

Commercial zones

What's Proposed

We are proposing to create three commercial zones. They are:

- Town Centre Zone (TCZ)
- Local Centre Zone (LCZ)
- Neighbourhood Centre Zone (NCZ)

Town Centre Zone

The Town Centre Zone (TCZ) is located in Gore's central commercial area. It covers the area west of the railway line to Ardwick Street and extends north to Irwell and Trafford streets, and east to Richmond Street.

The TCZ includes a Core Precinct (shown in brown on our TCZ map), which encompasses the central shopping area around Main Street. The purpose of the precinct is to provide a focal point for the area where most retail and pedestrian activity is centred, and where the streetscape has an historic character. A precinct is an area where slightly different rules apply.

You can find a map of the Town Centre Zone here arcgis.com

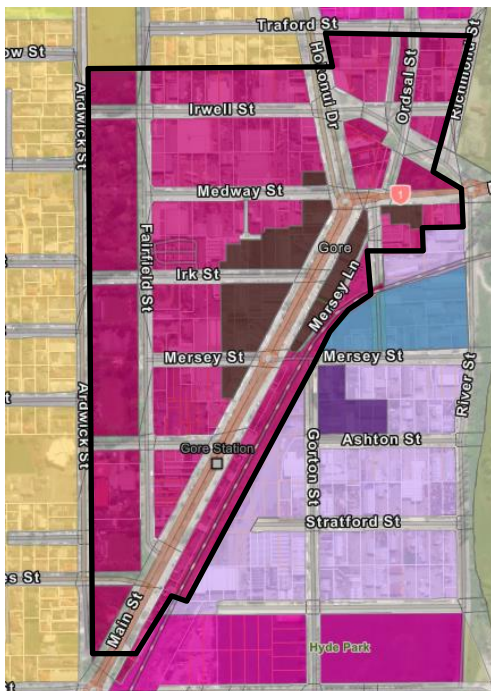


Figure 1 – Town Centre Zone – Gore

Local Centre Zone

The Local Centre Zone (LCZ) covers Matura's central commercial area. It covers both sides of Bridge Street, west from Matura River to the railway line, and extends up McQueen Avenue.

The Core Precinct of the LCZ takes in the shopping area around Bridge Street. The purpose of the Precinct is to provide a focal point where most retail and pedestrian activity is centred, and where the streetscape has an historic character.



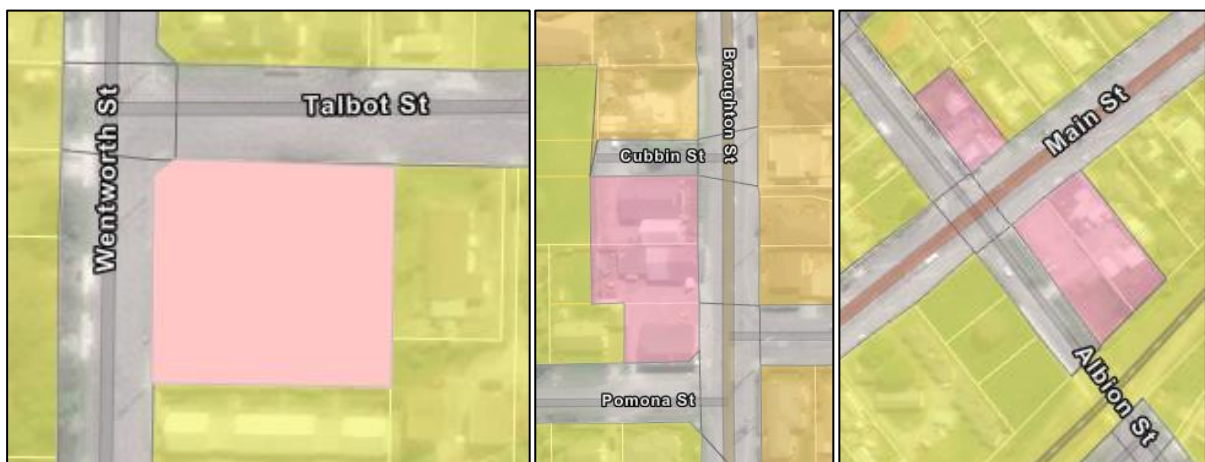
Figure 2 – Local Centre Zone – Matura (light pink with core precinct in brown)

