

Z4 Neighbourhood Commercial Zone

The Council seeks to maintain neighbourhood commercial areas with the following characteristics:

- ~~a. a predominance of low-rise commercial activities which serve the local community in the neighbourhood commercial areas which are located throughout the city;~~
- ~~b. protection of amenity values of surrounding residential areas;~~
- ~~c. safe urban design (including pedestrian and vehicle safety);~~
- ~~d. retention of natural and cultural heritage features;~~
- ~~e. vibrancy of commercial zones.~~

~~2. The “Neighbourhood Commercial Zone” rules in this section aim to:~~

- ~~a. maintain the scale, character and function of the neighbourhood commercial zones;~~
- ~~b. recognise streetscape as having high public value;~~
- ~~c. address nuisance at residential zone boundaries from noise, light spill, vibration, visual amenity and advertising;~~
- ~~d. avoid street congestion.~~

I39 Under-utilised Neighbourhood Commercial centres

Under-utilised neighbourhood commercial centres can impact on amenity values including a sense of safety within the surrounding residential environment.

I40 Adverse effects from Neighbourhood Commercial centres

Neighbourhood commercial centres can adversely impact on surrounding residential neighbourhoods in terms of visual amenity, noise, traffic volumes, and pedestrian safety. This can conflict with the desire to have neighbourhood facilities close by within easy access of where people live.

O36 Neighbourhood Commercial zone that complements the surrounding residential zone

Safe, convenient, vibrant and compact neighbourhood commercial centres designed and operated to complement the character and amenity of the surrounding Residential zone and that encourage community interaction.

P11 To define commercial areas where the following characteristics are maintained:

- a. a predominance of pedestrian oriented retail and office activities, with continuous verandah and retail frontage at ground level, in a compact central commercial area;
- b. a predominance of lower density and vehicle-oriented commercial activities, generally with off-street parking, in the outer commercial area which surrounds the central area;
- ~~c. a predominance of low-rise commercial activities* which serve the local community in the neighbourhood commercial areas which are located throughout the city;~~
- d. c. protection for the amenity values of neighbouring residential areas;
- e. d. safe urban design (including pedestrian and vehicle safety);
- f. e. retention of natural and cultural heritage features;
- ~~g. f.~~ vibrant commercial areas.

The *Council** seeks to provide for pedestrian and motor vehicle access to the central core of the city while encouraging sites to be intensively built up. In the Central Commercial Zone, *Council** will provide on and off-street parking to service the zone in a co-ordinated way that encourages stopping but maintains a high level of visual amenity. In the Outer and Neighbourhood Commercial Zones, developments require their own off-street parking.

P88 To define a Neighbourhood Commercial Zone where the following characteristics are maintained:

- a. a predominance of low-rise *commercial activities** which serve the local community ~~in the neighbourhood commercial areas which are located throughout the city~~ within the surrounding area;
- ~~b. protection for the amenity values* of neighbouring residential~~

areas;

b. design of neighbourhood commercial areas enhance safety by implementing CPTED principles

~~c. safe urban design (including pedestrian and vehicle safety);~~

c. encourage compact built design of neighbourhood commercial centres that are conveniently located to the surrounding residential area;

d. pedestrian safety and convenience predominates;

e. Adequate provision is made to accommodate vehicle access, safe and convenient traffic flow within the site and adequate shared onsite parking;

~~e. f. vibrant commercial areas spaces that encourage community interaction;~~

g. Natural and cultural heritage features are valued and protected

h. recognise streetscape as having high public value; and

i. address the effects at the zone boundaries* from noise, light spill, vibration, visual amenity and advertising

R53 Permitted Activities

All activities shall comply with Performance Standards and General Rules where relevant.

The following are permitted activities in the Neighbourhood Commercial Zone:

- a. Commercial Activities, ~~except where specified as a discretionary activity.~~
- b. Residential Activities.
- c. Community activities
- d. Reserves and open space.

- e. Network utilities as provided by General Rule – Utilities (Rule R15) ~~which contains some exemptions from the zone rules for network utilities.~~

~~Which comply with the relevant zone rules:~~

Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Vegetation to be planted within near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.¹

R54 Performance Standard - Noise

Sound emissions from any activity when measured on any land zoned for residential purposes shall not exceed the following:

7am to 6pm	55 dBA L10	
6pm to 7am	45 dBA L10	70dBA Lmax: or L95 background sound level plus 30dBA, whichever is the lower.

