

## Local Centre Zone

### Issues

The Local Centre Zone (LCZ) provides for commercial, community and *residential activities* within the suburbs of Whangārei City, Ruakaka and Marsden Point. The Local Centre Zone is often the heart of a suburb providing a focus point for community functions and community identities. The Local Centre Zone services a wide area and contains activities such as supermarkets, a range of retail goods and services, small scale office activities and some community, recreation and health services.

Local Centres are identified in suburbs and are often anchored by a traditional main street with active street *frontages*, high levels of pedestrian activity and links to public transport networks. A mix of on-street and off-street parking is provided in these larger local commercial areas, reflecting the fact that they serve a wider catchment than the Neighbourhood Centre Zone. Opportunities exist for expansion and intensification to ensure that local commercial areas continue to meet the needs of the growing suburban populations.

The Local Centre Zones within each major suburb are described below. It is expected that the individual characteristics of each Local Centre Zone area will be recognised in the preparation and assessment of any resource consent application.

#### **Tikipunga**

Tikipunga Local Centre Zone is located to the west of Paramount Parade. The Local Centre Zone area contains a mix of *retail activities*, *food and beverage activities*, and service activities, including a supermarket, post office, *service station* and a medical centre. Most of the shops are connected with pedestrian walkways and *verandahs*, with a large on-site parking area to the front of the *buildings*. Tikipunga Tavern is also located to the west of Paramount Parade. Community facilities, including a library, are situated within public land zoned Natural Open Space Zone adjoining the Local Centre Zone to the north.

#### **Kensington**

Kensington Local Centre Zone is situated around the intersection of Kensington Avenue and Kamo Road. Food and beverage, *retail activities* and service activities are prevalent, including takeaways, restaurants, cafes, postal and banking services, and a *service station*. A traditional strip of mainly *food and beverage activities* is located along the western side of Kamo Road, with an *active frontage*, pedestrian footpaths and verandahs. Along Kensington Avenue there is a strong presence of medical service activities, including a private *hospital*, imaging facility and orthopaedic centre.

#### **Regent**

Regent Local Centre Zone is situated around the intersection of Kamo Road, Manse and Donald Streets, and is in proximity to the City Centre. The Local Centre Zone contains two supermarkets on separate

sites dominated by on-site, front of store parking. To the east of Kamo Road a more traditional strip of smaller scale *retail activities* and service activities are present with *active frontages*, pedestrian footpaths and verandahs. Several places of assembly and a school are also located in the Local Centre Zone.

### **Kamo**

Kamo Local Centre Zone is a compact mainstreet of *buildings* on, or in close proximity to, Kamo Road which provides a range of *retail activities*, service activities and *community activities*. The Local Centre Zone is bordered by schools, recreation areas, churches and identified *mining hazard areas*. Food and beverage activities, *retail activities* and service activities are prevalent, including takeaways, restaurants, cafes, postal and banking and *commercial services*, and two *service stations*. An *active frontage*, pedestrian footpaths and verandahs are present on both sides of Kamo Road.

### **Onerahi**

Onerahi Local Centre Zone is located along Onerahi Road. It contains a mix of *retail activities*, *food and beverage activities* and service activities, including a supermarket, police station, medical centre, and postal services, reflecting the more isolated nature of Onerahi. The Local Centre Zone is bisected by two local roads, creating physical barriers maintaining separation between the row of smaller retail shops connected with pedestrian footpaths and verandahs and the supermarket and a large hotel. Recreation and community services, including a library and hall, are located on public land zoned Open Space and Sport and Active Recreation Zones adjacent to the Local Centre Zone.

### **Otangarei**

Otangarei Local Centre Zone is located on William Jones Drive and is the central hub of the Otangarei community. The Local Centre contains *food and beverage activities* and *retail activities* along with social services providers. The Local centre is in close proximity to the Otangarei Primary School, Otangarei Central Reserve, and Te Kotahitanga Marae o Otangarei.

### **Maunu**

Maunu Local Centre Zone is identified in two locations. The first is on the north side of State Highway 14 opposite the Tui Crescent Neighbourhood Centre with existing food and beverage and *educational facilities*. The second site is on the corner of State Highway 14 and Austin Road. This *site* is currently vacant but is subject to the Maunu Town Centre Precinct.