You can find a map of the Local Centre Zone here (arcgis.com)

Neighbourhood Centre Zone

There are three Neighbourhood Centre Zones (NCZ). These are located in the residential areas at: Talbot Street - East Gore, Broughton Street - West Gore, and Albion Street - Matura.

You can find a map of the Neighbourhood Centre Zone here (arcgis.com)



Figures 3-5 – Neighbourhood Centre Zones (light pink)

What is the purpose of the zones?

Town Centre Zone and Local Centre Zones

The purpose of these zones is to provide a primary commercial and service centre for the community.

The zones will enable a broad range of commercial, community and hospitality activities. The scale of commercial activities and services range from smaller retail shops in the centre through to larger retail stores. While some of the larger scale activities may have vehicle access and provide parking, the core of the town centre is generally pedestrian orientated. On-site parking and loading are not required. Where provided, these spaces should not dominate the streetscape.

Residential or accommodation activities are allowed above ground floor providing they do not detract from the commercial character of the zone. Office activities are also limited to the first floor or above.

Specific design provisions are proposed for building frontages to maintain or enhance a pedestrian-orientated streetscape. The exterior of buildings in the Core Precinct will be managed to maintain or enhance the look and feel of the historic streetscape character above the veranda.

Neighbourhood Centre Zone

The purpose of this zone is to provide for small-scale commercial and community activities servicing the needs of the immediate residential neighbourhood without detracting from the larger commercial centres.

A range of small-scale commercial and community activities are allowed. A pedestrian orientated character is encouraged and should be consistent with the residential character and amenity of the surrounding area.

Residential or accommodation activities and offices are permitted above ground floor level. Commercial activities that are vehicle orientated or involve age-restricted items or services are discouraged in the Neighbourhood Centre Zone.

Town, Local and Neighbourhood Centre Zones resource consent examples

The following are some examples of when you might need a resource consent in the Town, Local and Neighbourhood centre zones:

- You want to establish a shop with a publicly accessible floor area of more than 100m² or more than 10m wide in the Town or Local centre zones core precincts.
- You want to establish a yard-based retail outlet (such as a car dealer or timber yard).
- You want to build a residential unit on the ground floor or have a residential unit that is not acoustically insulated in the Town or Local centre zones.
- You want to sell alcohol in the Neighbourhood Centre Zone.
- You want to establish a commercial car park or a service station.

- You want to undertake building works in the Core Precinct of the Town or Local Centre Zones that alters the building above the façade, involves demolishing a building or constructing a new building.

Changes from the existing Gore District plan

The Town Centre Zone and Local Centre Zone provisions are not dissimilar from the existing Commercial Zone and Townscape Precinct rules that apply to the commercial area in Gore. However, in the Proposed District Plan the rules are more specific about the type and scale of commercial activities permitted and where they are located, such as larger format retail in the outer area and smaller shops within the core.

Some activities, such as apartments and offices, are provided for, but these need to be located above ground level if in pedestrian shopping streets. The provisions also have a greater degree of protection for the historic character of the streetscape within the Core Precinct, but differentiates between the streetscape character above and below veranda height.

The Proposed Plan introduces a Local Centre Zone in Mataura, where there is currently no commercial zoning.

The Neighbourhood Centre Zones introduce new commercial zoning in residential areas where there are existing clusters of commercial activities.

Links to the Proposed Gore District Plan

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to www.lets.talk.goredc.govt.nz

Make a submission

To find out how to submit on the Proposed Gore District Plan, head to www.lets.talk.goredc.govt.nz.