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in General Rule – Temporary Military Training Activities (Rule R23).

The above noise standards shall not apply to emergency sirens².

Reason

To allow for noise to occur but limited in terms of duration, time of day and decibel level. The standard has been set using the New Zealand Standard for noise.

¹ Submission 5

² Submission 2

~~These conditions~~ **Rule 54** shall be read with and are subject to the provisions of Appendix A4 - Noise.

R55 **Performance Standard - Light and Glare**

a. ~~Any particular~~ ~~a~~Artificial lighting systems shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential and Coastal Residential Zones.

b. No light source shall cause glare which may adversely affect the vision of motorists on a road.

R56 **Performance Standard - Vibration**

No activity shall cause a vibration considered offensive or objectionable.

In assessing whether vibration is offensive or objectionable, the limits set in NZS 2631: 1985-1989, Parts 1 - 3 shall ~~be used~~ apply.

~~R57~~ ~~**Air discharge**~~

~~Note: There are no District Plan standards for air discharges. Discharges to air are controlled by regional councils. The Wanganui District Council has been authorised by the Manawatu-Wanganui Regional Council to exercise all powers and functions of Enforcement Officers for the purpose of investigating complaints about the discharge of contaminants to air within the boundary of the Wanganui urban area. Persons responsible for causing discharges to air should consult Wanganui District Council or Manawatu-Wanganui Regional Council staff about provisions in the Regional Air Plan for Manawatu-Wanganui. Furthermore, it should be noted that Section 17 of the Resource Management Act imposes a duty on all persons to avoid, remedy or mitigate adverse effects, including those relating to odour, dust and smoke, regardless of any rules in plans or conditions of resource consents.~~

~~R60~~ ~~**Hazardous substances**~~

~~Any new or expanded hazardous facility is subject to the provisions of Appendix A6 - Hazardous Facility Screening Procedure.~~

~~Reason~~

~~To ensure that activities in the zones do not cause nuisance from odour, light spill, glare and vibration. (refer to UM10.4c – page 8.18)~~

R61 Performance Standard - Residential Use

a. The street frontage of the ground floor of a building to a depth of 6m shall not be used for residential purposes.

b. Noise Insulation

Any habitable room* in a building* used for a Residential Activity* shall meet the following requirements

Noise in Habitable rooms at all times shall not exceed 35 dBA L10.

-
If this standard can not be meet with doors and windows open then forced air ventilation or air-conditioning is required.

-
Compliance with this performance standard shall be achieved by ensuring habitable rooms* are designed and constructed in a manner that:

- i. Accords with the schedule of typical building construction set out in Noise (reference A4); or
- ii. Accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

~~Reason~~

~~To maintain the commercial amenity of the zone.~~

R62 **Performance Standard - Structures**

Within the Neighbourhood Commercial Zone, structures shall be required to meet comply with the following conditions and terms:

a. **Maximum Building Height**

Building height shall not exceed 10 metres. Except that the standard shall not apply to supporting structures such as masts and poles providing that, above 10 metres in height, they have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).

