

# Local Commercial Zone (LC)

## Overview

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

LC is identified in suburbs with land areas that range between 2 – 6ha and varied shop sizes. Many are 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 Commercial Zone. Opportunities exist for expansion and intensification to ensure that local commercial areas continue to meet the needs of the growing suburban populations.

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

### **Tikipunga**

Tikipunga LC is located to the west of Paramount Parade. The LC area contains a mix of retail, food and beverage, 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 onsite 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 Open Space adjoining the LC to the north.

### **Kensington**

Kensington LC is situated around the intersection of Kensington Avenue and Kamo Road. Food and beverage, retail 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 orthopedic centre.

### **Regent**

Regent LC is situated around the intersection of Kamo Road and Manse and Donald Streets, and is in proximity to the City Centre. The LC 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 and service activities are present with active frontages, pedestrian footpaths and verandas. Several places of assembly and a school are also located in the LC.

### **Kamo**

Kamo LC is a compact mainstreet of buildings on, or in close proximity to, Kamo Road which provides a range of retail, service and community activities. The LC is bordered by schools, recreation areas,

# Local Commercial Zone (LC)

churches and identified mining hazard areas. Food and beverage, retail 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 LC is located to the west of Onerahi Road. It contains a mix of retail, food and beverage and service activities, including a supermarket, police station, medical centre, and postal services, reflecting the more isolated nature of Onerahi. The LC 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 adjacent to the LC.

## **Maunu**

Maunu LC is located at the intersection of Tui Crescent and State Highway 14. It contains a mix of retail, food, service activities and a medical centre. The LC is bisected by a local road and State Highway 14, resulting in a physical separation of activities. A row of smaller retail and food and beverage shops are connected with pedestrian footpaths and verandas along Tui Crescent. A larger area containing restaurant, garden centre, childcare and medical care is situated to the north of State Highway 14.

## **Ruakaka**

Ruakaka LC 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, food and beverage and service activities, including a supermarket, bank, medical centre, kindergarten and police station. Most of the shops are connected by pedestrian walkways and verandas, with a large onsite parking area to the front of the buildings. A recreational area adjoins the LC on Peter Snell Road.

## **Raumaunga**

A large vacant area is situated at the corner of State Highway 1 and Tauroa Street. McDonalds Restaurant is the only existing activity operating within the LC.

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

Marsden Cove LC is located at Rauiri Drive, Marsden Cove. The LC is oriented around the marina with buildings fronting the waterways. A range of retail, food and beverage and service activities exist onsite which are strongly oriented toward providing for marine activities.

## **Port Nikau**

Vacant area providing for future LC supporting the Port Nikau redevelopment as enabled by the Port Nikau Precinct.

---

# Local Commercial Zone (LC)

| Objectives                          |   |
|-------------------------------------|---|
| LC-O1 – Range of Activities         | Provide a distribution of LC that provide mixed use development, including commercial, community and residential activities, while not undermining the vitality and viability of the City Centre. |
| LC-O2 – Urban Character and Amenity | Maintain and enhance the urban character and amenity of LC.   |
| LC-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.            |
| LC-O4 – Discouraged Activities      | Discourage industrial activities within the LC to maintain the LC amenity and character.  |
| LC-O5 – Commercial Sprawl           | Contain commercial activities within the LC.  |

| Policies                      |  |
|-------------------------------|--|
| LC-P1 – Character and Amenity | <p>To maintain and enhance the character and urban amenity values of the LC including but not limited to:</p> <ol style="list-style-type: none"> <li>1. An active urban environment with a mix of type and scale of activities.</li> <li>2. Presence of community activities, street plantings/trees and street furniture.</li> <li>3. A low to medium intensity and scale of built development.</li> <li>4. High levels of noise during the daytime associated with traffic and commercial activities.</li> <li>5. A moderate degree of privacy for residential activities.</li> <li>6. Access to daylight.</li> <li>7. No/limited exposure to noxious odour or noise associated with industrial activities.</li> <li>8. High levels of vehicle traffic particularly during daytime hours.</li> <li>9. On-street and off-street parking.</li> </ol> |
| LC-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 Commercial Zone by:</p> <ol style="list-style-type: none"> <li>1. Encouraging residential activities, smaller scale retail activities, offices, tourist related activities, restaurants, cafes, bars and entertainment facilities.</li> <li>2. Avoiding rural production and industrial activities (excluding small scale artisan industrial activities), large department stores, bulk goods and trade related retail.</li> </ol>   |

