p> <ol style="list-style-type: none"> 1. receipt and storage of raw materials; 2. production of molten metals and metal castings; 3. metal casting production; 4. finishing of the products in 1–3 and associated indoor and outdoor storage and dispatch; 5. machining; 6. manufacture of dye used in casting process; and 7. ancillary activities, including loading, offices and retail sales. 	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p>

TCZ-R9 Building activity – existing buildings – additions and alterations		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S6, TCZ-S7 and TCZ-S8 are complied with; and</p> <p>PER-2</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p>

<p>The building must adjoin the street boundary; or</p> <p>PER-3 Where the building is on Thames Street and does not adjoin the street boundary, it shall be setback no greater than 2m from the street boundary.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> 1. <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i> 2. <i>NATC-R1 applies to structures within a riparian margin.</i> 	<p>1. the matters of discretion of any the infringed standard.</p> <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-2</p> <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-3</p>
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RESTRICTED DISCRETIONARY ACTIVITIES

TCZ-R10 Building activity – new buildings	
<p>Town Centre Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S6, TCZ-S7 and TCZ-S8 are complied with</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Building design and external appearance in so far as it effects the existing and future planned amenity values of public streets and spaces, this includes: <ol style="list-style-type: none"> a) The contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space; b) The provision of convenient and direct access between the street and building for people of all ages and abilities; and c) Measures adopted for limiting the adverse visual effects of
	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: NC-1 Compliance is not achieved with RDIS-1</p>

	<p>any blank walls along the frontage of the public space;</p> <ol style="list-style-type: none"> 2. The impact of the form and design of buildings on adjoining historic heritage places including heritage values; 3. The effects of the design and location of parking, access and servicing on the amenity of surrounding areas, streetscape and pedestrian amenity; 4. The effects of the design and layout of proposed residential unit and/or visitor accommodation on the amenity of residents; 5. Consistency with the Ōamaru Town Centre Design Guidelines. 	
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TCZ-R11 Light industrial activities and cottage industry activities		
Town Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 Any light industrial activity or cottage industry activities are located within an existing building.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the hours of operation; and 2. the potential emission of noise or vibration; and 3. effects on streetscape and amenity for pedestrians. 	Activity status when compliance is not achieved: Discretionary

DISCRETIONARY ACTIVITIES

TCZ-R12 Any activity not provided for as a permitted activity, restricted discretionary activity or a non-complying activity		
Town Centre Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

TCZ-R13 Intensive indoor primary production		
Town Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

TCZ-R14 Service stations		
Town Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

TCZ STANDARDS

TCZ-S1 Building and structures height	
<ol style="list-style-type: none"> 1. For additions and alterations to any building and structures must not exceed a maximum height of 12m measured from ground level. 2. For new buildings, any building and structures must not exceed a maximum height of 12m measured from ground level. 3. Clauses 1 and 2 above do not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 4. any adverse effects on the amenity of adjoining sites containing residential or other sensitive activities, including shading and effects on privacy; and 5. compatibility with the scale, proportion and context of buildings and activities in the surrounding area, including the heritage values of surrounding buildings.
TCZ-S2 Maximum setback from internal boundaries	
<ol style="list-style-type: none"> 1. The setback of any building from an internal boundary shall be no greater than 5m. 2. Clause 1 does not apply to any accessory building located at the rear of a site behind the primary building. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape, including the loss of coherence of pedestrian shopping frontage; and 3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 4. any adverse effects on the amenity values of neighbours of adjoining sites.
TCZ-S3 Streetscape	
<ol style="list-style-type: none"> 1. Buildings with frontage onto Thames or Severn Street must: <ol style="list-style-type: none"> a) be orientated towards the adjoining road boundary of the site; and b) have glazing, windows or doors that cover at least 50% of the area of the ground floor wall along the road 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on the amenity, quality and coherence of the streetscape; and 2. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and

<p>frontage and which allow views into the premises.</p> <p>2. Clause 1 does not apply to any accessory building located at the rear of a site, behind the primary building.</p>	<p>3. any adverse effects on the amenity values of residents living in the area.</p>
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TCZ-S4 Veranda frontage	
<p>Any building with frontage onto Thames Street must provide a verandah that extends along the entire length of the building and is connected without any break to any existing veranda on an adjoining site.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on the amenity, quality and coherence of the streetscape; and 2. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 3. any adverse effects on pedestrians.

