

6A Neighbourhood Centre Zone – NCZ

NCZ – PREC1-PSP: Neighbourhood Centre Zone - Peacocke

This chapter is subject to the following plan changes:

Plan Change 5 – Peacocke Structure Plan decisions with new text underlined and deleted text removed.

*The following **provisions** have legal effect under Section 86B (3) of the RMA*

NCZ – PREC1-PSP: PURPOSE

Business resources commonly group around a series of centres in Hamilton and include activities such as retailing, offices, business and financial services, manufacturing, warehousing and associated parking, storage and display areas. These areas and the infrastructure that serves them are significant public and private resources and influence the urban form and function of all parts of the City.

The grouping of business activities into centres provides an environment that will draw in other business and facilities. This agglomeration results in productivity gains arising from economies of scale and efficiencies of inter-connectedness.

The focus of the business centres' hierarchy is to manage existing centres to ensure they retain and enhance their function, vitality, viability and amenity as focal points for a diverse range of activities needed by the community. Ongoing public investment is a significant element in any centres-based strategy.

A centre is a cohesive or integrated set (cluster) of diverse land-use (business) activities, characterised by high pedestrian levels in a high-amenity public environment and supported by efficient and accessible passenger transport, infrastructure and services.

A business centres' hierarchy has been developed that comprises six tiers. The overall aim being to re-establish the primacy of the Hamilton Central City and define its relationship with the sub-regional centres and suburban centres, and other centres.

The Neighbourhood Centre Zone (NCZ) provides for small scale commercial and community activities service that service the needs of the immediate residential neighbourhood.

Plan Change 5 Peacocke
Structure Plan

NCZ – PREC1-PSP: OBJECTIVES

REFERENCE	OBJECTIVE	RELEVANT POLICIES
NCZ – PREC1-PSP: O1	A distribution of locally based centres that provide services and health-care services capable of meeting the day-today needs of their immediate neighbourhoods.	<u>NCZ– PREC1-P: P1</u> <u>NCZ– PREC1-P: P2</u> <u>NCZ– PREC1-P: P3</u>

NCZ – PREC1- PSP: O2	<u>Neighbourhood centres in the Peacocke Structure Plan Area are located in close proximity to recreational areas and act as activity nodes for walkable neighbourhood catchments.</u>	<u>NCZ– PREC1-P: P4</u>
NCZ – PREC1- PSP: O3	<u>Neighbourhood Centres in the Peacocke Structure Plan Area are attractive, high amenity and pedestrian-focused environments.</u>	<u>NCZ– PREC1-P: P5</u>

NCZ – PREC1-P: POLICIES

Plan Change 5
Peacocke Structure
Plan

NCZ– PREC1- PSP: P1	Activities within neighbourhood centres principally serve their immediate neighbourhood.
NCZ– PREC1- PSP: P2	The scale and nature of activities within neighbourhood centres shall not generate significant adverse amenity effects on surrounding residential areas and transport networks.
NCZ– PREC1- PSP: P3	Residential activities above ground floor commercial uses are encouraged as part of mixed use development where quality on-site amenity is achieved.
<u>NCZ– PREC1- PSP: P4</u>	<u>Neighbourhood centres in the Peacocke Structure Plan Area are located in accordance with the Peacocke Structure Plan.</u>
<u>NCZ– PREC1- PSP: P5</u>	<u>Neighbourhood Centres in the Peacocke Structure Plan Area are designed to:</u> <ol style="list-style-type: none"> 1) <u>Establish a sense of place and integrate with the public realm.</u> 2) <u>Contribute to a high amenity and safe walkable environment.</u> 3) <u>Provide active frontages that encourage pedestrian activity on the ground floor.</u> 4) <u>Minimise off street parking along the street frontage.</u> 5) <u>Incorporate public transport stops where located adjacent to public transport routes.</u>

NCZ – PREC1-PSP: RULES - ACTIVITY STATUS

Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

<u>NCZ– PREC1-PSP: R1</u>	<u>Alterations and Additions</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <ol style="list-style-type: none"> 1. <u>NCZ R46-R52</u> 2. <u>Building alterations and additions shall either:</u> <ol style="list-style-type: none"> i. <u>Not be visible from any public space, or</u> ii. <u>Not result in more than 25m² of</u> 	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>A - General</u>



	<u>additional gross floor area to the existing building.</u>	
--	--	--

NCZ – PREC1-PSP: R2	Minor works	
Neighbourhood Centre Zone	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>

Plan Change 5
Peacocke Structure Plan

NCZ – PREC1-PSP: R3	Demolition or removal of existing buildings	
Neighbourhood Centre Zone	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>

NCZ – PREC1-PSP: R4	Ancillary office	
Neighbourhood Centre Zone	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A – General</u>

