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## **29.0 NEIGHBOURHOOD RETAIL ZONE**

### **29.1 Zone Statement**

The Neighbourhood Retail Zone enables the establishment and operation of a range of small scale and locally oriented, retail and commercial service activities in existing neighbourhood shopping centres. These neighbourhood shopping centres are comprised of purpose built commercial buildings that are located in predominantly residential areas, particularly in Tokoroa. Typically these are comprised of between one and four shops, and are occupied by businesses that serve local neighbourhood catchments. Often such premises rely on street-based car parking, rather than having on-site parking.

The zone allows for all forms of retail shops including corner stores and superettes, and limited commercial services such as hairdressers and offices. The small nature of the sites zoned as Neighbourhood Retail Zone ensures that the activities are small-scale and are compatible with the predominantly residential environments they are located within.

Performance standards have been developed for the Neighbourhood Retail Zone to address potential adverse environmental effects and ensure that the scale of commercial activities is appropriate for the predominantly residential surroundings.

In addition to the objectives and policies stated in Part B of the District Plan, all activities in the Neighbourhood Retail Zone are subject to the following provisions.

### **29.2 Objectives**

- 29.2.1 Encourage the continued use and re-use of existing commercial buildings in predominantly residential neighbourhoods.
- 29.2.2 Support the provision of local commercial services within residential neighbourhoods.
- 29.2.3 Maintain a high standard of amenity and avoid adverse environmental effects on surrounding residential properties.
- 29.2.4 Avoid detrimental effects on traffic and pedestrian safety arising from the operation of commercial activities in predominantly residential environments.

### **29.3 Policies**



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- 29.3.1 To enable commercial activities to establish and operate in existing purpose built commercial premises while mitigating any adverse effects on the surrounding neighbourhood.
  - 29.3.2 To maintain appropriate car parking provision in the vicinity of commercial activities within the zone, in acknowledgement that the majority of these sites do not have on-site parking, and to minimise conflict between vehicles and pedestrians in these localities.
  - 29.3.3 To encourage the use and re-use of existing commercial buildings within the zone by applying a flexible set of performance standards.
  - 29.3.4 To discourage those commercial activities that are considered incompatible with predominantly residential neighbourhoods.
  - 29.3.5 To provide flexibility in the design of sites for the subdivision of commercial land within the zone.
  - 29.3.6 To liaise with Environment Waikato to ensure that any discharges from commercial activities that may adversely affect the environment are avoided, remedied, or mitigated.

#### **29.4 Methods to Achieve Objectives and Policies**

A range of activities have been classified as Permitted, Controlled or Discretionary based on the actual or potential adverse effects on the environment that could result from each activity. Performance Standards are developed to avoid, remedy or mitigate any potential adverse effects on the environment.

In addition to the classification of activities and the development of Performance Standards for all activities in the Neighbourhood Retail Zone, a range of other methods have been adopted to help achieve the objectives for the zone. These are:

- (i) Subdivision and developmental requirements (Section 18) which includes performance standards relating to engineering details such as access, roads, water, sewerage and provision of other infrastructure.
- (ii) Good practice design guides, promotional material and public education.
- (iii) Liaison with Environment Waikato to ensure that all activities within the Neighbourhood Retail Zone will comply with all Performance Standards and rules in the Waikato Regional Plan regarding



discharges and emissions, or timeframes for compliance with Regional Plans.

Subdivision within the Neighbourhood Retail Zone will be controlled by rules as detailed in Section 29.10.

### **29.5 Permitted Activities**

The following activities are Permitted in the Neighbourhood Retail Zone provided they conform to the Performance Standards specified in Section 29.9.

- (i) Offices.
- (ii) Retail shops excluding the sale of liquor as the primary retail.
- (iii) Residential accommodation, not exceeding one dwelling unit per shop or office.
- (iv) Postal Services.

### **29.6 Controlled Activities**

The following activities are Controlled in the Neighbourhood Retail Zone provided they conform to the Performance Standards specified in Section 29.9.

- (i) Subdivisions which comply with the Performance Standards contained in Section 29.10.

The criteria contained in Section 5 (Administration) of the District Plan shall be used when considering a resource consent application for a Controlled Activity in the Neighbourhood Retail Zone.

### **29.7 Discretionary Activities**

The following Activities are Discretionary in the Neighbourhood Retail Zone.

