Appendix 1 – Recommended Amendments to Local Centre Zone Chapter

KEY

Red Underlined – Additions recommended as part of right of reply

~~Red Strikethrough~~ – Deletions recommended as part right of reply

LOCAL CENTRE ZONE - LCZ

Overview and Purpose

The Local Centre Zone is located around the central commercial area in Mataura. The purpose of the zone is to provide a small commercial and service centre for the local community. The *structure* of the local centre zone is similar to the town centre zone, but on a scale appropriate to the local catchment that will not detract from the Gore town centre.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a vibrant high quality commercial area, with a range of *building* scales and activities, and where the heritage, character and *pedestrian* amenity is maintained or enhanced.

The zone will enable a broad range of commercial, community and hospitality activities to establish in the centre to provide goods and services for the local community. The centre zone provides for different types and scale of *commercial activities* and *commercial service activities*, that range from fine grain retail through to larger format. Although some of the larger scale activities may require *vehicle access* and parking, the built form of the town centre is managed to be *pedestrian* orientated. On-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape. Outdoor storage is also restricted and *commercial activities* that require large areas of outdoor storage or are *yard* based are discouraged in the Local Centre Zone.

Residential or accommodation activities and offices provide for urban living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the local centre but need to be appropriately located so that they complement rather than compete with *commercial activities*. These activities also have the potential to detract from the commercial character of the streetscape, in particular along the *pedestrian frontages* of the core which are characterised by fine grain retail.

The local centre adjoins the statutorily acknowledged Mataura River and the nearby Mataura Falls/Te Au Nui Pihapiha Kanakana that are significant natural features of the District, and of particular cultural importance to Ngāi Tahu. The proximity and connection to the *river* is an amenity feature for the centre that could be enhanced.

Core Precinct (PREC4)

The Core Precinct of the Local Centre Zone encompasses the central shopping area around Bridge Street. The purpose of the precinct is to provide a focal point for the centre, where most of the fine grain retail and *pedestrian* activity is centred, and where the streetscape has a *historic character* with a number of scheduled heritage *buildings*. Specific design provisions apply providing for the amenity of a *pedestrian* orientated streetscape to be maintained or enhanced. The built form in the core precinct is also managed to maintain or enhance the look and feel of the historic streetscape character.

The objectives, policies, and rules specific to the Local Centre Core Precinct apply in addition to the provisions of the underlying Local Centre Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

LCZ-O1 Activities within the Local Centre Zone provide for and encourage a range of commercial and community activities to support the needs of the Mataura community.

LCZ-O2 The activities within the Local Centre Zone contribute positively to the heritage, cultural identity, vibrancy, sense of community, sustainability and resilience of Mataura, and the *adaptive re-use* of existing *buildings* is encouraged.

LCZ-O3 The Local Centres Zone does not detract from, or undermine, the vibrancy and functionality of the Town Centre Zone.

LCZ-PREC4-O1 The Local Centre Core Precinct is a vibrant *pedestrian* orientated attractive streetscape that provides a fine grain retail experience, where the amenity, heritage values, *historic character* and appearance of the Local Centre is maintained or enhanced.

Policies

LCZ-P1 Enable a range of commercial and community activities that contribute positively to the vibrancy, amenity and character of the local centre, including commercial operations or community uses that require larger floorplates and/or *vehicle access* in the areas outside the Local Centre Core Precinct.

TCZ-P1 Provide for medium density residential and accommodation activities within the Local Centre, where *residential units* are located above ground floor or the rear of *sites*, *outdoor living space* is provided, and units have *acoustic treatment* so that *reverse sensitivity effects* are managed in

relation to surrounding activities.

LCZ-P2 Provide for built development in the Local Centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation and screening or landscaping;
2. is of an appropriate scale, design and proportion to be sympathetic to heritage values and to the surrounding residential *environment*;
3. promote the *adaptive re-use* of existing *buildings*;
4. do not require large areas for outdoor storage of goods or materials;
5. provides for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*; and
6. ~~responds to the underlying relationship Ngāi Tahu hold with the natural *environment*~~ recognises and incorporates Ngāi Tahu history and association with Mataura and the Gore area in building layout and design and maintenance of greenspace.