Reason

~~To maintain the scale of the commercial and surrounding residential zones.~~

~~b.~~ ~~Bulk and Location~~

~~(Site coverage, distance from boundary and parking).~~

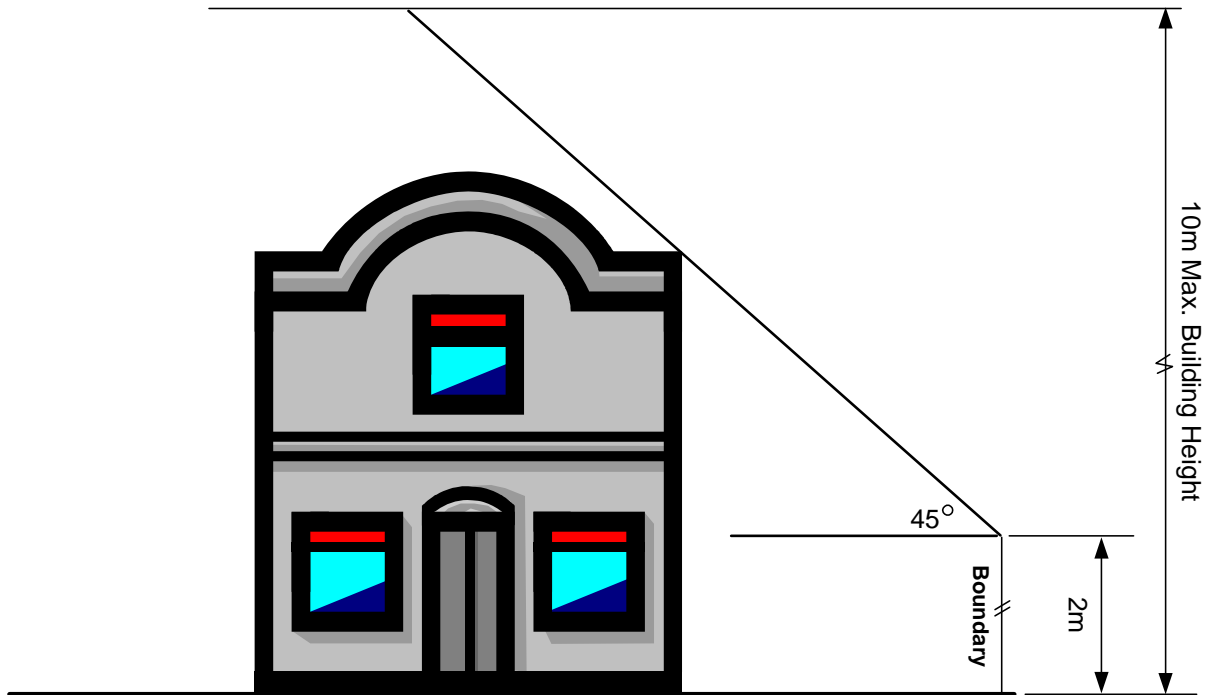
~~Bulk and location requirements for activities shall be required to adhere to the applicable development plans.~~

b. ~~c.~~ ~~Height recession plane~~ **Yards and day lighting**

~~Where there is no development plan,~~ **a** All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level at any site boundary which adjoins a Residential Zone, and then projects from this line inwards at a 45 degree angle.

~~This standard also applies to all front boundaries.~~

APPENDIX FOUR – MARKED UP VERSION DECISIONS
PROPOSED PLAN CHANGE 24



Reason

This standard does not apply to boundaries shared with other Commercial or Manufacturing-zoned properties. However, there is potential for commercial buildings to affect adjoining residential-zoned properties where these are constructed close to the boundary. This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property. In particular, the recession plane technique will protect against unreasonable shading, loss of sunlight, and loss of privacy and visual outlook. In relation to the front boundary, the recession plane ensures appropriate setbacks in a flexible manner, to protect streetscape and allow space for parking and landscaping.

d. c. Exemptions from height recession plane standard

The following structures are exempt from the above height recession plane standard:

- i. Network utility masts, poles and antennas.
- ii. Flagpoles.
- iii. Signs.

- iv. Chimneys.
- v. Wires.
- vi. Television and radio antennas and support structures.
- vii. Vertical ventilation shafts.

Reason

~~The reason for this is that these exceptions are considered to have a minimal effect on the amenities of neighbouring properties. Furthermore, if there were not these exceptions, flexibility for location of structures could be unreasonably constrained and this could lead to wasted space.~~

~~e. Yards~~

~~The height recession plane standard ensures that buildings are setback in proportion to their height from Residential Zone boundaries and street boundaries.~~

Reason

~~It is considered that this standard is more flexible than rigid yard standards. In relation to front yards, it is noted that buildings often have to be set back further than would be required by this recession plane standard in order to meet the on-site parking standards.~~

~~d. f. Antenna dishes~~

~~Antenna dishes shall not exceed 3 1.2 metres in diameter.~~

R63 Performance Standard - Parking, loading and access

~~1. Loading and access~~

~~Developments shall also be required to adhere to the applicable development plans.~~

- a. Every commercial activity shall provide one loading bay which

complies with the loading bay standards in General Rule – Transportation (Rule R24) .

