

**LCZ**

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# Local Centre Zone

DRAFT  
WAITAKI DISTRICT PLAN

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**Waitaki**

DISTRICT COUNCIL  
TE KAUNIHERA Ā ROHE O WAITAKI

# Part A: Local Centre Zone (LCZ)

## Local Centre Zone

### Introduction

The Local Centre Zone applies to the suburban shopping centres of Ōamaru and the commercial centres of Weston, Kakanui, Ōmārama, Otematata, Kurow and Palmerston. These locations are the District's larger towns with reticulation and specified, separate areas zoned for business and residential living.

The primary function of the zone is to provide for the commercial needs of the community within which they are situated and in the cases of Ōmārama, Otematata, Kurow and Palmerston, to also provide services to the travelling public. Many sites located in the Local Centre Zone have residential neighbours adjoining them. Therefore, the scale and intensity of development in the Local Centre Zone needs to be managed to avoid, remedy or mitigate impacts on adjoining residential neighbours.

A Visitor Accommodation Precinct is provided at Ōmārama, reflecting its location at the junction of State Highways 8 and 83, along with its role as a gateway to recreation areas and opportunities provided by Lakes Benmore and Ohau, the Ahuriri River and the Lindis Pass. The Precinct also applies to the north-side of State Highway 83 at Otematata.

## Objectives

### LCZ-O1 Purpose of the Local Centre Zone

Enable the Local Centre Zone in the larger towns and the suburban shopping areas in Ōamaru to accommodate commercial, residential and recreational activities, visitor accommodation, as well as educational and community facilities that serve the day-to-day needs of the local community.

### LCZ-O2 Character and qualities of the Local Centre Zone

The Local Centre Zone accommodates activities and development of a size, nature and scale and anticipated built form that:

1. do not detract from the amenity values of sites in adjoining Residential, Open Space, or Active Sport and Recreation zones; and
2. maintains sufficient amenity of residential and other sensitive activities provided for in the zone; and
3. supports residential activities, provided that when it is at ground level it does not front the street; and
4. supports a vibrant, visually attractive, safe environment that is easy to navigate and convenient to access.

## Policies

### LCZ-P1 Development within the Local Centre Zone

Ensure building and site development is carried out in a manner that is compatible with the anticipated purpose, character and qualities of a Local Centre Zone, including:

1. buildings being constructed near the road boundary of a site;
2. outdoor storage being screened from neighbouring sites and the general public; and
3. verandas being provided along the Ronaldsay Street (State Highway 1) frontage between the Railway Station and Sanday Street in Palmerston.

### LCZ-P2 Amenity of adjacent zones

Maintain amenity values of adjacent Residential zones, Open Space and Sport and Active Recreation zones, by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects;
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

**LCZ-P3 Noise sensitive activities**

Provide for the establishment of noise sensitive activities in the Local Centre Zone where the potential for reverse sensitivity effects is minimised through the incorporation of acoustic treatment measures in habitable rooms.

**LCZ-P4 Activities inappropriate for a Local Centre Zone**

Avoid activities, including industrial activities and intensive indoor primary production, that are incompatible with purpose, character and qualities anticipated in the Local Centre Zone except for repair workshops provided for by LCZ-P5.

**LCZ-P5 Repair workshops**

Provide for repair workshops only where they are located and operated in a manner that maintains the character and qualities of the surrounding area.

## Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

The following rules in the Local Centre Zone are to be read in conjunction with the rules in Part B of this chapter, which relates to the Visitor Accommodation Precinct in Ōmārama and Otematata.

### PERMITTED ACTIVITIES

LCZ-R1 Commercial activity		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
LCZ-R2 Community facility		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
LCZ-R3 Educational facility		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p>

		<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
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LCZ-R4		Recreational activities
<p><b>Local Centre Zone (excluding the Visitor Accommodation Precinct)</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>

LCZ-R5		Residential activity
<p><b>Local Centre Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 Any residential activity is not located at ground floor level along a street frontage.</p> <p>PER-2 Compliance is achieved with TCZ-S10.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Location of the habitable rooms or a lobby on the ground floor; and</li> <li>2. the design of the building frontage, including the windows and entrances to the building; and</li> <li>3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and</li> <li>4. any adverse effects on neighbouring businesses.</li> </ol> <p><b>Where:</b> RDIS-2 Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any the infringed standard.</li> </ol>

		<p><b>Notification:</b></p> <p><i>An application under RDIS-2 for non-compliance with LCZ-S10 is precluded from being publicly notified or limited notified in accordance with section 95A of the RMA.</i></p>
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LCZ-R6		Visitor accommodation
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>