# Local Commercial Zone (LC)

|  |  |
|--|--|
|  | <ol style="list-style-type: none"> <li>3. Limiting large scale, destination-based community activities which do not enhance the vibrancy of the LC.</li> <li>4. Requiring non-active uses to be located above ground floor.</li> <li>5. Managing the scale, design and nature of activities to ensure that:             <ol style="list-style-type: none"> <li>a. An active frontage is maintained at ground floor.</li> <li>b. The activity and building design are complementary to the LC context and retain a fine grain character.</li> <li>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.</li> <li>d. Large single use buildings, activities at ground floor and standalone car parking facilities are sleeved by smaller scale commercial activities.</li> </ol> </li> </ol> |
| LC-P3 – Mixed Use                      | To encourage mixed use development by providing for residential activities primarily located above ground floor commercial uses.   |
| LC-P4 – Active Frontage                | To require active frontage at ground floor in building design to strengthen the interrelationship between buildings and the public realm.  |
| LC-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.   |
| LC-P6 – Residential Amenity            | To protect residential amenity by requiring residential units to provide sufficient internal space, outdoor living courts and noise insulation.  |
| LC-P7 – Pedestrian-Centric Environment | <p>To create a pedestrian-centric environment by:</p> <ol style="list-style-type: none"> <li>a. Managing new vehicle crossings and car parking areas to retain a safe and accessible pedestrian network.</li> <li>b.</li> <li>c. Requiring verandahs along building frontages to create a defined building edge and provide shade and rain shelter.</li> <li>d. Requiring sufficient site frontages to avoid rear sites and activate corner sites while maintaining smaller site and block sizes to retain the fine grain character of the LC.</li> </ol>  |
| LC-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 Commercial Zone and Residential Zones.   |
| LC-P9 – Discouraged Activities         | To protect urban amenity by avoiding activities which have noxious, offensive, or undesirable qualities from locating within the Local Commercial Zone.  |

# Local Commercial Zone (LC)

|  |  |
|--|--|
| LC-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 supermarkets, large format retail and department stores.                        |
| LC-P11 – 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 expansion of the LC is provided only at a scale appropriate to the needs of the surrounding residential areas. |
| LC-P12 – Water Setbacks                        | To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High Water Springs and river banks.  |

## Rules

|              |   |   |
|--------------|---|---|
| <b>LC-R1</b> | <b>An Activity Not Otherwise Listed in this Chapter</b>   |   |
|              | Activity Status: P  |   |
|              | Where:  |   |
|              | <ol style="list-style-type: none"> <li>Resource consent is not required under any rule of the District Plan.</li> <li>The activity is not prohibited under any rule of the District Plan.</li> </ol>  |   |
| <b>LC-R2</b> | <b>Building Height</b>  |   |
|              | Activity Status: P  | Activity Status when compliance not achieved: D |
|              | Where:  |   |
|              | <ol style="list-style-type: none"> <li>The maximum height is 11m.</li> </ol>  |   |
| <b>LC-R3</b> | <b>Building Setbacks</b>  |   |
|              | Activity Status: P  | Activity Status when compliance not achieved: D |
|              | Where:  |   |
|              | <ol style="list-style-type: none"> <li>The building is setback: <ol style="list-style-type: none"> <li>5m from a boundary that adjoins a Residential or Open Space Zone.</li> <li>27m 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). Excluding buildings within the Marsden Cove LC.</li> </ol> </li> <li>The building is setback from 0.5m of the road boundary at ground floor for</li> </ol> |   |

# Local Commercial Zone (LC)

the entire length of the street frontage for any front site, except:

- a. A setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.

