

LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	<p>Local Centre Zone activities</p> <p>Local Centres:</p> <ol style="list-style-type: none"> are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; activities do not provide for development that results in <u>significant adversely affect effects on</u>¹ the role and function of Town Centres; and amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	<p>Design and integration</p> <p>Within Local Centres:</p> <ol style="list-style-type: none"> enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect result in significant adverse effects on² the role and function of Town Centres, nor undermine investment in their public amenities and facilities; enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA;³ ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; and⁴ <u>enable above ground floor residential activity.</u>⁵

¹ Woolworths [282.13]. Commercial and Mixed Use Zones s42A report.

² Woolworths [282.14]. Commercial and Mixed Use Zones s42A report.

³ Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56]. Commercial and Mixed Use Zones s42A report.

⁴ Kāinga Ora [325.300]. Commercial and Mixed Use Zones s42A report.

⁵ Kāinga Ora [325.300]. Commercial and Mixed Use Zones s42A report.

Activity Rules

How to interpret and apply the rules

- This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
- For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

LCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with: <ol style="list-style-type: none"> all built form standards (as applicable); and the building or addition is less than 450m² GFA. <p><i><u>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.⁷</u></i></p>	Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R4 Retail activity	
Activity status: PER Where: <ol style="list-style-type: none"> the floor area of the activity shall be within the following maximum GFA limits: 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

⁶ Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]. Commercial and Mixed Use Zones s42A report.

⁷ Woolworths [282.118]. Commercial and Mixed Use Zones s42A report.

<p>a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m²; c. for all other sites the activity shall be a maximum of 300m² GFA, <u>or 1000m² for supermarkets⁸</u>.</p>	
LCZ-R5 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R6 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R7 Office	
<p>Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m² GFA.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution</p>
LCZ-R8 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R9 Residential unit	
<p>Activity status: PER Where: 1. any residential activity shall be above the ground floor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-R10 Residential activity	
<p>Activity status: PER Where: 1. any residential activity shall be above the ground floor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-R11 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A

⁸ Woolworths [282.71], Woolworths [282.13] and Woolworths [282.145]. Commercial and Mixed Use Zones s42A report.

LCZ-R12 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R13 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R14 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R15 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300 <u>500</u> m ² GFA. ⁹	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	

⁹ Bellgrove Rangiora Ltd [408.60]. Commercial and Mixed Use Zones s42A report.

Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LCZ-R21 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R22 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD18 - Parking lots and Parking buildings	Activity status when compliance not achieved: N/A
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LCZ-R25 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LCZ-R26 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 40 <u>12</u> m above ground level.	Activity status when compliance not achieved: <u>DIS RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height</u> ¹⁰
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

¹⁰ Belgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes to LCZ-BFS1. Commercial and Mixed Use Zones s42A report.

<p>1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS3 Internal boundary setback</p>	
<p>1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS4 Internal boundary landscaping</p>	
<p>1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS5 Road boundary landscaping</p>	
<p>1. Where a site does not have a building is not built along the entire to a road boundary, landscaping shall be provided along the full length of the road boundary not occupied by building,¹¹ except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

¹¹ RMA Schedule 1 Clause 16 (and Bellgrove Rangiora Ltd [408.64]). Commercial and Mixed Use Zones s42A report.

LCZ-BFS6 Road boundary setback, glazing and verandah	
<p>1. All buildings shall:</p> <ol style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LCZ-BFS8 Outdoor storage areas	
<p>1. Any outdoor storage or parking¹² areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS9 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> a. studio 35m²; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p>

¹² Bellgrove Rangiora Ltd [408.65]. Commercial and Mixed Use Zones s42A report.

<ul style="list-style-type: none"> b. one bedroom 45m²; c. two bedroom 60m²; d. three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ul style="list-style-type: none"> a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>LCZ-BFS10 Waste management requirements for all commercial activities</p>	
<p>1. All commercial activities shall provide:</p> <ul style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of at least¹³ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>LCZ-BFS11 Building coverage</p>	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS Matters of discretion are restricted to: CMUZ-MD16 - Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LCZ-BFS12 Mandeville North</p>	
<p>1. Development in the zone shall meet the following requirements:</p> <ul style="list-style-type: none"> a. any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD17 - Mandeville North Business Area</p> <p>Notification An application for a restricted discretionary activity</p>

¹³ Foodstuffs [267.10]. Commercial and Mixed Use Zones s42A report.

<p>landscaping areas;</p> <p>b. landscaping, footpath, and Mandeville Road access design shall occur:</p> <ol style="list-style-type: none"> i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including: <ol style="list-style-type: none"> a. trees to be capable of reaching a minimum height of 8m; b. a minimum of one tree per 10m of road boundary frontage; and c. a maximum tree spacing of 15m. ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm. iii. by an accessway with a minimum width of 6m. iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m. v. as a 3m wide footpath adjacent to the north-western boundary; <p>c. the site shall be fenced to prevent pedestrian access from and onto Tram Road;</p> <p>d. any building shall be finished to achieve a light reflectance value of less than 45%;</p> <p>e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided;</p> <p>f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road.</p>	<p>under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision. 	