Reason

~~To ensure traffic flow is not impeded by stationary service vehicles.~~

2. **Parking**

b. All activities shall comply with the parking standards in General Rule – Transportation (Rule R24).

~~Parking spaces shall be provided in accordance with the appropriate development plans where these are provided.~~

Reason

~~The development plans provide for traffic safety and parking requirements in a manner which strategically consolidates suburban commercial development.~~

R64 Performance Standard - Advertising

a. Total sign face area for a sign or combination of signs, per activity, must not exceed 4.5m².

b. Advertising is subject to General Rule – Advertising (Rule R16) and, in relation to illuminated signs, to the standard in Rule R55 - Light.

c. One identification and/or health and safety sign associated with infrastructure not exceeding 0.5m² and attached to the corresponding infrastructure.³

~~*Reason*~~

~~To ensure advertising complements the amenity of the Neighbourhood Commercial Zone without creating a nuisance to residents~~

R65 Controlled Activities

³ Submission 5 – Hearings evidence Powerco

~~The following are controlled activities in the Central Commercial Zone:~~

- ~~a. Subdivision.~~

~~Refer to the section on Subdivision for standards, terms and areas of control relating to subdivision in this zone.~~

R66 Restricted Discretionary Activities

The following are restricted discretionary activities in the Neighbourhood Commercial Zone ~~where the Council shall restrict the exercise of its discretion:~~

- a. Subdivision*.

~~Refer to the section on Subdivision for provisions and areas of control relating to subdivision* in this zone.~~

Council shall restrict its discretion to the following matters:

1. Impact on the residential zone amenity values
2. Impact on parking provisions and traffic flows

b. Any permitted ~~or controlled~~ activity which does not comply with a Neighbourhood Commercial zone performance standard ~~with the relevant zone rules. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.~~

Council restricts its discretion to the following matter:

1. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

~~An application need not be notified if the consent authority is satisfied that the adverse effect on the environment of the activity will be minor and written approval has been obtained from every~~

~~person whom the Council is satisfied may be adversely affected by the granting of the resource consent, unless the Council considers it is unreasonable in the circumstances to require the obtaining of every such approval.~~

c. Any activity which does not comply with the standard for advertising (R64 Advertising). ~~In exercising its discretion the Council will be restricted to the following matters:~~

Council shall restrict its discretion to the following matters:

- ~~i.~~1. The location and size of the sign in relation to the surrounding environment.
- ~~ii.~~2. The design and appearance of the sign.
- ~~iii.~~3. The effects of the sign on the movement of people and goods.
- ~~iv.~~4. The nature and content of the sign and whether it is to be illuminated, provided that flashing signs shall not be permitted.
- ~~v.~~5. The nature, size and number of other signs in the immediate environment.

~~The general rules for advertising in General Rule – Advertising (Rule R16) apply.~~

Refer to [Resource Consent Assessment Criteria](#).

R67 ~~Unrestricted~~ dDiscretionary activities

The following activities are discretionary activities in the Neighbourhood Commercial Zone ~~where the exercise of the Council's discretion is unrestricted:~~

- a. Manufacturing.
- b. Commercial parking lots and parking buildings.

- c. Vehicle sales.
- d. Network utilities as provided by General Rule – Utilities (Rule R15).
- e. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.

~~Assessment Criteria for Discretionary Activities are provided in the Assessment Criteria section of this Plan.~~

Refer to [Resource Consent Assessment Criteria](#).

M300 Regulation.

- a. Develop and actively enforce rules that will achieve our objectives.
- b. Identify a Neighbourhood Commercial Zone.

M32 Neighbourhood Commercial zones on District Plan maps

Define “Neighbourhood Commercial Zones” on the District Plan maps, with corresponding rules to maintain the predominantly local commercial character and scale of the City’s neighbourhood commercial areas.

M272 To adopt rules for the Neighbourhood Commercial Zone that:

To adopt rules for the Neighbourhood Commercial Zone that:

- a. maintain the scale, character and function of commercial areas;
- b. recognise streetscape as having high public value;
- c. address nuisance at the zone boundaries* from noise, light spill, vibration, visual amenity and advertising;
- d. avoid street congestion.