LCZ-P3 Provide opportunities for enhanced public *access* to the Mataura River through the provision of *esplanade reserves* at the time of *subdivision*, and have appropriate *setbacks* to waterways to maintain and enhance their amenity, environmental, and Ngāi Tahu cultural values and natural character.

LCZ-P4 Enable the use of reserve *land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

LCZ-P5 Encourage the urban design of a streetscape, with *land transport infrastructure* such as *street furniture* and artwork, that contributes to the unique Ngāi Tahu cultural identity of the district.

LCZ-P6 Manage on-*site car parking activities* so that these do not detract from the *pedestrian* orientated streetscape, and ensure that these spaces are attractive and safe by their design, layout, visual integration and relief.

LCZ-P7 Manage activities which are potentially compatible with the purpose and predominant character of the Local Centre Zone having regard to whether:

1. the activity will improve community access to goods, services or *community facilities* and provide for the community's social and/or economic needs;
2. the activity intensity and scale compromise enabled activities in the zone;
3. the scale, design and layout of the activity is compatible with the character and amenity of the centre;
4. the design and location of any parking areas, *vehicle access* and servicing arrangements maintain streetscape amenity and do not compromise *pedestrian* safety;
5. there is adequate existing and/or planned *infrastructure* to service the activity;

6. the compatibility with surrounding activities, including *reverse sensitivity effects* and the potential conflict with and proximity to the residential zone;
7. the activity compromises the vitality and functionality of the Town Centre Zone.

LCZ-P8 Avoid activities establishing in the local centre that are:

1. incompatible with the anticipated purpose, character and *amenity values* of the Local Centre Zone; or
2. which do not contribute positively to the vibrancy of the local centre such as:
   (a) storage; or
   (b) activities that have a *yard* requirement; or
   (c) manufacturing components; or
   (d) have the potential to cause objectionable or noxious *effects.*

LCZ-PREC4-P1 Enable a range of small scale commercial, hospitality and community activities that contribute positively to the vibrancy of the Local Centre Zone and fine grain retail experience at the *pedestrian* focused core.

LCZ-PREC4-P2 Enable a mix of compatible activities that are not service or retail focused to locate in the upper levels of *buildings* on *pedestrian frontages* within the Local Centre Zone to contribute to the vibrancy of the centre.

LCZ-PREC4-P3 Manage *demolitions*, new *buildings*, and *alterations* and *additions* to the façade above the veranda within the Local Centre Core Precinct to ensure:

1. *buildings* and features that contribute to *historic character* of the streetscape are retained;
2. sympathetic work that is in response to a *natural hazard* and health and safety risk, such as earthquake strengthening are provided for;
3. development is sympathetic to the *historic character* of the local centre and the heritage values of any adjoining scheduled *heritage item*.

LCZ-PREC4-P4 Require *buildings* within the Local Centre Core Precinct to contribute to a vibrant retail area and provide for a high amenity *pedestrian* streetscape through *building* orientation and design by ensuring:

1. active *building* frontages with a high degree of intervisibility and connection to the street are provided;
2. public *pedestrian access* is provided from the front and service areas to the rear;
3. *vehicle accesses* are excluded from *pedestrian frontages*;
4. continuous verandas are provided for shade and weather protection.