LCZ-R7		Building activity
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6 are complied with.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i></li> <li>2. <i>NATC-R1 applies to structures within a riparian margin</i></li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>

**RESTRICTED DISCRETIONARY ACTIVITIES**

<b>LCZ-R8 Repair workshop</b>		
<b>Local Centre Zone (excluding the Visitor Accommodation Precinct)</b>	<b>Activity status: Restricted Discretionary</b>  <b>Where:</b> RDIS-1 LCZ-S7, LCZ-S8 and LCZ-S9 are complied with.  <b>Matters of discretion are restricted to:</b>  1. the adverse effects of any noise or vibration.	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with RDIS-1

**DISCRETIONARY ACTIVITIES**

<b>LCZ-R9 Any activity not provided as permitted, restricted discretionary activity, or a non-complying activity.</b>		
<b>Local Centre Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

**NON-COMPLYING ACTIVITIES**

<b>LCZ-R10 Intensive indoor primary production</b>		
<b>Local Centre Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>LCZ-R11 Industrial activity other than a repair workshop</b>		
<b>Local Centre Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

## LCZ STANDARDS

<b>LCZ-S1 Building and structures height</b>	
<ol style="list-style-type: none"> <li>All buildings and structures must not exceed a maximum height of 12m in Ōamaru and 10m elsewhere measured from ground level, except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off/Approach Surface gradient for aircraft using the Ōmārama Airfield, as shown on Maps 7 and 40.</li> <li>Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location, design and appearance of the building; and</li> <li>any adverse effects on the streetscape; and</li> <li>any adverse effects on the amenity values of adjoining properties (including those directly opposite, where separated by a road) containing sensitive activities, such as shading and effects on privacy; and</li> <li>compatibility with the scale, proportion and context of buildings and activities in the surrounding area.</li> </ol>
<b>LCZ-S2 Building coverage</b>	
<ol style="list-style-type: none"> <li>The combined total areas of all buildings on the site must not exceed 75%.</li> <li>Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location, design and appearance of the building(s); and</li> <li>any adverse effects on the streetscape; and</li> <li>any adverse effects on the amenity values of neighbouring properties; and</li> <li>provision of outdoor space for storage, parking and other activities; and</li> <li>the ability to detain stormwater on-site.</li> </ol>
<b>LCZ-S3 Maximum setback from a road boundary, except in the Visitor Accommodation Precinct</b>	
<ol style="list-style-type: none"> <li>No building or structure must be setback further than 5m from the road boundary.</li> <li>Clause 1 does not apply to an accessory building or subsequent buildings located behind the primary building.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location, design and appearance of the building; and</li> <li>any adverse effects on the streetscape; and</li> <li>any adverse effects on the amenity values of neighbouring properties.</li> </ol>

<b>LCZ-S4 Shopping frontage, except in the Visitor Accommodation Precinct</b>	
<p>Any building fronting a road boundary between the Railway Station and Sanday Street, Palmerston, must provide a veranda that:</p> <ol style="list-style-type: none"> <li>1. extends along the entire length of the building; and</li> <li>2. is connected without any break to any existing veranda on an adjoining site.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse effects on the amenity, quality and coherence of the streetscape.</li> </ol>
<b>LCZ-S5 Setback from internal boundaries, except in the Visitor Accommodation Precinct</b>	
<ol style="list-style-type: none"> <li>1. Any building must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential or Open Space and Recreation.</li> <li>2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location, design and appearance of the building; and</li> <li>2. any adverse effects on the amenity values of properties in an adjoining Residential or Open Space and Sport and Active Recreation zone.</li> </ol>
<b>LCZ-S6 Height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins an Open Space and Recreation zone or a Residential zone.</li> <li>2. Clause 1 does not apply to: <ol style="list-style-type: none"> <li>a) road boundaries; or</li> <li>b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or</li> <li>c) boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or</li> <li>d) lines, wires or support structures for utilities; or</li> <li>e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or</li> <li>f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof</li> </ol> </li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location, design and appearance of the building; and</li> <li>2. any adverse effects on the amenity values of properties in an adjoining Residential zone or Open Space and Sport and Active Recreation zones.</li> </ol>

- water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.

