

## LCZ - Local Centre Zone

Local Centres are commercial centres that are located conveniently to service the needs of the surrounding residential catchment. They provide for a range commercial and community activities, and offer services and employment opportunities. These can include supermarkets and medical centres. High intensity housing is also provided for in these centres.

Being mostly located within residential catchments, non-residential activities and developments have the potential to generate adverse environmental effects on adjoining Residential and Open Space and Recreation Zones. Most large format retail, larger commercial and light industrial activities are not anticipated within this zone as they are more appropriately located in the Large Format Retail Zone, the Mixed Use Zone or the Metropolitan Centre Zone.

Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone or a train station. They are identified on the planning maps as Height Increase A and Height Increase B.

Specific sites have been identified where additional controls are necessary to mitigate the adverse effects of buildings and structures on the social, physical and surroundings heritage values of heritage items and heritage settings. They are identified on the planning maps as Height Controls – Heritage. They are qualifying matters under s770 of the RMA.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.

See How the District Plan works for more information.

### Objectives

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

Local Centres are commercial centres that:

1. Service the daily and weekly retailing needs of the surrounding residential catchment; and
2. Accommodate a range of commercial and community activities as well as residential activities.

#### LCZ-O2 Planned urban built environment of the Local Centre Zone

The Local Centre Zone is a safe and attractive urban built environment, that is characterised by:

1. Medium-rise buildings that contribute positively to the surrounding streetscape and residential environment;
2. A greater intensity of built urban form in locations accessible to the Metropolitan Centre Zone or a train station, identified by height increase controls on the planning maps;
3. Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.

#### LCZ-O3 Managing the scale of use and development at Zone interface

Use and development within the Local Centre Zone:

1. Are of an appropriate scale and proportion for the purpose and planned urban built environment of the zone; and
2. Minimize adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.

### Policies

#### LCZ-P1 Appropriate activities

Enable activities that are compatible with the purpose of the Local Centre Zone.

**LCZ-P2 Location of residential activity and residential units**

Enable residential activity where:

1. It is located above ground floor, where located along a primary frontage identified on the planning maps;
2. It provides for an ongoing active frontage at a pedestrian level; and
3. Reverse sensitivity effects on commercial activities are minimized.

**LCZ-P3 Health and well-being for residential activity and residential units**

Enable residential activity and residential units where they provide a healthy urban built environment that provides for people's well-being in respect of:

1. Access to sunlight, daylight and outdoor living space; and
2. Privacy and site design.

**LCZ-P4 Other activities**

Provide for other activities within the Local Centre Zone, including larger-scale activities where:

1. Any significant adverse effects, ~~including reverse sensitivity effects,~~<sup>1</sup> can be avoided, remedied or mitigated;
2. The activity is consistent with the planned urban built environment and does not compromise activities that are enabled within the Local Centre Zone
3. For any retirement village:
  - ~~a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and~~<sup>2</sup>
  - a. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimized;
2. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone.

**LCZ-P5 Inappropriate activities**

Avoid activities that are incompatible with the purpose of the Local Centre Zone

**LCZ-P6 Small scale built development**

Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Local Centre Zone.

**LCZ-P7 Larger scale built development**

Provide for larger-scale built development that:

1. Acknowledges and reflects the planned urban built environment of the Local Centre Zone;
2. Is consistent with the Local Centre Zone Design Guide contained in APP7- Local Centre Zone Design Guide.

**LCZ-P8 Height variation Control**

Enable buildings and structures up to six storeys within a walkable catchment to the Metropolitan Centre Zone and/or a train station, as identified on the planning maps.

**LCZ-P9 Public space interface**

Provide for development that:

1. Ensures any parking, storage and servicing areas are visually unobtrusive and are located preferably within or to the back of the building;
2. Where located along an active street frontage identified on the planning maps, creates a positive interface with the streetscape by ensuring:

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<sup>1</sup> Kāinga Ora [OS76.254]

<sup>2</sup> RVA [OS118.115]

- a. Buildings are oriented towards the front boundary of the site;
- b. A veranda or other form of shelter for pedestrians is provided;
- c. Transparent glazing is incorporated on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and

3. An obvious public entrance is provided; and

Where located adjacent to the Open Space Zone, buildings are encouraged to create a positive interface through the orientation of the building towards that open space.

## **LCZ-P10 Interface with Residential Zones and Open Space and Recreation Zones**

Minimize the adverse effects from use and development within the Local Centre Zone on directly adjoining sites zoned Residential or Open Space and Recreation by ensuring that:

1. Buildings and activities are located and designed to achieve a transition at the zone interface;
2. Buildings are located and designed to minimize shading and privacy effects;
3. Buildings are of a bulk, height and form that minimizes dominance and/or enclosure effects; and
4. Screening and landscaping minimize adverse visual effects.

### **Rules**

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

The Infrastructure chapter contains objectives and policies relevant to activities in proximity of near regionally significant infrastructure.

