

LOCAL CENTRE ZONE

Introduction

The Local Centre Zone is applied to shopping areas that are located in the suburban areas of Timaru. The Zone provides for a range of commercial activities that primarily serve the daily and weekly needs of the surrounding communities, including supermarkets and community facilities.

Objectives

LCZ-O1 The purpose of the Local Centre Zone

The Local Centre Zone provides primarily for community facilities and a range of commercial activities which:

1. primarily support the daily and weekly goods and services needs of the surrounding residential areas and passers-by¹; and
2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-O2 Character and qualities of the Local Centre Zone

The Local Centre Zone:

1. accommodates large volumes of people; and
2. contains attractive and functional buildings generally of a moderate scale and density, with larger footprints for supermarkets, and associated car parking and storage areas; and
3. integrates with public spaces and reflects good urban design principles; and
4. contains activities and buildings that are compatible with the use and amenity values of adjoining sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones.

Policies

LCZ-P1 Commercial activities and community facilities

Enable a range of commercial activities and community facilities that:

1. are consistent within the purpose, character and qualities of the Local Centre Zone; and
2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjacent sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones; and
3. do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

1. buildings and structures to be of a height that ensures adjoining sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones:
 - a. have a reasonable standard of sunlight access; and
 - b. retain privacy; and
 - c. are not overly dominated by built form;
2. buildings to be setback from the boundaries of ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on adjacent sites; and
3. the screening of storage areas from adjoining sites and roads.

LCZ-P3 Urban design

Require larger-scale development to be designed and laid out in a manner that:

¹ Woolworths [242.26]

1. engages and integrates well with streets and public spaces; and
2. provides a high-quality pedestrian experience; and
3. takes into account the functional needs and operational needs² of commercial activities.

LCZ-P54**Other activities**

Only allow other activities to establish within the Local Centre Zone where they are:

1. consistent with the purpose, character and qualities of the Local Centre Zone; and
2. of a scale and nature that would not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P65**Industrial activities~~iesy~~**

Avoid the establishment of industrial activities within the Local Centre Zone unless:

1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the Local Centre Zone; and
2. any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

LCZ-R1	Commercial activities	
Local Centre Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-4: Restricted Discretionary
	Where:	
	PER-1 The commercial activity is not a service station; and	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
	PER-2 Any retail activity shall not exceed 300m ² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and	
	PER-3 Any office, the office does not exceed 200m ² in gross floor area; and	Activity status where compliance not achieved with PER-1, PER-2, PER-3: Discretionary
	PER-4 LCZ-S4 is complied with.	
	Note:	

² Woolworths [242.27]

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| | <ol style="list-style-type: none">1. <i>Any associated building and structure must be constructed in accordance with LCZ-R3.</i> | |
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LCZ-R2	Community facilities	
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LCZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with LCZ-R3.</i></p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
LCZ-R3	Buildings and structures	
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 The total gross floor area of any new building or buildings is less than 450m²; and</p> <p>PER-3 Any addition to a building does not result in the total gross floor area of the building being 450m² or more; and</p> <p>PER-4 LCZ-S1, LCZ-S2, LCZ-S3 and LCZ-S4 are complied with.</p>	<p>Activity status when compliance not achieved with PER-2 or PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the development: <ol style="list-style-type: none"> a. recognises and reinforces the Local Centre Zone purpose, character and qualities; and b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; and c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building, <u>while having regard to the functional needs and operational needs of the activity</u>³; and d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional needs <u>and operational needs</u>⁴ of the activity; and e. is designed to incorporate APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and

³ Woolworths [242.29]⁴ Woolworths [242.29]

		<p>f. incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</p> <p>g. provides safe, legible, and efficient access for all transport modes; and</p> <p>h. includes landscaping and fencing of storage and waste areas that are designed and located to minimise the adverse visual and amenity effects of the development on any adjoining Residential Zone or Open Space and Recreation Zone.</p>
		<p>Activity status when re compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when re compliance not achieved with PER-1:</p> <p>The same status as the activity the building or structure is associated with or ancillary to.</p>
<u>LCZ-R3A4</u>	<u>Full or partial demolition of buildings or structures⁵</u>	
<u>Local Centre Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
<u>LCZ-R45</u>	<u>Industrial activitiesies including buildings and structures</u>	
<u>Local Centre Zone</u>	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The industrial activity is limited to the repair and servicing of personal equipment, household or garden equipment, appliances or cycles.</p>	Activity status when re compliance not achieved: Non-complying
<u>LCZ-R56</u>	<u>Any activitiesies not otherwise listed in this chapter</u>	

⁵ NZHHA [184.2]

Local Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
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Standards

LCZ-S1	Height of buildings and structures	
Local Centre Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level, <u>or for towers and poles associated with emergency service facilities, must not exceed 15m.</u>⁶</p> <p>Note: Height shall be measured from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy of adjoining Residential Zones; and 3. solar access to living rooms and outdoor living space of adjoining Residential Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
LCZ-S2	Height in relation to boundary	
Local Centre Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any of the Residential Zones or Open Space and Recreation Zones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space of adjoining Residential Zones; and 2. any impact on solar access to living rooms and private open space of adjoining Residential Zones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any mitigation, such as the use of architectural features or steps in the building.
LCZ-S3	Setback of buildings	
Local Centre Zone	<p>Any building must be setback a minimum of 5m from the boundary of any site in the Residential Zones or Open Space and Recreation Zones.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining sites in the Residential Zones or Open Space and Recreation Zones; and 2. landscaping; <u>and</u> 3. mitigation measures.
LCZ-S4	Outdoor storage	

⁶ FENZ [131.79]

Local Centre Zone	Any outdoor storage area, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ⁷	Matters of discretion <u>are</u> restricted to: 1. visual effects; and 2. landscaping and screening.
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⁷ Clause 10(2)(b) relating to Z Energy [116.19]