*Note: See Diagram 6 below for the height in relation to boundary recession lines.*

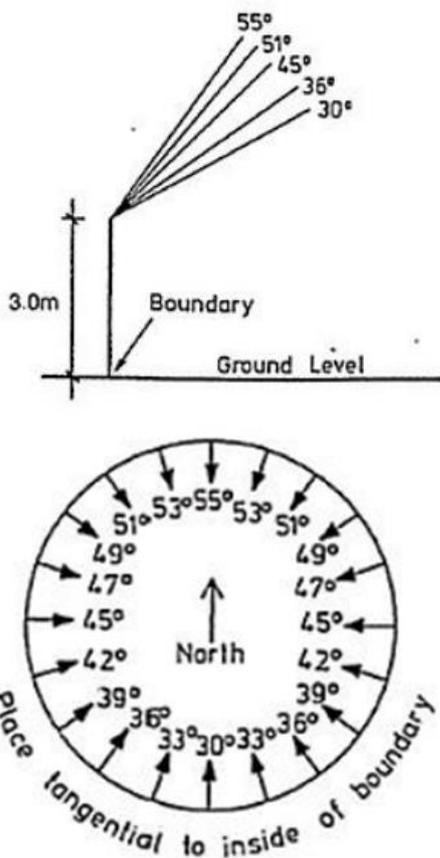


Diagram 6 – Height in relation to Boundary Recession Lines

LCZ-S7 Landscaping of internal boundaries	
<p>A landscaped area with a minimum width of 2m must be provided and maintained along internal boundaries of an adjoining Residential zone or Open Space and Recreation zone, and must be planted with species which, at maturity, will screen the buildings from the adjoining site.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse visual effects on properties in the adjoining Residential Zone or Open Space and Recreation zone.</li> </ol>
LCZ-S8 Hours of operation	
<p>Any activity (other than a residential activity) on a site adjoining an Open Space and Recreation zone or a Residential zone, must not operate outside the following hours:</p> <ul style="list-style-type: none"> <li>• 7:00am to 10:00pm Monday to Saturday; and</li> <li>• 9:00am to 5:00pm Sunday and public holidays;</li> </ul> <p>except where:</p> <ol style="list-style-type: none"> <li>1. the entire activity is located within a building;</li> <li>2. there are no visitors, customers, or deliveries to the activity outside the above hours; and</li> <li>3. visitor accommodation guests are entering or leaving the site.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and</li> <li>2. any adverse effects on the amenity values of properties in the adjoining Residential Zone or Open Space and Sport and Active Recreation zones.</li> </ol>
LCZ-S9 Outdoor storage	
<ol style="list-style-type: none"> <li>1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any:             <ol style="list-style-type: none"> <li>a) public space; and</li> <li>b) adjoining site</li> </ol> </li> <li>2. Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse effects on the streetscape; and</li> <li>2. any adverse effects on the amenity values of neighbours of adjoining sites (including those opposite, where separated by a road).</li> </ol>

**LCZ-S10 Outdoor living space**

1. Each residential unit located on the ground floor must be provided with an outdoor living space that:
  - a) has a minimum area of 20m<sup>2</sup>; and
  - b) has a minimum dimension of 3m; and
  - c) is directly accessible from a habitable room in the residential unit to which it relates; and
  - d) is free of buildings, parking spaces and manoeuvring areas.
2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:
  - a) has a minimum area of 10m<sup>2</sup>; and
  - b) has a minimum dimension of 2m; and
  - c) is directly accessible from a habitable room in the residential unit to which it relates.
3. For multi-unit housing, the outdoor living space can be provided as private space and shared space, as long as:
  - a) Each residential unit is provided with a private outdoor living space that has a minimum area of 10m<sup>2</sup>, with a minimum dimension of 2m, that is directly accessible from a habitable room in the residential unit to which it relates; and
  - b) the shared outdoor living space has a minimum area of 20m<sup>2</sup>, with a minimum dimension of 3m; and
  - c) any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.

**Matters of discretion are restricted to:**

1. whether adequate useable space is provided to accommodate outdoor activities; and
2. whether there are topographical or other site constraints that make compliance with the standard impractical; and
3. the proximity of the residential unit to accessible, public open space.

## **Part B: Visitor Accommodation Precinct Ōmārama and Otematata (LCZ-PREC1)**

## **Local Centre Zone – Visitor Accommodation Precinct – Ōmārama and Otematata**

### **Introduction**

The Visitor Accommodation Precinct is provided at Ōmārama, reflecting its location at the junction of State Highways 8 and 83, along with its role as a gateway to recreation areas and opportunities available at Lakes Benmore and Ōhau, the Ahuriri River and the Lindis Pass. The Precinct also applies to the north-side of State Highway 83 at Otematata.

The Precinct applies to sites that are developed or have been identified as appropriate for the establishment of visitor accommodation. Due to the nature, scale and style of buildings used for visitor accommodation, a separate precinct provides for differing standards to the Local Centre Zone.

Visitor accommodation tends to establish in distinct locations along State Highways and close to popular tourist and visitor attractions. This results in a cluster of motels or camping grounds in an area creating a distinctive character for the locality.

