

Local Centre Zone (LCZ)

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 verandas. 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 [verandas](#). 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 verandas 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

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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 verandas 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-O1 – 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-O2 – Urban Character and Amenity	Maintain and enhance the urban character and amenity of Local Centre Zone.

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LCZ-O3 – 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-O4 – Discouraged Activities	Avoid industrial activities within the Local Centre Zone to maintain the Local Centre Zone amenity and character.
LCZ-O5 – Commercial Sprawl	Contain commercial activities within the Local Centre Zone.

Policies

LCZ-P1 – Character and Amenity	<p>To maintain and enhance the character and urban amenity values of the Local Centre Zone including but not limited to:</p> <ol style="list-style-type: none"> 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	<p>To enable a range of activities that will enhance the vibrancy, community focus, economic performance and amenity of the Local Centre Zone by:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.

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	<p>d. Large single use <u>buildings</u>, activities at ground floor and <u>standalone car parking facilities</u> are sleeved by smaller scale <u>commercial activities</u>.</p> <p>6. Recognising the functional and operational requirements of activities and development.</p>
LCZ-P3 – Mixed Use	To encourage <u>mixed use</u> development by providing for <u>residential activities</u> primarily located above ground floor commercial uses.
LCZ-P4 – Active Frontage	To require <u>active frontage</u> at ground floor in <u>building</u> design to strengthen the interrelationship between <u>buildings</u> and the public realm.
LCZ-P5 – Ground Floor Residential Units	To require <u>residential units</u> at ground floor to be designed and constructed in a manner which maintains and enhances residential amenity and <u>active frontages</u> .
LCZ-P6 – Residential Amenity	To provide for residential amenity by ensuring <u>residential units</u> to provide sufficient internal space, <u>outdoor living courts</u> and noise insulation.
LCZ-P7 – Pedestrian-Centric Environment	<p>To create a pedestrian-centric <u>environment</u> by:</p> <ol style="list-style-type: none"> 1. Managing new <u>vehicle crossings</u> and car parking areas to retain a safe and accessible pedestrian network. 2. Requiring <u>verandahs</u> along <u>building frontages</u> to create a defined <u>building</u> edge and provide shade and rain shelter. 3. Discouraging the creation of <u>rear sites</u>. 4. Creating and maintaining smaller <u>site</u> 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 <u>Residential Zones</u> .
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 <u>effects</u> on the Shopping Centre Zone by limiting the development of large scale commercial and <u>retail activities</u> such as, large format retail and department stores but not including <u>grocery stores</u> .
LCZ-P11 – Vitality and Viability of City Centre	To manage adverse <u>effects</u> 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 <u>river</u> banks.
LCZ-P13 – Urban Design	To reduce threats to personal safety and security by utilising urban design and <u>CPTED</u> principles in the design of developments in the Local Centre Zone.

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Rules

LCZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan. 	
LCZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules LCZ-R3 – R7. 	
LCZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> is 16m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> The extent to which visual dominance <u>effects</u> are minimised. The extent to which the visual impact of exceeding the <u>height</u> limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the <u>building</u> or <u>structure</u>. <u>Effects</u> on the privacy and amenity of adjoining <u>sites</u>. Shading <u>effects</u> on adjoining <u>sites</u> and public open space. <u>Effects</u> on streetscapes and walkability. The extent to which the proposal demonstrates best practice principles of urban design and <u>Crime Prevention Through Environmental Design</u>. The extent to which the <u>building</u> is consistent with the character and <u>amenity values</u> anticipated within the Local Centre Zone. The extent to which development in excess of 16m: <ol style="list-style-type: none"> Has adverse <u>effects</u> on the affected transport network, and three waters networks. Is supported by open space, public amenities, <u>commercial activities</u>, and public

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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	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> a. 5m from any <u>Residential Zone</u> or <u>Open Space and Recreation Zone boundary</u>. b. 20m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). This clause does not apply to <u>buildings</u> and <u>major structures</u> within the Marsden Cove Local Centre Zone. 2. The <u>building</u> has zero <u>setback</u> from the <u>road boundary</u> at ground floor for the entire length of the <u>site frontage</u> for any front <u>site</u>, except: <ol style="list-style-type: none"> a. One <u>setback</u> of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. b. For <u>service stations</u>, <u>emergency services</u> and <u>grocery stores</u> this clause does not apply. c. For any <u>site frontage</u> where a strategic <u>road</u> protection area applies as detailed in TRA Appendix 4. 	<p>Activity Status when compliance not achieved with LCZ-R4.1(a) or R4.2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. <u>Effects</u> of shading and visual dominance on adjoining properties. 3. <u>Effects</u> on the streetscape character of the area. 4. <u>Effects</u> on the safety and efficiency of the transport network. <p>Activity Status when compliance not achieved with LCZ-R4.1(b): Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 5. The effectiveness of the proposed method for controlling <u>stormwater</u> runoff. 6. That the proposal will maintain and enhance the <u>amenity values</u> of the area. 7. That esplanade areas and waterfront walkways are appropriately safeguarded.