LCZ-PREC4-P5 Avoid activities within the Local Centre Core Precinct that require larger floorplates, outdoor storage or are vehicle orientated, including

avoiding any *vehicle access* on to *pedestrian frontages* or on-*site car parking activities.*

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

LCZ-R1	***Retail Activity***	
LCZ-R2	***Commercial Service Activity***	
LCZ-R3	***Food and Beverage Activity***	
LCZ-R4	***Healthcare Activity***	
LCZ-R5	***Educational Facility***	
LCZ-R6	***Community Facility***	
All areas	**LCZ-R1 to LCZ-R6** **Activity status:** Permitted Where: 1. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers*. 2. Any new, relocated, or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the vibrancy, urban quality and character of the local centre. 2. The *effects* on the character and *amenity values* of the streetscape. 3. The nature and location of existing development and the compatibility with the context of activities in the surrounding area. 4. The matters of discretion of the infringed standard.
LCZ-R7	***Office Activity***	
LCZ-R8	***Visitor Accommodation* Activity**	
LCZ-R9	***Community Corrections Activity***	
All areas including the	**LCZ-R7 to LCZ-R9**	**Activity status where compliance is not achieved with:** **LCZ-R7 to LCZ-R9(1) or LCZ-R7 to LCZ-R9(2):** Restricted

precinct	**Activity status:** Permitted 1. Any new, relocated, or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11. 2. The *visitor accommodation* activity complies with *Noise* Standard NOISE-S3 *Acoustic treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.
PREC4 Local Centre Core Precinct	3. Where located along an identified *pedestrian frontage* the activity is not located on the ground floor of the *building*, other than areas: (a) open to the general public; (b) used for a personal service element of the activity; or (c) used for *access*.	**Activity status where compliance is not achieved with:** **LCZ-R7 to LCZ-R9(3):** Restricted Discretionary **Matters of discretion:** 2. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the *pedestrian* core. 3. Whether the *site* has multiple *road boundaries*, and the orientation of the *building* in relation to the hierarchy of these *roads*. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. The nature and location of existing development and the compatibility with the context of activities in the surrounding area.

LCZ-R10	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. The *Residential Activity*, other than an area used solely for *access*, is: (a) not located on the ground floor of the *building;* or (b) no part fronts onto a public space, including *roads*. 3. Any new, relocated, or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S9 ~~and~~ LCZ-S10 and LCZ-S11. 2. The *residential activity* complies with *Noise* Standard NOISE-S3 *Acoustic treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	**Activity status where compliance is not achieved with:** **LCZ-R10(1):** Discretionary **LCZ-R10(2) or LCZ-R10(3):** Restricted Discretionary **Matters of discretion** 1. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the *pedestrian* core. 2. The *pedestrian* amenity, urban quality and commercial character of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 5. The matters of discretion of any infringed standard.

LCZ-R11	*Entertainment and Hospitality Activity*	
All areas	**Activity status:** Permitted Where: 1. The activity wholly takes place within a *building*; and 2. Any new, relocated, or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 2. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 3. The use of any outdoor areas, the compatibility with surrounding uses, and amenity *effects* including *noise*. 4. The matters of discretion of any infringed standard.

LCZ-R12	Use of Reserve Land	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

LCZ-R13	*Building* activity	
PREC4 Local Centre Core Precinct	**Activity status:** Permitted 1. Any *building* construction, erection, *demolition*, *alteration* or *addition* is permitted where the *building* works do not: (a) remove a *building*; or (b) construct a new *building*; or (c) alter or add to the existing façade above the veranda. **Note:** This rule does not apply to scheduled heritage *buildings*	**Activity status where compliance not achieved with:** **LCZ-R12(1):** Controlled 3. Where the works are for the purpose hazard mitigation or protection including: (b) Earthquake strengthening (c) Flood mitigation (d) Fire protection and are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements. **Matters of control:** 1. The timing and duration of construction works and construction *effects*, including visual *effects*. 2. The sympathy of the design and compatibility of the *alterations*, *additions* or new *building* with the existing historic streetscape having particular regard to: (a) The location and scale; and (b) the form and materials. 3. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works. **Activity status where compliance not achieved with:** **Controlled activity rule LCZ-R12(3):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage, amenity and character of the locality.

