

19 Tokoroa Neighbourhood Retail Zone

19.1 Zone Statement

The Tokoroa 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 or adjacent to predominantly residential areas. Typically these centres comprise between one and four shops, usually single storey, 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 dairies and superettes, and limited commercial services such as hairdressers and offices, places of assembly and health care services. The small nature of the sites zoned as Tokoroa Neighbourhood Retail 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 zone to address potential adverse environmental effects and ensure that the scale of commercial activities is appropriate for the predominantly residential surroundings.

19.2 Anticipated Environmental Results

The Tokoroa Neighbourhood Retail Zone is intended to achieve the following anticipated environmental results:

- Small scale commercial activities establish and operate in existing commercial premises
- Local residents are provided with a range of conveniently located service centres
- The centres act as meeting places for neighbourhood residents
- The scale of environmental effects from non-residential activities is compatible with the residential amenity of neighbourhood locations.

The Tokoroa Neighbourhood Retail Zone is a method to implement the objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns).

19.3 Activities

19.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Neighbourhood Retail Zone provided they comply with the Performance Standards set out in Rule 19.4 below.

- a) Retail activities (excluding the sale of liquor as the primary retail activity)
- b) Offices
- c) Cafes and Restaurants
- d) Places of Assembly
- e) Veterinary services
- ea) Health Care Services
- f) Education and Childcare Facilities
- g) Commercial services
- h) Residential accommodation, not exceeding one dwelling unit per shop or office
- i) Accessory buildings

- j) Craft workshops and studios
- k) Emergency Service Facilities

19.3.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Tokoroa Neighbourhood Retail Zone:

- a) Any activity listed as in Rule 19.3.1 that does not conform to the Performance Standards in Rule 19.4.

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Neighbourhood Retail Zone.

19.3.3 Non-Complying Activities

Activities that are not permitted or restricted discretionary activities will be non-complying activities in the Tokoroa Neighbourhood Retail Zone.

The objectives and policies contained within Chapters 3 and 4 shall be used when considering a resource consent application for a non-complying activity in the Tokoroa Neighbourhood Retail Zone, with the Performance Standards in Rule 19.4 used as a guide for assessment purposes.

19.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 19.3.1 (Permitted Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

19.4.1 Scale of Activity

- a) Each retail activity, restaurant, cafe, health care service, or place of assembly shall not exceed a gross floor area of 150 square metres
- b) Education and childcare facilities shall provide services for no more than 8 persons at any one time (excluding staff) per site.

19.4.2 Building Setbacks

- a) Buildings must be set back from the front boundary - Nil
- b) Buildings must be set back from the side and rear boundaries - Nil, unless adjoining the Tokoroa Residential Zone where a setback of five metres is required.

19.4.3 Site coverage

The maximum extent that buildings can cover a site is 100%, subject to compliance with any setback requirements in Rule 19.4.2.

19.4.4 Height

- a) Maximum building height - 10 metres

Note: The maximum height for Emergency Service Facilities is 15m

- b) Height to boundary - No part of any building shall protrude through a plane rising at an angle of 45° commencing at an elevation of 3 metres at the boundary of the Tokoroa Residential Zone.

19.4.5 Signage

- a) There is no limit on the number of size of signs on, or attached to and within the physical building dimensions of, the walls or fascias of the building. Signs on or under verandahs are limited to one per shop and shall not exceed 3m²
- b) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- c) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists
 - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
 - ii) A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- d) Illumination of signs is permitted provided that the illumination is static, with no flashing or other movement
- e) The owner of a sign shall be responsible for ensuring that it is well maintained.

ADVISORY NOTE: This plan does not restrict sandwich board signs on footpaths, which are subject to Council's Public Places Bylaw.

19.4.6 Verandah Provision

All buildings that had a verandah over any part of the legal road on 7 November 2012 shall continue to provide at least equivalent pedestrian shelter. Any redevelopment of the site shall include verandahs at least as extensive as existed on that date.

19.4.7 Parking

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

19.4.8 Noise, Vibration and Glare

Noise, vibration and glare from any activity in the zone shall comply with the rules in Chapter 15.

19.4.9 Hazardous Substances

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

19.4.10 Outdoor Storage

Areas set aside or used for the outdoor storage of goods and materials associated with an activity on a site shall:

- (a) not be used for storing goods and materials in a manner that exceeds 3m in height
- (b) not exceed 20% site coverage, and
- (c) be screened from view from any adjoining residential site.

19.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land.
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.