### **LCZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures**

#### **1. Activity status: Permitted**

Where:

- a. The gross floor area of the new building or structure, or addition to an existing building or structure is no more than 450m<sup>2</sup>; and
- b. Compliance is achieved with:
  - i. LCZ-S1;
  - ii. LCZ-S2;
  - iii. LCZ-S3;
  - iv. LCZ-S4; and
  - v. LCZ-S7.

Except that:

- LCZ-S1, LCZ-S2, LCZ-S3, [LCZ-S4<sup>3</sup>](#), and LCZ-S7 do not apply to alterations and repairs to existing buildings and structures.
- LCZ-S4 does not apply to papakāinga.

#### **2. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R1-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P7.

<sup>3</sup> Foodstuffs [122.14]

**Notification:**

An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.

**3. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R1-1.b.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

**Notification:**

- An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, or LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.
- An application under this rule where compliance is not achieved with LCZ-S4 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

**LCZ-R2 Construction activity**

1. Activity status: **Permitted**

**LCZ-R3 Retail activity**

1. Activity status: **Permitted**

**LCZ-R4 Commercial service activity**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

**2. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R4-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ-R5 Office**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m<sup>2</sup>

**2. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R5-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ-R6 Food and beverage activity**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

**2. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R6-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

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### LCZ-R7 Healthcare activity

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R7-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

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### LCZ-R8 Educational facility

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R8-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

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### LCZ-R9 Community facility

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R9-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

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### LCZ-R10 Visitor accommodation

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R10-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ- R11 Supported residential care activity**

1. Activity status: **Permitted**

**LCZ- R12 Community corrections activity**

1. Activity status: **Permitted**

**LCZ- R13 Conservation activity**

1. Activity status: **Permitted**

**LCZ- R14 Customary harvesting**

1. Activity status: **Permitted**

**LCZ- R15 Papakāinga**

1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;  
 b. The gross floor area of all commercial activities does not exceed 450m<sup>2</sup> per site; and  
 c. The gross floor area of all community facilities does not exceed 450m<sup>2</sup> per site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R15-1.a.

Matters of discretion are restricted to:

1. The matters in PK-P2.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R15-1.b. or LCZ-R15-1.c

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ- R16 Residential activity and residential unit, excluding papakāinga**

**1. Activity status: Permitted**

Where:

- a. No more than three residential units occupy the site; and
- b. Compliance is achieved with
  - i. LCZ-S5; and
  - ii. LCZ-S6.

**2. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-R16-1.a.

Matters of discretion are restricted to:

1. The matters in LCZ-P7.

**Notification:**

An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

**3. Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with LCZ-S5 and LCZ-S6.

Matters of discretion are restricted to

1. The matters of discretion of any infringed standard.

**Notification:**

- An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

**LCZ- Supermarket  
R17****1. Activity status: Permitted<sup>4</sup>**Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>.

**2. Activity status: Restricted discretionary**Where:

- a. Compliance is not achieved with LCZ-R17-1.a<sup>5</sup>

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ- Emergency service facility  
R18****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

<sup>4</sup> Foodstuffs [122.13], Woolworths [120.10]

<sup>5</sup> Ibid

**LCZ-  
R19 Retirement village**1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LCZ-  
R20 Integrated retail activity**1. Activity status: **Restricted discretionary**

Where:

- a. The gross floor area of all stores and/or tenancies on the site do not exceed 450m<sup>2</sup>.

Matters of discretion are restricted to:

1. The matters in LCZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

2. Activity status: **Discretionary**

Where:

- a. Compliance is not achieved with LCZ-R20-1.a.

**LCZ-  
R21 Entertainment facility**1. Activity status: **Discretionary****LCZ-  
R22 Large format retail activity, ~~excluding supermarkets~~**1. Activity status: **Discretionary****LCZ-  
R23 Drive-through activity**1. Activity status: **Discretionary****LCZ-  
R24 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying**1. Activity status: **Discretionary****LCZ-  
R25 Trade supplier**1. Activity status: **Non-complying****LCZ-  
R26 Industrial activity**1. Activity status: **Non-complying****LCZ-  
R27 Primary production**1. Activity status: **Non-complying****LCZ-  
R28 Rural activities other than primary production**



1. Activity status: **Non-complying**

**Standards**

**LCZ-S1 Height**

1. All buildings and structures must not exceed a maximum height above ground level of:
- a. 18m; or
  - b. 22m on sites subject to the Height Increase A identified on the planning maps; or
  - c. 12m on sites subject to Height Control – Heritage B shown on the planning maps.

Except that:

- o Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.

This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 1m;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.
- Lift overruns provided these do not exceed the height by more than 1m.