Commercial activities within the Precinct have been restricted to other hospitality-based activities, such as restaurants and cafes, that have a close relationship to the provision of visitor accommodation. This is to prevent the dispersion of general retail activities.

## Objectives

### **LCZ-PREC1-O1 Purpose of the Visitor Accommodation Precinct**

The Visitor Accommodation Precinct in Ōmārama and Otematata recognises the role that these local centres play in serving visitors to the District and provides for visitor accommodation activities on sites with spacious and landscaped surroundings.

## Policies

### **LCZ-PREC1-P1 Activities in the Visitor Accommodation Precinct**

Enable visitor accommodation and ancillary activities to establish in the Visitor Accommodation Precinct at Ōmārama and Otematata on large sites, where there are generous building setbacks and associated landscaping provided, to maintain the character and qualities of the Precinct.

## Rules - Visitor Accommodation Precinct – Ōmārama and Otematata

The provisions contained in this part apply in addition to the Local Centre Zone provisions (Part A) and only to those areas within the defined Visitor Accommodation Precinct.

### PERMITTED ACTIVITIES

LCZ-PREC1-R1 Visitor accommodation		
<b>Visitor Accommodation Precinct</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The visitor accommodation activity complies with standards LCZ-PREC1-S1 and LCZ-S7, LCZ-S8 and LCZ-S9.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
LCZ-PREC1-R2 Commercial activity		
<b>Visitor Accommodation Precinct</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 Any commercial activity is limited to restaurants or the sale of food and beverages or souvenirs, <b>and</b></p> <p>PER-2 The commercial activity complies with standards LCZ-PREC1-S1 and LCZ-S7, LCZ-S8 and LCZ-S9.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b> the matters of discretion of any infringed standard.</p> <p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>
LCZ-PREC1-R3 Residential activity		
<b>Visitor Accommodation Precinct</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1</p>

	<p>Any residential activity is not located at ground floor level along a street frontage.</p> <p>PER-2 Compliance is achieved with LCZ-S10</p>	<p>Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Location of the habitable rooms or a lobby on the ground floor; and</li> <li>2. the design of the building frontage, including the windows and entrances to the building; and</li> <li>3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and</li> <li>4. any adverse effects on neighbouring businesses.</li> </ol> <p><b>Where:</b> RDIS-2 Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any the infringed standard.</li> </ol> <p><i>Notification:</i> <i>An application under this rule for non-compliance with LCZ-S10 is precluded from being publicly notified or limited notified in accordance with section 95A of the RMA.</i></p>
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LCZ-PREC1-R4 Building activity		
<p><b>Visitor Accommodation Precinct</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The building activity complies with standards LCZ-PREC1-S2, LCZ-PREC1-S3 and LCZ-S1, LCZ-S2 and LCZ-S6.</p> <p><i>Notes:</i> 1. NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>

	2. NATC-R1 applies to structures within a riparian margin	
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## DISCRETIONARY ACTIVITIES

LCZ-PREC1-R5 Community facility		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

LCZ-PREC1-R6 Educational facility		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

LCZ-PREC1-R7 Recreational facility		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

LCZ-PREC1-R8 Any other activity not provided for as permitted, discretionary or non-complying activity		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

## NON-COMPLYING ACTIVITIES

LCZ-PREC1-R9 Repair workshop		
Visitor accommodation Precinct	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

**LCZ STANDARDS – VISITOR ACCOMMODATION PRECINCT – ŌMĀRAMA AND OTEMATATA****LCZ-PREC1-S1 Landscaping within the road boundary setback**

Where an on-site car parking area adjoins the street edge, a landscaping strip must be provided along the street edge. The landscape strip must extend at least 1.5m deep from the road boundary and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point.

**Matters of discretion are restricted to:**

1. the location, design and appearance of the building; and
2. any adverse effects on the streetscape, and
3. any adverse effects on the amenity values of neighbouring properties.

**LCZ-PREC1-S2 Setback from internal boundaries**

1. Any building or structure must not be located within a 10m setback from an internal boundary.
2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1.

**Matters of discretion are restricted to:**

1. the location, design and appearance of the building; and
2. any adverse effects on the streetscape, and
3. any adverse effects on the amenity values of neighbouring properties.

**LCZ-PREC1-S3 Minimum setback from a road boundary**

Any building or structure must not be located within a 10m setback from the road boundary.

**Matters of discretion are restricted to:**

1. the location, design and appearance of the building; and
2. any adverse effects on the streetscape; and
3. any adverse effects on the amenity values of adjoining properties' sites (including those directly opposite, where separated by a road).