		2. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 3. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 4. The matters of control under LCZ-R12(3). 5. The contribution of the *building* to the *historic character* of the local centre and whether important features are retained or enhanced. 6. The reasons for the removal of the *building* and, if it contributes to *historic character*, the reasonable alternatives and the extent to which it poses a risk to the safety of persons or property.
All areas	2. Any new, relocated, or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11.	**Activity status where compliance not achieved with LCZ-R12(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

LCZ-R14	***Car parking activity***	
PREC4 Local Centre Core Precinct	**Activity status:** Restricted Discretionary Where: 1. The activity is not located within PREC Local Centre Core Precinct.	**Activity status where compliance is not achieved with:** **LCZ-R13(1):** Non-complying
All areas	2. Any new, relocated, or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 ~~and~~ LCZ-S8 and LCZ-S11. **Matters of discretion:** 1. The extent to which the location and design of the car parking area is visually integrated with the surrounding area. Whether the car parking area is designed to incorporate *Crime Prevention through Environmental Design (CPTED)* principles, including encouraging surveillance, effective lighting, management of public areas and *boundary* demarcation. 2. The extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief.	**Activity status where compliance is not achieved with:** **LCZ-R13(2):** Discretionary

LCZ-R15	***Hospital Activities***	
LCZ-R16	***Emergency Services Facility***	
LCZ-R17	***Service Station***	
All areas	**LCZ-R15 to LCZ-R17** **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
LCZ-R18	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

LCZ-S1	Activities within the Core Precinct	
All activities within PREC4 Local Centre Core Precinct	1. The maximum *ground floor area* per tenancy accessible to the public shall not exceed: (a) 100 square metres; and (b) 10 metres in width. *Note: the above dimensions are activity dimensions, not the building dimensions.*	**Activity status where compliance is not achieved:** Restricted discretionary. **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the Core Precinct. 2. The ability to reuse and adapt an existing *building* for the activity. 3. Whether the *site* has multiple *road boundaries*, and if the *building* design or modulation can retain the integrity of the character of the local centre core precinct. 4. The nature, location and design of existing development and the compatibility with anticipated scale, proportion, and context of activities in the surrounding area.

LCZ-S2	Frontages	
All activities	Where a *building* is constructed or altered: 1. All principal *buildings* must be built up to and orientated towards the *road boundary* of the *site*. 2. The principal public entrance to the *building* must be located from the *road boundary*. 3. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*. The strip must be at least 1 metre wide with plantings that will reach a maximum *height* of 1.5m. *Note: This standard does not apply to scheduled heritage buildings*	**Activity status where compliance is not achieved with:** **LCZ-S2(1), LCZ-S2(2) or LCZ-S2(3):** Restricted discretionary **Matters of discretion:** 1. The *pedestrian* amenity, quality and character of the streetscape. 2. The nature, location and design of existing development. 3. The compatibility with anticipated scale, proportion, and context of *buildings* in the surrounding area. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. Whether the *site* has multiple *road boundaries*, and orientation of the *building* in relation to the hierarchy of these *roads*.
All activities within PREC4 Local Centre Core Precinct **excluding Office Activities, Visitor Accommodation and Residential**	4. Where a *building* that fronts a *road boundary* identified as a *pedestrian frontage* is constructed or altered the *building* must: (a) Be built up to the frontage and provide a continuous façade; (b) provide a veranda that: (i) extends along the entire length of the *building* frontage facing the *road boundary*; and (ii) is connected without any break to any existing veranda on an adjoining *site*, unless the adjoining *building* is a scheduled *heritage item*;	**Activity status where compliance is not achieved with:** **LCZ-S2(4):** Restricted discretionary **Matters of discretion:** 6. Matters of discretion 1-5. 7. Whether the *building* design contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the Core Precinct. 8. Whether the *site* has multiple *road boundaries*, and if the