TCZ-S5 Outdoor storage	
<ol style="list-style-type: none"> 1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscape planting, or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> a) public space; and b) adjoining site. 2. Clause 1 does not apply to motor vehicles ancillary to the activity on the site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on the streetscape; and 2. any adverse effects on the amenity values of neighbours of adjoining sites (including those opposite, where separated by a road).

TCZ-S6 Setback from internal boundaries	
<ol style="list-style-type: none"> 1. Any building must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential, Open Space, or Sports and Active Recreation. 2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation zones.

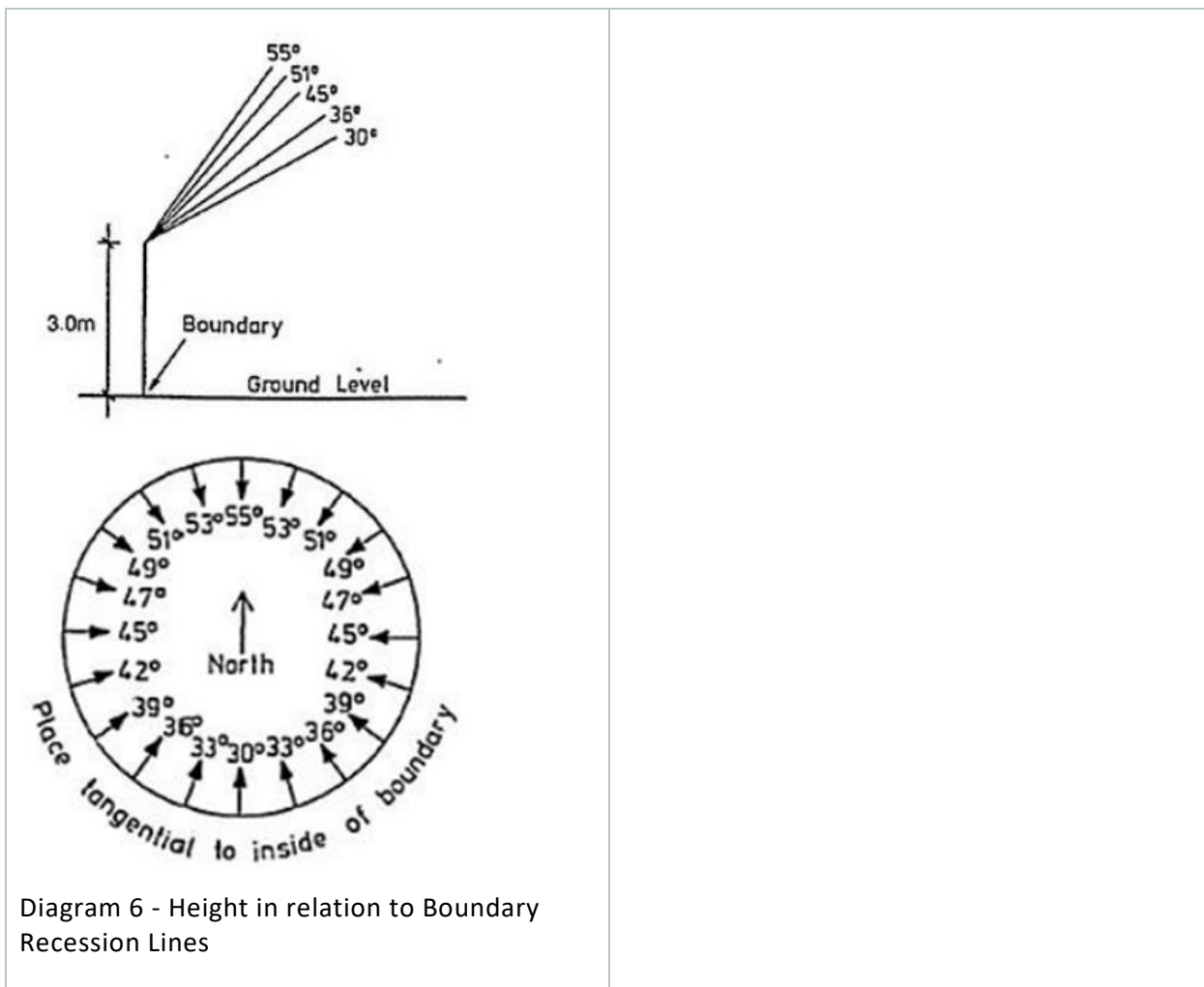
TCZ-S7 Height in relation to boundary

1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins an Open Space, Sport and Active Recreation or a Residential zone.
2. Clause 1 does not apply to:
 - a) road boundaries; or
 - b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or
 - c) boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or
 - d) lines, wires or support structures for utilities; or
 - e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or
 - f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
 - g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
 - h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

Matters of discretion are restricted to:

1. the location, design and appearance of the building; and
2. any adverse effects on the streetscape; and
3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and
4. any adverse effects on the amenity values of properties in an adjoining Residential zone, Open Space or Sport and Active Recreation zones.



TCZ-S8 Landscaping of internal boundaries	
<p>A landscaped area with a minimum width of 2m must be provided and maintained along internal boundaries of an adjoining Residential Zone, Open Space or Sport and Active Recreation zone, and must be planted with species which, at maturity, will screen the buildings from the adjoining site.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse visual effects on properties in the adjoining Residential, Open Space or Sport and Active Recreation zones.

TCZ-S9 Hours of operation	
<p>Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation or a Residential zone, must not operate outside the following hours:</p> <ul style="list-style-type: none"> 7:00am to 10:00pm Monday to Saturday; 9:00am to 5:00pm Sunday and public holidays; <p>except where:</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and any adverse effects on the amenity values of properties in the adjoining Residential, Open Space or Sport and Active Recreation zone.