LCZ-R5	Building Floor-to-Floor Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The minimum interior floor-to-floor <u>height</u> is 3.8m at ground floor. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The ability to maintain <u>active frontages</u> at street level.

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		<ol style="list-style-type: none"> 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.
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LCZ-R6	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved: Discretionary</p>

LCZ-R8	Verandahs	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings within 2m of a road boundary are provided with verandahs: <ol style="list-style-type: none"> a. Along the entire frontage of the building (excluding vehicle access) 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 	<p>Activity Status when compliance not achieved: Discretionary</p>

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- 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.

LCZ-R9	Impervious Areas	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. The impervious area within the <u>site</u> does not exceed 90% of the <u>site</u> area. 2. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any <u>river</u> 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: <ol style="list-style-type: none"> 1. The fence is along a <u>site frontage</u> and is required by a by-law or for public health and safety; or 2. The fence is not along a <u>road frontage</u>; and 3. Fencing within 1m of any side or rear <u>boundary</u> is no higher than 2m. 	Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion: <ol style="list-style-type: none"> 1. <u>Effects</u> of shading and visual dominance on adjoining properties. 2. Urban design and passive surveillance. 3. <u>Effects</u> on streetscape character and amenity. 4. Health and safety <u>effects</u>.
LCZ-R11	Car Parking	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. The car parking space is not located between the <u>building frontage</u> and <u>road boundaries</u> of the <u>site</u>, except for carparking spaces at <u>service stations</u> and <u>grocery stores</u>. 	Activity Status when compliance not achieved: Discretionary

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LCZ-R12	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The outdoor areas of storage or stockpile: <ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved: Discretionary</p>
LCZ-R13	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every residential unit provides a net floor area of at least: <ol style="list-style-type: none"> a. 35m² for residential units with only one habitable room. b. 45m² for residential units with more than one habitable room. 2. Every 1 bedroom residential unit provides an outdoor living court of at least 4m² and at least 1.5m depth. 3. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth. 4. Every residential unit is above ground floor. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. <p>Notification:</p> <p>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.</p>
LCZ-R14	Grocery Store	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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	<ol style="list-style-type: none"> 1. All <u>site boundaries</u> which are adjoining a <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m and a minimum depth of 1m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m. 2. The activity is located: <ol style="list-style-type: none"> a. Within 50m of a <u>Residential Zone boundary</u> 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 <u>Residential Zone boundary</u>. 3. The activity is a primary activity or <u>ancillary activity</u>.
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LCZ-R15	Commercial Services
LCZ-R16	Food and Beverage Activities
LCZ-R17	General Commercial
LCZ-R18	General Retail

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum <u>business net floor area</u> is 450m². 2. All <u>site boundaries</u> which are adjoining a <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m and a minimum depth of 1m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m. 3. The activity is located: <ol style="list-style-type: none"> a. Within 50m of a <u>Residential Zone boundary</u> 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 <u>Residential Zone boundary</u>. 4. The activity is a primary activity or <u>ancillary activity</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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LCZ-R19	Artisan Industrial Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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	<ol style="list-style-type: none"> 1. The maximum <u>business net floor area</u> is 300m². 2. The goods sold on-site are also manufactured on-site, provided that the retailing is ancillary to the <u>manufacturing</u>. For this rule <u>manufacturing</u> 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 <u>building</u> and the <u>road</u>. 4. All <u>site boundaries</u> which are adjoining a <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m and a minimum depth of 1m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m. 5. The activity is located: <ol style="list-style-type: none"> a. Within 50m of a <u>Residential Zone boundary</u> 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 <u>Residential Zone boundary</u> 6. The activity is a primary activity or <u>ancillary activity</u>.
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LCZ-R20	Place of Assembly
LCZ-R21	Entertainment Facilities
LCZ-R22	Recreational Facilities
LCZ-R23	Emergency Services
LCZ-R24	Educational Facilities
LCZ-R25	General Community

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is less than 1,000m² <u>gross floor area</u> per <u>site</u>. 2. Any outdoor area associated with the activity is not located between the front of the <u>building</u> and the <u>road</u>. 3. All <u>site boundaries</u> which are adjoining a <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 	<p>Activity Status when compliance not achieved: Discretionary</p>
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	<p>1.8m and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m.</p> <p>4. The activity is located:</p> <ol style="list-style-type: none"> 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. <p>5. The activity is a primary activity or ancillary activity.</p>
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LCZ-R26	Any New Vehicle Crossing Over A Footpath	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Emergency services establish and require a vehicle access to the site. 	<p>Activity Status when compliance not achieved: Discretionary</p>

LCZ-R27	Visitor Accommodation	
	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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, internal access 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
LCZ-R29	Retirement Village
LCZ-R30	Care Centre

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LCZ-R31	Drive Through Facilities
LCZ-R32	Service Station
LCZ-R33	Funeral Home
LCZ-R34	Hospital
LCZ-R35	Repair and Maintenance Services
<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

