


 WAITAKI  
DISTRICT  
PLAN  
REVIEW

## Town Centre Zone (TCZ)

### What are the key issues we need to think about?

The TCZ replaces parts of the Business 1, 1A and Business Heritage zones in the Ōamaru town centre.

With Ōamaru, Weston and Kakanui expected to grow by up to another 3,000 people, we want to accommodate growth by encouraging town centre living and greater density of urban form. We want to ensure the Ōamaru town centre functions as the vibrant heart of our town and is a place to live, work and play in.

Alongside this we want to give appropriate protection to the heritage we have which makes up so much of our town centre – to preserve the buildings and enable new uses for them. Ōamaru's heritage is unique in New Zealand and it is what makes Ōamaru, Ōamaru. Good design of new development in our town centre is important – if design is not managed appropriately the qualities of our town centre can be eroded.

### What are we suggesting in the Draft District Plan?

The Town Centre Zone (TCZ) covers Ōamaru's central business area and has been mapped in the Draft District Plan from Ribble Street through to Wansbeck Street. You can see the extent of the Town Centre zone here.

The key objective of the chapter is for the zone to be the main commercial and civic centre for the district and allow a diverse range of activities – commercial, visitor accommodation, recreational, educational and community activities would all be permitted as would limited types of industrial activity. Residential living would also be allowed. New large format retail would only be permitted when establishing within an existing building. All these activities would need to comply with certain standards, and if they did not a resource consent would be required.



### What does it mean for me?

*Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and can continue to operate unchanged.*

If your property is in the TCZ, typical commercial activities could be undertaken in the zone without needing a resource consent if they complied with certain standards (outdoor storage, and when neighbouring Residential or Open Space zones limits on hours of operation and boundary landscaping). Industrial activities, other than craft and cottage industrial activities would require a resource consent.

Additions and alterations to existing buildings would be permitted (but check out the HH chapter or summary and SCHED3 if you are in the Ōamaru Historic Area and/or own a listed Historic Heritage building – see SCHED2).

The current Plan requirement for new buildings in the Town Centre Zone to go through a resource consent process, with the focus on good design, would continue. Town Centre Design Guidelines have been drafted - you can access these on our website. Urban design controls are targeted to areas where they are considered necessary to maintain the character of areas that are valued by the community, or to ensure that developments integrate with the public realm and result in attractive and inviting town centre spaces.

Activities that would require a resource consent include large format retail activity in new buildings, and service stations.

The Town Centre Zone contains much of the Ōamaru Historic Area. Current rules addressing alterations to existing buildings, demolition and new buildings south of Coquet Street have been clarified and have shifted, now being found in Part B of the Historic Heritage (HH) chapter – check out the HH chapter or summary.

## Key changes from the current rules

- When the TCZ site neighbours Open Space or Sport and Active Recreation zones new activities would be subject to limits on hours of operation and boundary landscaping requirements. These same limits would continue to apply to new activities if on a TCZ site that neighbours a Residential zone.
- The establishment of new noise sensitive activities (residential living, visitor accommodation, places of worship etc.) would need to incorporate acoustic treatment measures.
- New residential activity at ground level would be restricted to the rear of buildings to encourage active shop frontages facing the street.
- Controls specific to large format retail are introduced and this would only be permitted where it takes place in an existing building.
- The current blanket requirement for resource consent for demolition of buildings would be removed from the zone provisions and instead addressed through more targeted provisions in Part B of the Historic Heritage chapter.
- While retained at 12m for now, the height limit for new buildings is likely to be increased. With the Spatial Plan now adopted, we need to undertake an accessibility and demand assessment as required by the National Policy Statement on Urban Development 2020 (NPSUD) before we determine what the appropriate height limit is for the Proposed District Plan.

## Summary of the new rules being considered

### Permitted Activities that would not require a resource consent:

- Commercial activity
- Community facility
- Educational facility
- Recreational activities
- Visitor accommodation
- Residential activity
- Large format retail activity when establishing in an existing building
- Specific types of industrial activities
- Building activity - alterations or additions to existing buildings (though subject to the HH chapter)

### Activities that would require a resource consent:

- Any of the permitted activities that do not meet the relevant standards.
- Any other activity not provided for as a permitted activity
- Service stations
- New buildings
- Intensive indoor primary production.
- Industrial activity where not specifically permitted

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.