<ol style="list-style-type: none"> 1. the entire activity is located within a building; 2. there are no visitors, customers, or deliveries to the activity outside the above hours; and 3. visitor accommodation guests are entering or leaving the site. 	
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TCZ-S10 Outdoor living space	
<ol style="list-style-type: none"> 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: <ol style="list-style-type: none"> a) has a minimum area of 20m²; and b) has a minimum dimension of 3m; and c) is directly accessible from a habitable room in the residential unit to which it relates; and d) is free of buildings, parking spaces and manoeuvring areas. 2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: <ol style="list-style-type: none"> a) has a minimum area of 10m²; and b) has a minimum dimension of 2m; and c) is directly accessible from a habitable room in the residential unit to which it relates. 3. For multi-unit housing, the outdoor living space can be provided as private space and shared space, as long as: <ol style="list-style-type: none"> a) each residential unit is provided with a private outdoor living space that has a minimum area of 10m², with a minimum dimension of 2m, that is directly accessible from a habitable room in the residential unit to which it relates; and b) the shared outdoor living space has a minimum area of 20m², with a minimum dimension of 3m; and c) any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. whether adequate useable space is provided to accommodate outdoor activities; and 2. whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. the proximity of the residential unit to accessible, public open space.

TCZ-APP1

TCZ-APP1: Legal description of land to which rule TCZ-R8 and PER-3 applies

- a) Section 17: Block III Town: Ōamaru
- b) Section 19: Block III Town: Ōamaru
- c) Section 2: Block III Town: Ōamaru
- d) Section 4: Block III Town: Ōamaru
- e) Section 9: Block II Town: Ōamaru
- f) Section 6: Block III Town: Ōamaru
- g) Section 10: Block II Town: Ōamaru
- h) Section 11: Block II Town: Ōamaru
- i) Section 22: Block III Town: Ōamaru
- j) Section 3: Block III Town: Ōamaru
- k) Part Section 21: Block III Town: Ōamaru
- l) Section 21: Block III Town: Ōamaru
- m) Section 1: Block III Town: Ōamaru
- n) Part Section 1: Block III Town: Ōamaru
- o) Section 5: Block III Town: Ōamaru
- p) Section 20: Block III Town: Ōamaru
- q) Part Section 18: Block III Town: Ōamaru