- (i) Any activity listed as a Permitted Activity in Section 29.5 that does not conform to the Performance Standards in Section 29.9 for the Neighbourhood Retail Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 29.10.
- (iii) Places of Assembly.
- (iv) Health services.



- (v) Childcare facilities for up to 8 children.

Resource consent applications for Discretionary Activities in the Neighbourhood Retail Zone will be assessed according to the Performance Standards in Section 29.9 and the criteria contained in Section 5 (Administration) of the District Plan.

## 29.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 29.9 and the criteria contained in Section 5 (Administration) of the District Plan.

## 29.9 Performance Standards for all Activities

To avoid, remedy or mitigate any actual or potential adverse effect on the environment, the following Performance Standards are required to be met for Permitted and Controlled Activities, and used as a guide for assessing Discretionary and Non-complying Activities.

### 29.9.1 Landscape and Amenity Values

All buildings shall conform to the following bulk and location requirements to minimise any adverse effects on the landscape or visual amenity of the Neighbourhood Retail Zone and surrounding residential areas.

#### 29.9.1.1 Yard Requirements For Site Development

Yard	Minimum Requirement for all buildings
Front Yards	Nil
Side Yards	Nil unless adjoining a Residential Zone when yard requirement will be 5 metres.
Rear Yards	Nil unless adjoining a Residential Zone when yard requirement will be 5 metres.

#### 29.9.1.2 Coverage

100% maximum (subject to any yard requirements).

#### 29.9.1.3 Height



Maximum height 10 metres.

No part of any building shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:

- (i) an elevation of 3 metres at the boundary of any Residential Zone, or;
- (ii) an elevation of 10 metres at any road boundary.

### 29.9.2 Part B : District Wide Planning Provisions

Every activity undertaken in the Neighbourhood Retail Zone is required as a Performance Standard to comply with the rules detailed in Part B of the District Plan.

The following table provides a guide to the sections in Part B of the District Plan and reference should be made to the particular sections of Part B that are relevant to the activity.

Section	Resource Management Issue/Potential Effect
5	Administration
6	Tangata Whenua
7	Water
8	Air Quality
9	Transportation (including parking, loading and access requirements)
10	Public Works and Network Utilities
11	Natural Hazards
12	Landscape and Amenity Values
13	Solid Waste Management
14	Noise
15	Heritage and Ecological Protection
16	Signs
17	Hazardous Substances
18	Subdivision and Development

## 29.10 Subdivision



In addition to the provisions of Section 18 (Subdivision and Development) all subdivisions in the Neighbourhood Retail Zone shall comply with the following Performance Standards.

#### 29.10.1 Subdivision Standards

- (i) *Minimum Area* - no minimum area.
- (ii) All sites shall be of sufficient size to allow for any proposed activity Permitted in the zone. Subdividers shall indicate in their application how actual or typical buildings, and vehicle parking, access and manoeuvring may be accommodated within the proposed site boundaries.

**Note: Vehicle access, parking and manoeuvring criteria are contained in Section 18.**

- (iii) Public services shall be provided to all proposed sites in their subdivision application in accordance with the requirements of Section 18.
- (iv) Boundaries between adjoining land titles in the zone may be adjusted with the consent of Council so long as the resultant sites comply with all rules specified above.
- (v) Council may approve any proposed subdivision required specifically to accommodate an activity approved by Council as a consequence of a Land Use Consent approved under the Act.
- (vi) Council reserves the right to waive or dispense with the requirements of this plan as specified in Section 5 (Administration).

#### 29.11 Principal Reasons

The Neighbourhood Retail Zone is established to encourage the continued development of existing neighbourhood commercial areas, particularly within Tokoroa. This zone provides for retail activities and a limited range of commercial services and community facilities in existing commercial locations in predominantly residential neighbourhoods.

The District Plan provisions have provided for the management of environmental effects of activities within the zone to ensure such effects do not adversely affect the environmental quality of the Neighbourhood Retail Zone, or the environmental quality of adjoining residential areas.

#### 29.12 Anticipated Environmental Results



The intended outcome of the Neighbourhood Retail Zone is to provide for small scale commercial activities to establish and operate within existing commercial premises located within predominantly residential areas. These existing commercial premises are a long established part of settlements within the District, and Tokoroa in particular. Council wishes to support locally oriented commercial development in such locations to encourage high levels of accessibility to commercial services for local residents. The small size of sites covered by the Neighbourhood Retail Zone, and the Performance Standards that apply, will ensure that the scale of commercial activity is appropriate in predominantly residential environments.