Activities	(c) have visually transparent glazing for the display of goods and services to passing *pedestrians*, which covers a minimum of 75 percent of the ground floor level elevation facing the *road* and that is not painted or obscured; (d) locate all storage areas or service areas within or to the rear of the *building* or in a location where they are not visible from the *road boundary*; and (e) have no *vehicle access* points across the *road boundary*. *Note: This standard does not apply to scheduled heritage items.*	*building* design or modulation can retain the integrity of the character of the local centre core precinct. 9. The *effects* on the quality and character of the streetscape. 10. Traffic *effects* and the safety of *pedestrians*. 11. The extent to which the amenity of *pedestrians* will be adversely affected. 12. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works.
LCZ-S3	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 3 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned Residential; (b) That is a public park or reserve; (c) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that: (i) this standard does not apply to *road* boundaries; (ii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the	**Activity status where compliance is not achieved:** Restricted discretionary. **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the structure can be more appropriately located to minimise adverse visual amenity *effects*.

	boundary, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
LCZ-S4	***Height***	
All activities	1. The *building* must not exceed a maximum *height* of 9 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LCZ-S5	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any *building* must be *setback* at least 2 metres from the	**Activity status where compliance is not achieved:**

	boundary where that *boundary* adjoins a *site*: (a) Zoned Residential; or (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item*; Except that: (i) The setback does not apply to shared *common walls.* (ii) eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600 mm. (iii) a carport or garage may be located 0.5m from a side or rear boundary where wall length doesn't exceed 6m and there is no window or door facing the boundary.	Restricted Discretionary. **Matters of discretion:** 1. The adverse *effects* on the heritage and/or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
LCZ-S6	***Setbacks* to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats.

		4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
LCZ-S7	**Screening**	
All Activities	Screening must be provided for: 1. Any on-site service areas, including rubbish collection areas, or outdoor storage area of goods or materials, that is visible from an adjoining property, public space or *road* must be screened from the property or *road*; and 2. The side or rear *boundary* of a *site* that adjoins a *site* zoned residential, except for where *buildings* share a *common wall* along the *boundary*. The screening must be either: (a) Planting to a minimum depth of 1 metre with species between 1.5m and 2m high; or (b) A solid, close-boarded enclosed fence made with a	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The visual *effects* and amenity of the adjoining *sites*. 3. The nature of the activity, the size and location of service, storage and parking areas, and compatibility with the adjoining activities. 4. The extent to which the activity is able to be screened.

	minimum *height* of 1.6m and a maximum *height* of 2m. 3. Screening shall not obscure emergency or safety signage located on or adjacent to the road boundary or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	
LCZ-S8	**Outdoor storage of goods and materials**	
All Activities excluding Residential Activities	1. Outdoor storage of goods and materials must not: (a) encroach on required loading areas or landscape areas. (b) exceed a *height* of 2 metres. (c) exceed 20 percent *site coverage*.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The location, bulk and scale *effect* on the character and amenity of the adjoining *sites*. 3. The visual *effects* and, the extent of screening and landscaping. 4. The *effect* on the movement of people and vehicles on the *site*. 5. Safety issues.
LCZ-S9	***Outdoor living space***	
Residential Activity	1. Each *residential unit* at ground floor level must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 3m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents; 3. The proximity of alternative opportunities for outdoor

	(iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. Each *residential unit* above ground floor must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	amenity and recreation; 4. The reason for the reduced *outdoor living space*.
LCZ-S10	***Density***	
Residential Activity	1. *Residential units* must not exceed a minimum density of one per 150m^2 of *net site area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the local centre. 2. The urban quality and commercial character of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*.
LCZ-S11	**Setback to rail corridor**	

All Activities	1. Any building no greater than 3m in height shall be setback at least 1m from the legal boundary with the rail corridor of the Main South Line. 2. Any building greater than 3m but no greater than 5m in height shall be setback at least 1.5m from the legal boundary with the rail corridor of the Main South Line. 3. Any building greater than 5m but no greater than 9.5m in height shall be setback at least 2.5m from the legal boundary with the rail corridor of the Main South Line. 4. Any building greater than 9.5m in height shall be setback at least 3.5m from the legal boundary with the rail corridor of the Main South Line.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.