


 WAITAKI
DISTRICT
PLAN
REVIEW

Local Centre Zone (LCZ)

What are the key issues we need to think about?

The Operative District Plan has a range of Business zones which have various roles and functions for different commercial and industrial areas across the district. The Business 2 zone covers the suburban shopping centres of Ōamaru and the commercial centres of the district's larger towns with reticulation. The National Planning Standards (NPS) now requires prescribed Commercial and Mixed-Use zones be used within district plans.

The role and function of the Business 2 zone across the district, the Business 1 zone in Palmerston and the Business 6 zone in Otematata and Ōmārama fits best into the description of the Local Centre Zone provided for by the NPS.

What are we suggesting in the Draft District Plan?

The Local Centre Zone (LCZ) applies to the commercial centres of the district's larger towns with reticulation (Weston, Kurow, Otematata, Ōmārama and Palmerston) and the suburban shopping centres in Ōamaru. The primary function of the zone is to provide for the commercial needs of the community within which they are situated and/or those travelling through the towns.

It is suggested that the area around the Kakanui shop and community hall becomes Local Centre Zone to align with the recently adopted Ōamaru, Weston, and Kakanui Spatial Plan.

The wide range of activities permitted for the zone continues, with commercial activity, community facilities, educational facilities, recreational activities, residential activity, and visitor accommodation able to be carried out without a resource consent (provided standards for building height, setbacks, shop frontages, landscaping, hours of operation etc. are met). Resource consent would be required where standards are not complied with.



What does it mean for me?

Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.

If your property is in the LCZ typical commercial activities can be undertaken in the zone without needing a resource consent if they comply with certain standards (limits on buildings such as maximum height and building coverage), and limits for activities (hours of operations etc.). To establish other activities such as industrial activities, would require a resource consent.

Permitted activity in the Visitor Accommodation Precinct includes visitor accommodation, residential activities and commercial activity limited to restaurants, the sale of food and beverage or souvenirs.

Because sites in the LCZ often adjoin residential neighbours, it is suggested that controls over the scale of buildings and their proximity to residential zone boundaries is rolled over to continue managing effects between neighbouring sites.

In Ōmārama and Otematata the Business 6 zone (Traveller's Accommodation) is suggested to be replaced with a Visitor Accommodation Precinct. This precinct is an overlay where the rules and standards supersede the rule framework of the underlying zone. The precinct is for sites that are developed or have been identified as appropriate for the establishment of visitor accommodation. The precinct has a narrower range of permitted activities - visitor accommodation, residential activity, and commercial activity limited to restaurants, the sale of food and beverages or souvenirs.

You can view the draft Local Centre zone and Visitor Accommodation Precinct on our website.

Key changes from the current rules

- The use of a building would be separated out from the construction of a building, and be treated separately in the rules.
- The establishment of new noise sensitive activities (residential living, visitor accommodation, places of worship etc.) would need to incorporate acoustic treatment measures.
- New residential activity at ground level would be restricted to the rear of buildings to encourage active shop frontages facing the street.
- The maximum height for the LCZ in Ōamaru would increase to 12m (the 10m height limit would be retained for LCZ in other towns).
- New repair workshops would require a resource consent.
- The bulk and location controls for new buildings in the LCZ when neighbouring a more sensitive zone are suggested to continue to apply to residential zones and to also apply to Open Space, and Sport and Active Recreation zones.

Summary of rules being considered in the LCZ (excluding the Visitor Accommodation Precinct):

Permitted Activities that would not require a resource consent:

- Commercial activity
- Community facility
- Educational facility
- Recreational activities
- Visitor accommodation
- Residential activity (subject to outdoor living space provisions)
- Building activity - new buildings or external alterations or additions to existing buildings, subject to various standards (height, setback from boundaries etc.)

all subject to standards for landscaping, hours of operation and outdoor storage

Activities that would require a resource consent:

- Any of the permitted activities that do not meet the relevant standards.
- Any other activity not provided for as a permitted activity
- Repair workshops
- Intensive indoor primary production.
- Industrial activity

Summary of rules being considered in the Visitor Accommodation Precinct:

Permitted Activities that would not require a resource consent:

- Visitor accommodation (subject to standards)
- Commercial activity (limited to restaurants, the sale of food and beverages or souvenirs) and subject to standards
- Building activity - new buildings or external alterations or additions to existing buildings, subject to various standards (height, setback from boundaries etc.)
- Residential activity (subject to outdoor living space provisions)

Activities that would require a resource consent:

- Any of the permitted activities that exceed the relevant standards.
- Any other activity not provided for as a permitted activity
- Educational facilities
- Recreational facilities
- Community facilities

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review