LCZ-R36	Marine Retail	
LCZ-R37	Motor Vehicle Sales	
LCZ-R38	Garden Centres	
LCZ-R39	Trade Suppliers	
<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity: <ol style="list-style-type: none"> Is less than 300m² gross floor area per site. Has an outdoor display or storage area: <ol style="list-style-type: none"> Less than 500m². Not located between the front of the building and the road. The activity is located: <ol style="list-style-type: none"> 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 Further than 50m from a Residential Zone boundary. The activity is a primary activity or ancillary activity. 		<p>Activity Status when compliance not achieved: Non-Complying</p>

LCZ-R40	Rural Production Activities
LCZ-R41	General Industry
LCZ-R42	Manufacturing
LCZ-R43	Marine Industry
LCZ-R44	Hire Premise

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LCZ-R45	Storage
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>
LCZ-R46	Waste Management Facility
LCZ-R47	Landfill
	<p>Activity Status: Prohibited</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>

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PREC3 – Maunu Town Centre Precinct (MTCP)

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-O3 – Range of Activities	Provide for mixed use development, including commercial activities , community activities and residential activities that: <ol style="list-style-type: none"> 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-O4 – Discouraged Activities	Discourage industrial activities within the Maunu Town Centre Precinct.
PREC3-O5 – 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: <ol style="list-style-type: none"> 1. Historic stone walls incorporated into the development.
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	<ol style="list-style-type: none"> 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	<p>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:</p> <ol style="list-style-type: none"> 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	<p>To encourage mixed use development by providing for residential activities primarily located above ground floor commercial uses.</p>
PREC3-P4 – Active Frontages to Internal Pedestrian Areas	<p>To require active frontages to internal pedestrian areas to strengthen the interrelationship between buildings and the public realm.</p>
PREC3-P5 – Ground Floor Residential Units	<p>To require residential units at ground floor to be designed and constructed in a manner which protects residential amenity and active frontages.</p>
PREC3-P6 – Residential Amenity	<p>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.</p>
PREC3-P7 – Transport and Parking	<p>To manage adverse effects on the safe and efficient operation of the transport network by:</p> <ol style="list-style-type: none"> 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.

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	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 <u>Residential Zones</u> , having specific regard to dominance, overlooking and shading.
PREC3-P10 – Discouraged Activities	To protect the <u>amenity values</u> 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 <u>effects</u> on the Shopping Centre Zone by limiting (apart from supermarkets) the development of large scale <u>commercial activities</u> and <u>retail activities</u> , large format retail and department stores.
PREC3-P12 - Vitality and Viability of City Centre	To avoid adverse <u>effects</u> on the vitality and viability of the City Centre and <u>Mixed Use</u> 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	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> No continuous blank wall with an area greater than 25m² is visible from <u>site frontage</u>. No roller door is situated along the <u>site frontage</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC3-R2	Building Facades and Verandahs	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> On <u>building</u> façades containing the main pedestrian <u>access</u>: <ol style="list-style-type: none"> At least 65% of the ground floor <u>building</u> façade is clear glazing; and There is a <u>verandah</u>: <ol style="list-style-type: none"> Along at least 90% of the <u>frontage</u> of the <u>building</u>. That is at least 3m and no more than 4m above the footpath. 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 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	iv. That has a maximum façade <u>height</u> of 0.5m.	
PREC3-R3	Grocery Store	
PREC3-R4	Commercial Services	
PREC3-R5	Food and Beverage Activity	
PREC3-R6	General Retail	
PREC3-R7	General Commercial	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with the permitted LCZ Rules. The cumulative <u>gross floor area</u> of <u>grocery stores</u>, <u>commercial services</u>, <u>food and beverage activities</u>, <u>general retail</u>, <u>general commercial</u> and <u>drive through facilities</u> collectively does not exceed 8,000m² total within PREC3 Maunu Town Centre Precinct. 	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC3-R8	Drive Through Facilities	
	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The cumulative <u>gross floor area</u> of <u>grocery stores</u>, <u>commercial services</u>, <u>food and beverage activities</u>, <u>general retail</u>, <u>general commercial</u> and <u>drive through facilities</u> collectively does not exceed 8,000m² total within PREC3 Maunu Town Centre Precinct. <p>Matters for discretion:</p> <ol style="list-style-type: none"> The design and layout of <u>buildings</u> and its contribution to good urban design. The <u>effects</u> arising from the numbers of people and all vehicles using the <u>site</u>. The <u>effects</u> of the operation of the activity on the existing and expected future <u>amenity values</u> of the surrounding area and any practicable mitigation measures that would be appropriate to manage those <u>effects</u>. The design and location of parking areas and vehicle <u>access</u> and servicing arrangements. The <u>effects</u> of location, design and management of <u>storage</u> and servicing facilities, including the adequacy of <u>access</u> for service vehicles (including waste collection). 	<p>Activity Status when compliance not achieved: Discretionary</p>

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PREC3-R9	New Vehicle Crossing Over a Footpath
	<p>Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none">1. Pedestrian safety.2. Location, size and design of <u>vehicle crossing(s)</u>.3. The practical need to gain <u>access</u> over a footpath.4. The safety and efficiency of the transport network and on-site circulation and manoeuvring.5. The protection of <u>stone walls</u> (where practicable) and the incorporation of <u>stone walls</u> in any <u>site</u> entrance feature.