## LC-R4 Building Floor-to-Ceiling Height

Activity Status: P

Where:

1. The minimum floor-to-ceiling height is:
  - a. 3.5m at ground floor.
  - b. 2.7m above ground floor.

Activity Status when compliance not achieved: D

## LC-R5 Building Height in Relation to Boundary

Activity Status: P

Where:

1. No part of the building exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary adjoining a Living or Green Space Zone.

Activity Status when compliance not achieved: D

## LC-R6 Building Frontages

Activity Status: P

Where:

1. No continuous blank wall with an area greater than 25m<sup>2</sup> is visible from site frontage.
2. At least 65% of the ground floor building frontage is clear glazing.
3. The main pedestrian entrance is provided within 3m of the site frontage, except for service stations.
4. No roller door is situated along site frontage.

Activity Status when compliance not achieved: D

# Local Commercial Zone (LC)

| LC-R7 | Verandahs  |  |
|-------|--|--|
|       | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any building fronting a road contains a verandah:               <ol style="list-style-type: none"> <li>a. Along at least 90% of the frontage of the building.</li> <li>b. That is at least 3m and no more than 4m above the footpath.</li> <li>c. That has a minimum width of 1.5m and a maximum width of 2.5m.</li> <li>d. That has a maximum fascia height of 0.5m.</li> </ol> </li> </ol> | <p>Activity Status when compliance not achieved: D</p> |
| LC-R8 | Impervious Areas   |  |
|       | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The impervious area within the site does not exceed 90% of the site area.</li> <li>2. Areas is further than 5m of Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol>   | <p>Activity Status when compliance not achieved: D</p> |
| LC-R9 | Shared Boundary with a Living or Green Spaces Zone   |  |
|       | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any site boundary which is shared with a Living or Green Spaces Zone is 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 minimum height is 1.2m.</li> </ol>   | <p>Activity Status when compliance not achieved: D</p> |

# Local Commercial Zone (LC)

| LC-R10 | Hours of Operation   |  |
|--------|--|--|
|        | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any activity which operates or is open for visitors, clients, deliveries or servicing outside of the hours of 0600 - 2200, where the activity is located closer than 50m from a boundary with a Living Zone.</li> </ol>                                     | <p>Activity Status when compliance not achieved: D</p> |
| LC-R11 | Any Fence  |  |
|        | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The fence is along a road boundary and is required by a by-law or for public health and safety.</li> <li>Fencing up to 2m in height within 1m of any side or rear boundary.</li> </ol>  | <p>Activity Status when compliance not achieved: D</p> |
| LC-R12 | Car Parking  |  |
|        | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>No car parking space is located between the building frontage and road boundaries of sites.</li> </ol>  | <p>Activity Status when compliance not achieved: D</p> |
| LC-R13 | Outdoor Areas of Storage or Stockpiles   |  |
|        | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any outdoor areas of storage or stockpile:               <ol style="list-style-type: none"> <li>Complies with rules LC-R2 – R4.</li> <li>Is screened from view from public places and surrounding Living or Green Spaces Zone sites.</li> </ol> </li> </ol> | <p>Activity Status when compliance not achieved: D</p> |