### **Woodhill/Avenues**

The Woodhill/Avenues Local Centre Zone runs along both sides of Maunu Road extending east from State Highway 1 towards the City Centre. It contains a mix of *retail activities* and service activities and good pedestrian network, including *verandahs* on the smaller retail outlets. The mix of activities include food and beverage shops, healthcare facilities, hair salons, and a *service station*.

### **Ruakaka**

Ruakaka Local Centre Zone is situated on the corner of Marsden Point Road and Peter Snell Road opposite the Bream Bay High School. It contains a range of *retail activities, food and beverage activities* and service activities, including a supermarket, bank, medical centre, kindergarten and police station. Most of the shops are connected by pedestrian walkways and *verandahs*, with a large on-site parking area to the front of the *buildings*. A recreational area adjoins the Local Centre Zone on Peter Snell Road.

### **Raumanga**

A large vacant area is situated at the corner of State Highway 1 and Tauroa Street.

### **One Tree Point/Marsden Cove**

Marsden Cove Local Centre Zone is located at Rauiri Drive, Marsden Cove. The Local Centre Zone is oriented around the marina with *buildings* fronting the waterways. A range of *retail activities, food and beverage activities* and service activities exist on-site which are strongly oriented toward providing for marine activities.

## Objectives

### **LCZ-01 Range of Activities**

Provide a distribution of Local Centre Zone that provide *mixed-use* development, including *commercial activities, community activities* and *residential activities*, while not undermining the vitality and viability of the City Centre.

### **LCZ-02 Urban Character and Amenity**

Maintain and enhance the urban character and amenity of Local Centre Zone.

### **LCZ-03 Urban Design**

Development demonstrates high quality urban form that positively interacts with the public realm and responds positively to and enhances the character of the surrounding environment.

### **LCZ-04 Discouraged Activities**

Avoid *industrial activities* within the Local Centre Zone to maintain the Local Centre Zone amenity and character.

### **LCZ-05 Commercial Sprawl**

Contain *commercial activities* within the Local Centre Zone.

## Policies

### LCZ-P1 Character and Amenity

To maintain and enhance the character and urban *amenity values* of the Local Centre Zone including but not limited to:

1. An active urban environment with a mix of type and scale of activities.
2. Presence of *community activities*, street plantings/trees and street furniture.
3. A medium intensity and scale of built development.
4. High levels of noise during the daytime associated with traffic and *commercial activities*.
5. A moderate degree of privacy for *residential activities*.
6. Access to daylight.
7. Limited exposure to noxious odour or noise associated with *industrial activities*.
8. High levels of vehicle traffic particularly during daytime hours.
9. On-street and off-street parking.

### LCZ-P2 Range of Activities

To enable a range of activities that will enhance the vibrancy, community focus, economic performance and amenity of the Local Centre Zone by:

1. Encouraging *residential activities*, smaller scale *retail activities*, offices, tourist related activities, restaurants, cafes, bars and *entertainment facilities*.
2. Avoiding rural production and *industrial activities* (excluding small scale *artisan industrial activities*), large department stores, bulk goods and trade related retail.
3. Limiting large scale, destination-based *community activities* which do not enhance the vibrancy of the Local Centre Zone.
4. Requiring non-active uses to be located above ground floor.
5. Managing the scale, design and nature of activities to ensure that:
  - a. An *active frontage* is maintained at ground floor.
  - b. The activity and *building* design are complementary to the Local Centre Zone context and retain a fine grain character.

- c. The *building* is designed to be flexible and adaptable to a range of uses and does not unduly restrict potential future uses of the *site*.
  - d. Large single use *buildings*, activities at ground floor and standalone car parking facilities are sleeved by smaller scale *commercial activities*.
6. Recognising the functional and operational requirements of activities and development.

### **LCZ-P3 Mixed-Use**

To encourage *mixed-use* development by providing for *residential activities* primarily located above ground floor commercial uses.

### **LCZ-P4 Active Frontage**

To require *active frontage* at ground floor in *building* design to strengthen the interrelationship between *buildings* and the public realm.

### **LCZ-P5 Ground Floor Residential Units**

To require *residential units* at ground floor to be designed and constructed in a manner which maintains and enhances residential amenity and *active frontages*.

### **LCZ-P6 Residential Amenity**

To provide for residential amenity by ensuring *residential units* to provide sufficient internal space, *outdoor living courts* and noise insulation.

