

LCZ – Local centre zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The LCZ – Local centre zone provides for a range of commercial and community activities that service the needs of the residential catchment.

Objectives

LCZ-O1 Economic growth of industry.

Commercial activity is focussed within a differentiation of commercial zones (comprising the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone, and the BTZ – Business Tamahere zone.

LCZ-O2 Local centre zone character.

The commercial scale, form of buildings and character of the zone is maintained.

LCZ-O3 Local centre zone amenity.

The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the zone.

Policies

LCZ-P1 Commercial function and purpose.

Provide for commercial activities which serve the local convenience needs of the surrounding area, including retail within the zone.

LCZ-P2 Commercial purpose.

The role of the zone is to support the local economy and the needs of businesses by ensuring that:

- (a) The scale of commercial activities supports the local convenience needs of the surrounding residential and rural areas; and
- (b) Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities.

LCZ-P3 Employment opportunities.

Commercial development within the zone increases employment opportunities within the district.

LCZ-P4 Retail.

- (I) Locate small scale retail activities within the TCZ – Town centre zone and LCZ – Local centre zone and discourage large scale activities with the exception of supermarkets from establishing within the TCZ – Town centre zone.

- (2) Locate large scale retail and commercial activities within the COMZ – Commercial zone.
- LCZ-P5 Residential upper floors.
- (1) Maintain the commercial viability of the zone while:
- (a) Providing for mixed use developments, ensuring residential activities are preferably located above ground floor; and
 - (b) Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.
- LCZ-P6 Landscaping of onsite parking areas.
- Provide a degree of amenity for onsite parking areas within the zone by ensuring a planting strip is established and maintained.
- LCZ-P7 Strategic infrastructure setback.
- (1) Ensure buildings within the zone are designed and set back from strategic infrastructure by:
- (a) Retaining the predominant building setback within the street; and
 - (b) Allowing sufficient space for the establishment of landscaping on the site.
- LCZ-P8 Height.
- Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones.
- LCZ-P9 Reverse sensitivity.
- Development within the zone is acoustically insulated to mitigate the adverse effects of noise.
- LCZ-P10 Adjoining site amenity.
- (1) Maintain amenity of adjoining GRZ – General residential zone, MRZ – Medium density residential zone or OSZ – Open space zone by:
- (a) Requiring buildings within the zone to be set back from boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land; and
 - (b) The progressive reduction in the height of buildings in the zone, the closer they are located to boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land.
- LCZ-P11 Outdoor storage.
- The adverse visual effects of outdoor storage in the zone are mitigated through appropriate location, screening or landscaping.
- LCZ-P12 Objectionable odour.
- Within the zone ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

LCZ-R1	Commercial activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R2	Supermarket	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R3	Community facility	
(1) Activity status: PER Activity-specific standards: (a) Excluding a cemetery.		(2) Activity status where compliance not achieved: DIS
LCZ-R4	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: (a) Located above ground floor level.		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the residential activity effects the primary purpose of the zone to provide for commercial activities.
LCZ-R5	Educational facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R6	Child care facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R7	Office	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R8	Public amenity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a

LCZ-R9	Health facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R10	Visitor accommodation	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R11	Public transport facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R12	Community corrections activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R13	Construction or alteration of a building for a sensitive land use	
(1) Activity status: PER Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
LCZ-R14	Construction or demolition of, or alteration or addition to, a building or structure	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LCZ-R15	A multi-unit development	
(1) Activity status: RDIS Activity-specific standards: (a) A multi-unit development that meets all of the following standards: (i) Land use – effects standards for the zone;		(2) Activity status where compliance not achieved: DIS

- (ii) Land use – buildings standards for the zone, except the following rules do not apply;
 - (1) LCZ-S9 (Residential units) does not apply;
 - (2) LCZ-S10 (Outdoor living space) does not apply;
- (b) A detailed site plan depicting the proposed Record of Title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule SUB-R85 (Subdivision of multi-unit developments);
- (c) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in APP1 – Acoustic insulation, Table 25 – Internal sound levels;
- (d) A communal service court is provided comprising;
 - (i) minimum area of 20m²; and
 - (ii) minimum dimension of 3m.
- (e) Outdoor living space areas are provided to meet the following minimum requirements for each residential unit:

Residential Unit	Minimum outdoor Living space area	Minimum Dimensions
Studio unit or 1 bedroom	10m ²	2m
2 or more bedrooms	15m ²	2m

- (f) Each residential unit must meet the following minimum unit size:

Unit or Apartment Area	Minimum Unit
Studio Unit	35m ²
1 or more bedroom unit	45m ²

Council's discretion is restricted to the following matters:

Design:

- (g) The extent to which that portion of the building or site which fronts a road or public space:
 - (i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels.
 - (ii) Avoids the use of impermeable screens or fencing that obstruct visual connections.
 - (iii) Avoids unrelieved and blank façades.