**LCZ-S2 Height in relation to boundary**

1. All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.

Except that:

Matters of discretion are restricted to:

- 1. The location, design and appearance of the building or structure;
- 2. Loss of sunlight to adjacent public space;
- 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
- 4. Wind effects on the safety and amenity of the adjacent public space;
- 5. Shading to surrounding buildings;
- 6. The planned urban built environment; and
- 7. Whether an increase in building height results from a response to natural hazard mitigation

Except that:

On sites where LCZ-S1-1.c applies and the building or structure height otherwise complies with LCZ-S2-1.a , or LCZ-S2-1.b, as appropriate:

Matters of discretion are restricted to:

- 1. The matters in HH-P17.

Matters of discretion are restricted to:

- 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
- 2. The location, design and appearance of the building or structure;
- 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and
- 4. Whether topographical or other site constraints make compliance with the standard impractical.

- Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- A boundary with a road;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.

### LCZ-S3 Setback

1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a Medium Density Residential Zone, High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

2. Buildings and structures must not be located within a 1.5m setback from a boundary with a rail corridor.

LCZ-S3-1 does not apply to:

- One accessory building or structure less than 2m in height and less than 7m long per site; or
- Fences or standalone walls.

### LCZ-S4 Active street frontages

1. For sites with primary frontages and building lines identified on the planning maps, all buildings must be built up to and oriented towards the identified building line and provide a veranda that:

- Extends along the entire length of the building frontage;
- Provides continuous shelter with any adjoining veranda; and

Matters of discretion are restricted to:

1. Screening, planting and landscaping of the building or structure;
2. The amenity of adjoining Residential or Open Space and Recreation sites;
3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site; and
4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.

Except that:

On sites where LCZ-S3-2 applies, and the building or structure setback otherwise complies with LCZ-S3-1:

Matters of discretion are restricted to:

1. The safe and efficient operation of the rail network.

Matters of discretion are restricted to:

1. Whether the building promotes a positive interface with the street, community safety and visual interest;
2. Whether the building promotes a positive interface with the Open Space Zone;
3. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and

- c. Has a minimum setback of 500mm from any kerb face.
- 2. For sites with primary frontage controls identified on the planning maps:
  - a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and
  - b. The principal public entrance to the building must be ~~located on~~ orientated to<sup>6</sup> boundary.
- 3. For sites with secondary frontage controls identified on the planning maps:
  - a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing.

Except that:

- This standard does not apply to existing service stations.

**LCZ-S5 Location of residential units**

- 1. Along boundaries with primary street frontage controls identified in the planning maps, all residential units must be located above ground floor.

**LCZ-S6 Outdoor living space**

- 1. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:
  - a. Where located at ground level, has no dimension less than 3m; and
  - b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and
  - c. Is accessible from the residential unit; and
  - d. May be—
    - i. Grouped cumulatively by area in 1 communally accessible location; or
    - ii. Located directly adjacent to the unit; and
    - iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas.

- 4. Whether topographical or other site constraints make compliance with the standard impractical.

Matters of discretion are restricted to:

- 1. The amenity and quality of the streetscape; and
- 2. Whether the location of the residential units; promote an active frontage, community safety and visual interest at the pedestrian level;
- 3. Whether the design could facilitate conversion to commercial use so as not to foreclose future options.

Matters of discretion are restricted to:

- 1. Whether adequate useable space is provided on-site to accommodate outdoor activities;
- 2. Whether topographical or other site constraints that make compliance with the standard impractical; and
- 3. Proximity of the residential unit to accessible public open space

<sup>6</sup> Foodstuffs [122.14]

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2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
    - a. Is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and
    - b. Is accessible from the residential unit; and
    - c. May be—
      - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
      - ii. Located directly adjacent to the unit.
  3. Except that the following alternative outdoor living space standards can be applied:
    - a. Ground floor residential units can be provided with a balcony of at least 8m<sup>2</sup> and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under LCZ-S6-1 above. The upper level balcony must:
      - i. Be directly connected to and accessible from the living or dining room of the unit served, and
      - ii. Located to the west, north, or east of the unit served.
      - iii. One-bedroom residential units above ground can be provided with a balcony of at least 5m<sup>2</sup> instead of an outdoor living space in the form of a balcony, patio, or roof terrace of 8m<sup>2</sup> under LCZ-S6-2 above, subject to being:
        1. Directly connected to and accessible from the living or dining room of the unit served; and
        2. Located to the west, north, or east of the unit served.
    - b. A ground floor apartment can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m<sup>2</sup>; and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under LCZ-S6-1 above:
      - a. Is provided as a shared outdoor living space with other apartments on the site; and
      - b. The shared outdoor living space is open to the north.
    - c. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under LCZ-S6-2.
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Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units. This standard does not apply to papakāinga.

### **LCZ-S7 Screening and landscaping of service areas, outdoor storage areas and parking areas**

1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where it is visible from any:

- a. Public road;
- b. Other public space; and
- c. Directly adjoining site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

2. Any on-site parking area must:

- a. Be fully screened by a 1.8m high fence or landscaping from any directly adjoining site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.
- b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.

Except that:

- The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;
2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;
3. The service and storage needs of the activity; and
4. The size and location of service, storage and parking areas