### **LCZ-P7 Pedestrian-Centric Environment**

To create a pedestrian-centric environment by:

1. Managing new *vehicle crossings* and car parking areas to retain a safe and accessible pedestrian network.
2. Requiring *verandahs* along *building frontages* to create a defined *building* edge and provide shade and rain shelter.
3. Discouraging the creation of *rear sites*.
4. Creating and maintaining smaller *site* sizes to retain the fine grain character of the Local Centre Zone.
5. Encouraging the provision of facilities to support active and shared transport modes.

**LCZ-P8 Zone Interface**

To maintain the amenity and character which contributes to sense of place by managing built development and the interface between the Local Centre Zone and *Residential Zones*.

**LCZ-P9 Discouraged Activities**

To protect urban amenity by avoiding activities which have noxious or offensive, qualities from locating within the Local Centre Zone.

**LCZ-P10 Scale of Development**

To avoid adverse effects on the Shopping Centre Zone by limiting the development of large scale commercial and *retail activities* such as, large format retail and department stores but not including *grocery stores*.

**LCZ-P11 Vitality and Viability of City Centre**

To manage adverse effects on the vitality and viability of the City Centre and Mixed Use Zones by ensuring any expansion or establishment of the Local Centre Zone is provided only at a scale appropriate to the needs of the surrounding residential areas.

**LCZ-P12 Water Setbacks**

To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and river banks.

**LCZ-P13 Urban Design**

To reduce threats to personal safety and security by utilising urban design and *CPTED* principles in the design of developments in the Local Centre Zone.

## Rules

**LCZ-R1 Any Activity Not Otherwise Listed in This Chapter**

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

**LCZ-R2 Minor Buildings**

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules LCZ-R3 – R7.*

**LCZ-R3 Building and Major Structure Height**

Activity Status: Permitted

Where:

1. The maximum *building* height and major structure height is 16m above *ground level*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion

1. The extent to which visual dominance effects are minimised.
2. The extent to which the visual impact of exceeding the height limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the *building* or structure.
3. Effects on the privacy and amenity of adjoining *sites*.
4. Shading effects on adjoining *sites* and public open space.
5. Effects on streetscapes and walkability.
6. The extent to which the proposal demonstrates best practice principles of urban design and *Crime Prevention Through Environmental Design*.
7. The extent to which the *building* is consistent with the character and *amenity values* anticipated within the Local Centre Zone.
8. The extent to which development in excess of 16m:
  - a. Has adverse effects on the affected transport network, and three waters networks.
  - b. Is supported by open space, public amenities, *commercial activities*, and public and active transport options that are within walking distance to service the proposed residents and/or employees.
9. The extent to which the intensity of *commercial activity* arising from those parts of *buildings* in excess of 16m adversely effects the viability and vitality of other *Business Zones*.

### **LCZ-R4 Building and Major Structure Setbacks**

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
  - a. 5m from any Residential Zone or Open Space and Recreation Zone boundary.
  - b. 20m from Mean High Water Springs or the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences). This clause does not apply to *buildings* and *major structures* within the Marsden Cove Local Centre Zone.
2. The *building* has zero *setback* from the road boundary at ground floor for the entire length of the *site frontage* for any front *site*, except:
  - a. One *setback* of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.
  - b. For *service stations*, *emergency services* and *grocery stores* this clause does not apply.
  - c. For any *site frontage* where a strategic road protection area applies as detailed in TRA Appendix 4.

Activity Status when compliance not achieved with LCZ-R4.1(a) or R4.2: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining properties.
3. Effects on the streetscape character of the area.
4. Effects on the safety and efficiency of the transport network.

Activity Status when compliance not achieved with LCZ-R4.1(b): Restricted Discretionary

Matters of discretion:

1. The effectiveness of the proposed method for controlling *stormwater* runoff.
2. That the proposal will maintain and enhance the *amenity values* of the area.
3. That esplanade areas and waterfront walkways are appropriately safeguarded.

### **LCZ-R5 Building Floor-to-Floor Height**

Activity Status: Permitted

Where:

1. The minimum interior floor-to-floor height is 3.8m at ground floor.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The ability to maintain *active frontages* at street level.
2. Effects on streetscape amenity.
3. Effects on pedestrian safety and amenity.
4. Effects on internal amenity and lighting at ground floor.
5. The ability for *buildings* to be used for a range of *commercial activities* in future.