	<p>(iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.</p> <p>(v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.</p> <p>(vi) Minimises vehicle garaging/parking or manoeuvring areas.</p> <p>(vii) Service courts are screened or obscured.</p> <p><u>On-site amenity:</u></p> <p>(h) The extent to which the design:</p> <p>(i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.</p> <p>(ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.</p> <p>(iii) Maximises opportunities for passive solar gain within units.</p> <p><u>Infrastructure:</u></p> <p>(i) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</p> <p><u>Natural hazards:</u></p> <p>(j) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</p> <p><u>Staging:</u></p> <p>(k) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</p>
LCZ-R16	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
Activity status: DIS	
LCZ-R17	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
Activity status: PR	

Land use – effects

LCZ-SI	Servicing and hours of operation	
(1) Activity status: PER	(2) Activity status where compliance not achieved: RDIS	
Where:	Council's discretion is restricted to the following matters:	
(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ - General	(a) Effects on amenity values on adjoining sites within the GRZ - General	

<p>residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone must only occur between 6.00am and 8.00pm.</p>	<p>residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(b) Timing, duration and frequency of adverse effects;</p> <p>(c) Location of activity in relation to zone boundary;</p> <p>(d) Location of activity in relation to residential units on adjoining sites;</p> <p>(e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</p>
<p>LCZ-S2 Onsite parking areas – landscaping</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following standards:</p> <p>(i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; and</p> <p>(ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1m.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Design and location of the parking area and landscaping strip; and</p> <p>(b) Effects on streetscape amenity.</p>
<p>LCZ-S3 Outdoor storage</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Outdoor storage of goods or materials must comply with all of the following standards:</p> <p>(i) Be associated with the activity operating from the site;</p> <p>(ii) Not encroach on parking or loading areas;</p> <p>(iii) Standards LCZ-S4 Height and LCZ-S5 Height in relation to boundary; and</p> <p>(iv) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any:</p> <p>(1) Public road;</p> <p>(2) Public reserve; and</p> <p>(3) Adjoining site in another zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Visual amenity;</p> <p>(b) Effects on loading and parking areas;</p> <p>(c) Size and location of storage area; and</p> <p>(d) Measures to mitigate adverse effects.</p>

Land use – building

<p>LCZ-S4</p>	<p>Building height</p>
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<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure; and (c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building (c) Extent of shading on an adjoining site; and (d) Privacy on adjoining sites.
<p>LCZ-S5 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) MRZ – Medium density residential zone; (iii) LLRZ – Large lot residential zone; (iv) SETZ – Settlement zone; (v) RLZ – Rural lifestyle zone; or (vi) OSZ – Open space zone. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Level of shading on any other adjoining sites; (d) Privacy on other sites; and (e) Amenity values of the locality.
<p>LCZ-S6 Building setbacks – zone boundaries</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building must be set back a minimum of at least: <ul style="list-style-type: none"> (i) 3.0 m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> (1) GRZ – General residential zone; (2) MRZ – Medium density residential zone; (3) LLRZ – Large lot residential zone; (4) SETZ - Settlement zone; (5) RLZ – Rural lifestyle zone; or (6) OSZ – Open space zone. (ii) 1.5m from rear and side boundaries adjoining any: 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height, design and location of the building relative to the boundary; (b) Impacts on the privacy for adjoining site(s); (c) Impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); and (d) Landscaping and/or screening.

<p>(1) GRUZ – General rural zone; (2) GIZ – General industrial zone; or (3) HIZ – Heavy industrial zone. (iii) 15m from SH23 for any site between Greenslade Road and Hills Road, Raglan. (b) LCZ-S6(1)(a) does not apply to a structure which is not a building.</p>	
<p>LCZ-S7 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where: (a) A building that is set back a minimum of: (i) 27.5m from the margin of any lake; (ii) 27.5m from the margin of any wetland; (iii) 27.5 from the bank of any river (other than the Waikato River and Waipa River); (iv) 32.5m from the margin of either the Waikato River and the Waipa River; (v) 27.5m from mean high water springs; (vi) 10m from any artificial wetland; (b) A public amenity of up to 25m² or pump shed (private or public) within any building setback identified in Standard LCZ-S7(1)(a); (c) LCZ-S7(1)(a) does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on the amenity of the locality; and (f) Effects on natural character values.</p>
<p>LCZ-S8 Horotiu acoustic area</p>	
<p>(1) Activity status: PER Where: (a) Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic Area must be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) On-site amenity values; (b) Noise levels received at the notional boundary of the residential unit; (c) Timing and duration of noise received at the notional boundary of the residential unit; (d) Potential for reverse sensitivity effects.</p>
<p>LCZ-S9 Residential units</p>	
<p>(1) Activity status: PER Where: (a) One residential unit on the Record of Title must comply with all of the following standards: (i) The residential unit must not be located at ground level;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(ii) The residential unit is designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 25 – Internal sound levels.</p> <p>(b) Standard LCZ-S9(1)(a) does not apply to multi-unit development (refer to Rule LCZ-R15 (Multi-unit development)).</p>	
<p>LCZ-S10 Outdoor living space</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p> <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the residential unit; (ii) It is readily accessible from a living area of the residential unit; and (iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Design and location of the building; (b) Provision of outdoor living including access to daylight and open space and the useability and accessibility of the outdoor living space proposed; (c) Privacy on adjoining sites; (d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.