# Local Commercial Zone (LC)

|               |  |  |
|---------------|--|--|
| <b>LC-R14</b> | <b>Residential Unit</b>  |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Every residential unit provides an internal area (excluding garages) of at least: <ol style="list-style-type: none"> <li>a. For 1 bedroom – 45m<sup>2</sup></li> <li>b. For 2 bedrooms – 70m<sup>2</sup></li> <li>c. For 3 bedrooms – 90m<sup>2</sup></li> <li>d. For more than 3 bedrooms – 90m<sup>2</sup> plus 12m<sup>2</sup> for each additional bedroom.</li> </ol> </li> <li>2. Any 1 bedroom residential unit provides an outdoor living court of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>3. Any 2+ bedroom residential unit contains an outdoor living court of at least 8m<sup>2</sup> and at least 2.4m depth.</li> <li>4. Every residential unit is above ground floor.</li> </ol> | <p>Activity Status when compliance not achieved: RD (Restricted Discretionary)</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on site.</li> <li>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.</li> <li>3. Adverse effects on active frontage.</li> </ol> <p>Notification:</p> <p>Any application for a residential unit which does not comply with Rule LC-R14 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> |
| <b>LC-R15</b> | <b>Grocery Store</b>   |  |
| <b>LC-R16</b> | <b>Health Care Facilities</b>  |  |
| <b>LC-R17</b> | <b>Commercial Services</b>   |  |
| <b>LC-R18</b> | <b>Food and Beverage Activity</b>  |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any individual activity is less than 300m<sup>2</sup> GFA per site.</li> </ol>   | <p>Activity Status when compliance not achieved: D</p>   |
| <b>LC-R19</b> | <b>Artisan Industrial Activities</b>   |  |
|               | <p>Activity Status: P</p>  | <p>Activity Status when compliance not achieved: D</p>   |

# Local Commercial Zone (LC)

Where:

1. Any individual activity is less than 300m<sup>2</sup> GFA per site.
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, labeling, 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.

LC-R20

Place of Assembly

LC-R21

Entertainment Facilities

LC-R22

Recreational Facilities

LC-R23

Emergency Services

LC-R24

Educational Facilities

Activity Status: P

Activity Status when compliance not achieved: D

Where:

1. Any individual activity is less than 1000m<sup>2</sup> GFA per site.
2. Any outdoor area associated with the activity is not located between the front of the building and the road.

LC-R25

Visitor Accommodation

Activity Status: RD

Activity Status when compliance not achieved: D

Matters of discretion:

1. The location, scale and intensity of the proposed building/s, structures, signs and lighting.
2. The number of accommodation units.
3. The provision of an active frontage and pedestrian walkability.

# Local Commercial Zone (LC)

4. The location, design, layout of car parking spaces, internal access and maneuvering.
5. Urban design, amenity and character of the LC.
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.

|                    |   |
|--------------------|---|
| <b>LC-R26</b>      | <b>A New Vehicle Crossing Over a Footpath</b> |
| Activity Status: D |   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>LC-R27</b>      | <b>Supported Residential Care</b> |
| <b>LC-R28</b>      | <b>Retirement Village</b>         |
| <b>LC-R29</b>      | <b>Care Centre</b>                |
| <b>LC-R30</b>      | <b>Drive Through Facility</b>     |
| <b>LC-R31</b>      | <b>Service Station</b>            |
| <b>LC-R32</b>      | <b>Funeral Home</b>               |
| <b>LC-R33</b>      | <b>Hospital</b>                   |
| Activity Status: D |                                   |

|                    |  |
|--------------------|--|
| <b>LC-R34</b>      | <b>Marine Retail</b>                             |
| <b>LC-R35</b>      | <b>Motor Vehicle Sales</b>                       |
| <b>LC-R36</b>      | <b>Garden Centres</b>                            |
| <b>LC-R37</b>      | <b>Trade Suppliers</b>                           |
| Activity Status: D |  |
| Where:             | Activity Status when compliance not achieved: NC |

# Local Commercial Zone (LC)

1. An individual activity has a GFA less than 300m<sup>2</sup> per site.
2. Any individual activity has an outdoor display or storage area:
  - a. Less than 500m<sup>2</sup>.
  - b. Not located between the front of the building and the road.

|                     |                             |
|---------------------|-----------------------------|
| LC-R38              | Rural Production Activities |
| LC-R39              | General Industry            |
| LC-R40              | Manufacturing and Storage   |
| LC-R41              | Repair and Maintenance      |
| LC-R42              | Marine Industry             |
| LC-R43              | Hire Premise Activities     |
| Activity Status: NC |                             |

|                     |                           |
|---------------------|---------------------------|
| LC-R44              | Waste Management Facility |
| LC-R45              | Landfill                  |
| Activity Status: Pr |                           |