### **LCZ-R6 Building and Major Structure Height in Relation to Boundary**

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 4m above *ground level* plus the shortest horizontal distance between that part of the *building* or major structure and any Residential Zone or Open Space and Recreation Zone boundary.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects on the privacy of adjoining properties.
2. Shading effects on adjoining properties.
3. Amenity effects on streetscapes and adjoining properties.

### **LCZ-R7 Building Frontages**

Activity Status: Permitted

Where:

1. At least 65% of the *building frontage* at ground floor is clear glazing with no film or other covering or finish added to the glazing that would limit visibility through it.
2. The main pedestrian entrance is provided within 3m of the *site frontage*, except for *service stations, emergency services* and *grocery stores*.

3. There are no roller doors, sectional doors or shutters (except security grilles which allow views from the street into the premise) along the *building frontage*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R8 Verandahs**

Activity Status: Permitted

Where:

1. All *buildings* within 2m of a road boundary are provided with *verandahs*:
  - a. Along the entire *frontage* of the *building* (excluding *accessways*) and forms a continuous line of shelter with adjacent *verandahs*; and
  - b. The clearance above the footpath is at least 3m and not more than 4m; and
  - c. The width of the *verandah* is:
    - i. The width of the corresponding footpath less 600mm from the kerb line; and
    - ii. A maximum of 5m
  - d. Except where a strategic road protection area applies as detailed in TRA Appendix 4, no *verandah* is required.

Note:

1. The required *verandahs*, in terms of this rule, are exempt from LCZ-R4 - Building Setbacks and LCZ-R6 - Building Height in Relation to Boundary.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R9 Impervious Areas**

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 90% of the *site* area.
2. The *impervious area* is set back at least 5m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

### **LCZ-R10 Fences**

Activity Status: Permitted

Where:

1. The fence is along a *site frontage* and is required by a by-law or for public health and safety; or
2. The fence is not along a road *frontage*; and
3. Fencing within 1m of any side or rear *boundary* is no higher than 2m.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects of shading and visual dominance on adjoining properties.
2. Urban design and passive surveillance.
3. Effects on streetscape character and amenity.
4. Health and safety effects.

### **LCZ-R11 Car Parking**

Activity Status: Permitted

Where:

1. The car parking space is not located between the *building frontage* and road boundaries of the *site*, except for carparking spaces at *service stations* and *grocery stores*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R12 Outdoor Areas of Storage or Stockpiles**

Activity Status: Permitted

Where:

1. The outdoor areas of *storage* or *stockpile*:
  - a. Complies with rules LCZ-R3, R4 and R6.
  - b. Is screened from view from adjacent *public places* and *Residential Zones* and *Open Space and Recreation Zones*, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R13 Residential Unit**

Activity Status: Permitted

Where:

1. Every *residential unit* provides a *net floor area* of at least:
  - a. 35m<sup>2</sup> for *residential units* with only one *habitable room*.
  - b. 45m<sup>2</sup> for *residential units* with more than one *habitable room*.
2. Every 1 bedroom *residential unit* provides an *outdoor living court* of at least 4m<sup>2</sup> and at least 1.5m depth.
3. Every 2+ bedroom *residential unit* contains an *outdoor living court* of at least 8m<sup>2</sup> and at least 2.4m depth.
4. Every *residential unit* is above ground floor.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The design, size and layout of *buildings* to provide appropriate privacy and amenity for occupants on *site*.
2. The proximity of the *site* to communal or public open space that has the potential to mitigate any lack of private *outdoor living space*.
3. Adverse effects on *active frontage* and streetscapes.

Notification:

Any application for a *residential unit* which does not comply with Rule LCZ-R13.1 – 3 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

### **LCZ-R14 Grocery Store**

Activity Status: Permitted

Where:

1. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
2. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or

b. Further than 50m from a Residential Zone boundary.

3. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R15 Commercial Services**

Activity Status: Permitted

Where:

1. The maximum *business net floor area* is 450m<sup>2</sup>.
2. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
3. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
4. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R16 Food and Beverage Activities**

Activity Status: Permitted

Where:

1. The maximum *business net floor area* is 450m<sup>2</sup>.
2. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
3. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
4. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R17 General Commercial**

Activity Status: Permitted

Where:

1. The maximum *business net floor area* is 450m<sup>2</sup>.
2. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
3. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
4. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R18 General Retail**

Activity Status: Permitted

Where:

1. The maximum *business net floor area* is 450m<sup>2</sup>.
2. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
3. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
4. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

**LCZ-R19 Artisan Industrial Activities**

Activity Status: Permitted

Where:

1. The maximum *business net floor area* is 300m<sup>2</sup>.
2. The goods sold on-site are also manufactured on-site, provided that the retailing is ancillary to the *manufacturing*. For this rule manufacturing excludes activities which comprise only the packaging, labelling, sorting, mixing or assembling of pre-made products.
3. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
4. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
5. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary
6. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

**LCZ-R20 Place of Assembly**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or

b. Further than 50m from a Residential Zone boundary.

5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R21 Entertainment Facilities**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R22 Recreational Facilities**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.

4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R23 Emergency Services**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R24 Educational Facilities**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.

3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R25 General Community**

Activity Status: Permitted

Where:

1. The activity is less than 1,000m<sup>2</sup> *gross floor area per site*.
2. Any outdoor area associated with the activity is not located between the front of the *building* and the road.
3. All *site* boundaries which are adjoining a Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.
4. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
5. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R26 Any New Vehicle Crossing Over A Footpath**

Activity Status: Permitted

Where:

1. Emergency services establish and require a vehicle access to the *site*.

Activity Status when compliance not achieved: Discretionary

### **LCZ-R27 Visitor Accommodation**

Activity Status: Restricted Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

Matters of discretion:

1. The location, scale and intensity of the proposed *buildings, structures, signs* and lighting.
2. The number of accommodation units.
3. The provision of an *active frontage* and pedestrian walkability.
4. The location, design, layout of car parking spaces, *accessways* and manoeuvring.
5. Urban design, amenity and character of the Local Centre Zone.
6. The availability and accessibility of open space and communal amenities.
7. Capacity and availability of infrastructure.
8. Road access and effects on transport, including availability of public and/or active transport options.

### **LCZ-R28 Supported Residential Care**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R29 Retirement Village**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R30 Care Centre**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R31 Drive-Through-Facilities**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R32 Service Station**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R33 Funeral Home**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R34 Hospital**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R35 Repair and Maintenance Services**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R36 Marine Retail**

Activity Status: Discretionary

Where:

1. The activity:
  - a. Is less than 300m<sup>2</sup> *gross floor area per site*.

- b. Has an outdoor display or *storage* area:
  - i. Less than 500m<sup>2</sup>.
  - ii. Not located between the front of the *building* and the road.
2. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Non-Complying

### **LCZ-R37 Motor Vehicle Sales**

Activity Status: Discretionary

Where:

1. The activity:
  - a. Is less than 300m<sup>2</sup> *gross floor area per site*.
  - b. Has an outdoor display or *storage* area:
    - i. Less than 500m<sup>2</sup>.
    - ii. Not located between the front of the *building* and the road.
2. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Non-Complying

### **LCZ-R38 Garden Centres**

Activity Status: Discretionary

Where:

1. The activity:
  - a. Is less than 300m<sup>2</sup> *gross floor area per site*.
  - b. Has an outdoor display or *storage* area:
    - i. Less than 500m<sup>2</sup>.
    - ii. Not located between the front of the *building* and the road.
2. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Non-Complying

### **LCZ-R39 Trade Suppliers**

Activity Status: Discretionary

Where:

1. The activity:
  - a. Is less than 300m<sup>2</sup> *gross floor area per site*.
  - b. Has an outdoor display or *storage* area:
    - i. Less than 500m<sup>2</sup>.
    - ii. Not located between the front of the *building* and the road.
2. The activity is located:
  - a. Within 50m of a Residential Zone boundary and does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00; or
  - b. Further than 50m from a Residential Zone boundary.
3. The activity is a primary activity or *ancillary activity*.

Activity Status when compliance not achieved: Non-Complying

### **LCZ-R40 Rural Production Activities**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R41 General Industry**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R42 Manufacturing**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R43 Marine Industry**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R44 Hire Premise**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R45 Storage**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **LCZ-R46 Waste Management Facility**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*

### **LCZ-R47 Landfill**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

## **Maunu Town Centre Precinct (PREC3)**

### **Issues**

The Maunu Town Centre Precinct (MTCP) applies to land on the corner of Austin Road and State Highway 14. The Maunu Town Centre Precinct is intended to meet the needs of the growing population in Maunu and the land to the west by providing for *commercial activities, community activities* and *residential activities*. The Maunu Town Centre Precinct provisions have been tailored to provide for the development of a new centre and to provide a distinctive sense of place and identity for Maunu.

The Maunu Town Centre Precinct is intended to be the future heart of Maunu. It will provide for activities such as supermarkets, a range of retail goods and services, small scale office activities and some community, recreation and health services.

The Maunu Town Centre Precinct is strategically located, recognising that as Maunu continues to expand towards the west, it will eventually be in the centre of the existing and future residential area. Due to a range of geographic and tenure related constraints, the Maunu Town Centre Precinct is the only viable option for a compact and contiguous commercial centre in close proximity to existing and future residential development.

### **Objectives**

#### **PREC3-O1 Community Identity**

Create and maintain a community focal point and sense of place for the existing and planned future Maunu residential area and the rural community to the west.

#### **PREC3-O2 Scale and Intensity**

Development is of a scale and intensity that is in keeping with the *amenity values* of the locality, and particularly those values that contribute to sense of place.

### PREC3-03 Range of Activities

Provide for *mixed-use* development, including *commercial activities*, *community activities* and *residential activities* that:

1. Provides for the community's social and economic needs.
2. Improves community access to goods, services, community facilities, and opportunities for social interaction.
3. Manages adverse effects on the environment.
4. Does not undermine the vitality and viability of the City Centre.
5. Creates high levels of internal amenity through good quality urban design.

### PREC3-04 Discouraged Activities

Discourage *industrial activities* within the Maunu Town Centre Precinct.

### PREC3-05 Commercial Sprawl

Contain *commercial activities* within the Maunu Town Centre Precinct.

## Policies

### PREC3-P1 Character and Amenity

To recognise the following attributes as contributing to the character and *amenity values* of the Maunu Town Centre Precinct:

1. Historic *stone walls* incorporated into the development.
2. An active urban environment with a mix of type and scale of activities.
3. Quality *landscaping* and public spaces.
4. A scale of built development commensurate with the prominence and visual effects of the development.
5. Relatively constant levels of noise during the daytime associated with traffic and *commercial activities*.
6. A moderate degree of privacy for *residential activities* within and surrounding the *site*.
7. Adequate and multi-purpose carparking within the *site*.
8. Access to daylight.
9. No exposure to noxious odour or noise associated with *industrial activities*.

10. High levels of vehicle traffic particularly during daytime hours.

### PREC3-P2 Range of Activities

To enable activities to service the local convenience needs of the surrounding residential area and the *rural area* to the west, including retail, *commercial services*, office, and food and beverage by:

1. Encouraging *residential activities*, supermarkets, smaller scale *retail activities*, offices, tourist related activities, restaurants, cafes, bars and *entertainment facilities*.
2. Recognising the positive contribution that supermarkets make to centre vitality and function, and the functional and operational requirements of these activities.
3. Avoiding rural production and *industrial activities* (excluding small scale *artisan industrial activities*), large department stores, bulk goods and trade related retail.
4. Limiting large scale, destination-based *community activities* which do not enhance the vibrancy of the Maunu Town Centre Precinct.

### PREC3-P3 Mixed-Use

To encourage *mixed-use* development by providing for *residential activities* primarily located above ground floor commercial uses.

### PREC3-P4 Active Frontages to Internal Pedestrian Areas

To require *active frontages* to internal pedestrian areas to strengthen the interrelationship between *buildings* and the public realm.

### PREC3-P5 Ground Floor Residential Units

To require *residential units* at ground floor to be designed and constructed in a manner which protects residential amenity and *active frontages*.

### PREC3-P6 Residential Amenity

To protect residential amenity within the Maunu Town Centre Precinct by requiring *residential units* to provide sufficient internal space, *outdoor living courts* and noise insulation.

### PREC3-P7 Transport and Parking

To manage adverse effects on the safe and efficient operation of the transport network by:

1. Encouraging transport solutions that cater for existing and future residential development on Austin Road, and that avoid, remedy, or mitigate adverse effects on SH14.
2. Encouraging the multi-purpose use of parking spaces, including pick up and drops offs associated with Maunu School, and other community events.

### PREC3-P8 Pedestrian-centric Environment

To require development to be of a quality and design that contributes positively to pedestrian amenity, movements, safety and convenience for people of all ages and abilities.

### PREC3-P9 Zone Interface

To maintain amenity and character by managing built development and the interface between the Maunu Town Centre Precinct and *Residential Zones*, having specific regard to dominance, overlooking and shading.

### PREC3-P10 Discouraged Activities

To protect the *amenity values* of the locality by avoiding activities which have noxious, offensive, or undesirable qualities from locating within the Maunu Town Centre Precinct.

### PREC3-P11 Scale of Development

To avoid adverse effects on the Shopping Centre Zone by limiting (apart from supermarkets) the development of large scale *commercial activities* and *retail activities*, large format retail and department stores.

### PREC3-P12 Vitality and Viability of City Centre

To avoid adverse effects on the vitality and viability of the City Centre and Mixed Use Zones by ensuring the Maunu Town Centre Precinct is at a scale appropriate to the needs of the surrounding residential areas.

## Rules

### PREC3-R1 Building Frontages

Activity Status: Permitted

Where:

1. No continuous blank wall with an area greater than 25m<sup>2</sup> is visible from *site frontage*.
2. No roller door is situated along the *site frontage*.

Activity Status when compliance not achieved: Discretionary

### PREC3-R2 Building Facades and Verandahs

Activity Status: Permitted

Where:

1. On *building* façades containing the main pedestrian access:
  - a. At least 65% of the ground floor *building* façade is clear glazing; and
  - b. There is a *verandah*:
    - i. Along at least 90% of the *frontage* of the *building*.
    - ii. That is at least 3m and no more than 4m above the footpath.
    - iii. That has a minimum width of 1.5m and a maximum width of 2.5m and be no less than 600mm from the kerb line
    - iv. That has a maximum *façia* height of 0.5m.

Activity Status when compliance not achieved: Discretionary

### PREC3-R3 Grocery Store

Activity Status: Permitted

Where:

1. The activity complies with the permitted LCZ Rules.
2. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Activity Status when compliance not achieved: Discretionary

### PREC3-R4 Commercial Services

Activity Status: Permitted

Where:

1. The activity complies with the permitted LCZ Rules.
2. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Activity Status when compliance not achieved: Discretionary

### PREC3-R5 Food and Beverage Activity

Activity Status: Permitted

Where:

1. The activity complies with the permitted LCZ Rules.
2. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Activity Status when compliance not achieved: Discretionary

### PREC3-R6 General Retail

Activity Status: Permitted

Where:

1. The activity complies with the permitted LCZ Rules.
2. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Activity Status when compliance not achieved: Discretionary

### PREC3-R7 General Commercial

Activity Status: Permitted

Where:

1. The activity complies with the permitted LCZ Rules.
2. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Activity Status when compliance not achieved: Discretionary

### PREC3-R8 Drive-Through-Facilities

Activity Status: Restricted Discretionary

Where:

1. The cumulative *gross floor area* of *grocery stores, commercial services, food and beverage activities, general retail, general commercial and drive-through-facilities* collectively does not exceed 8,000m<sup>2</sup> total within PREC3 Maunu Town Centre Precinct.

Matters for discretion:

1. The design and layout of *buildings* and its contribution to good urban design.
2. The effects arising from the numbers of people and all vehicles using the *site*.
3. The effects of the operation of the activity on the existing and expected future *amenity values* of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
4. The design and location of parking areas and *accessways* and servicing arrangements.
5. The effects of location, design and management of *storage* and servicing facilities, including the adequacy of access for service vehicles (including waste collection).

Activity Status when compliance not achieved: Discretionary

### PREC3-R9 New Vehicle Crossing Over a Footpath

Activity Status: Restricted Discretionary

Matters of Discretion:

1. Pedestrian safety.
2. Location, size and design of *vehicle crossing(s)*.
3. The practical need to gain access over a footpath.
4. The safety and efficiency of the transport network and on-site circulation and manoeuvring.
5. The protection of *stone walls* (where practicable) and the incorporation of stone walls in any *site* entrance feature.