NCZ – PREC1-PSP: R5	Ancillary retail	
Neighbourhood Centre Zone	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u>



	<u>PER-1</u> 2. <u>NCZ R46-R52</u>	<u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>
--	---------------------------------------	--

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1- PSP: R6</u>	<u>Retail</u>			
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u> <u>PER-2</u> 1. <u>The GFA is less than 150m² per tenancy.</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A – General</u>	<u>Activity Status where compliance is not achieved with PER-2: Discretionary</u> <u>Where:</u> <u>DIS-1:</u> 1. <u>The GFA is less than 400m² per tenancy.</u>	<u>Activity Status where compliance is not achieved with DIS-1: Non- Complying</u>

<u>NCZ – PREC1- PSP: R7</u>	<u>Banks</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u> <u>PER-2</u> 1. <u>The GFA is less than 200m²</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A – General</u>	<u>Activity Status where compliance is not achieved with PER-2: Non- Complying</u>

<u>NCZ – PREC1- PSP: R8</u>	<u>Restaurants, cafes and licensed premises</u>		
--	--	--	--

DISTRICT PLAN

<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p>Where the following are complied with:</p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>NCZ R46-R52</u> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 200m²</u> 	<p><u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A - General</u> 	<p><u>Activity Status where compliance is not achieved with PER-2:</u> <u>Discretionary</u></p>
---	--	--	---

<u>NCZ – PREC1- PSP: R9</u>	<u>Food and beverage outlets</u>		
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p>Where the following are complied with:</p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>NCZ R46-R52</u> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <u>A GFA less than 200m²</u> 	<p><u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A - General</u> 	<p><u>Activity Status where compliance is not achieved with PER-2:</u> <u>Discretionary</u></p>

<u>NCZ – PREC1- PSP: R10</u>	<u>Gymnasium on the ground floor</u>		
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p>Where the following are complied with:</p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>NCZ R46-R52</u> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 250m²</u> 	<p><u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A - General</u> 	<p><u>Activity Status where compliance is not achieved with PER-2:</u> <u>Non-Complying</u></p>

<u>NCZ – PREC1- PSP: R11</u>	<u>Gymnasiums above ground floor</u>		
-------------------------------------	---	--	--



DISTRICT PLAN

<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u>
	<p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>

<u>NCZ – PREC1- PSP: R12</u>	<u>Passenger transport facility</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u>
	<p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A – General</u></p>

<u>NCZ – PREC1- PSP: R13</u>	<u>Healthcare services</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u>	<u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u>	<u>Activity Status where compliance is not achieved with RDIS-1: Discretionary</u>
	<p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>1. <u>NCZ R46-R52</u></p> <p><u>PER-2</u></p> <p>2. <u>Is above ground floor; or</u></p> <p>3. <u>The Gross Floor Area is less than 250m²</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A – General</u></p> <p><u>Activity Status where compliance is not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <p>1. <u>The GFA is 1,000m² or less</u></p> <p><u>Matters of discretion are restricted to:</u></p>	



		1. <u>C – Character and Amenity</u>	
--	--	-------------------------------------	--

<u>NCZ – PREC1- PSP: R14</u>	<u>Childcare facility</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A – General</u>	

<u>NCZ – PREC1- PSP: R15</u>	<u>Community centres</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>	

<u>NCZ – PREC1- PSP: R16</u>	<u>Tertiary education and specialized training facilities above ground floor</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>	

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1- PSP: R17</u>	<u>Tertiary education and specialized training facilities at ground floor</u>		
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u>	<u>Activity Status where compliance is not achieved with PER-1:</u>	<u>Activity Status where compliance is not achieved with PER-2:</u> <u>Non-Complying</u>



	<p><u>PER-1</u></p> <p>1. <u>NCZ R46-R52</u></p> <p><u>PER-2</u></p> <p>1. <u>The GFA is less than 250m²</u></p>	<p><u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>	
--	---	--	--

<u>NCZ – PREC1-PSP: R18</u>	<u>Public art</u>		
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>	

<u>NCZ – PREC1-PSP: R19</u>	<u>New buildings*</u>		
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <p>1. <u>NCZ R46-R52</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>B – Design and Layout</u></p> <p>2. <u>C – Character and Amenity</u></p> <p>3. <u>P – Peacocke Structure Plan</u></p>	<p><u>Activity Status where compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>	

<u>NCZ – PREC1-PSP: R20</u>	<u>Accessory buildings *</u>		
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <p>1. <u>NCZ R46-R52</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>B – Design and Layout</u></p>	<p><u>Activity Status where compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A – General</u></p>	



	<ol style="list-style-type: none"> 2. <u>C – Character and Amenity</u> 3. <u>P – Peacocke Structure Plan</u> 	
--	--	--

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1-PSP:</u> <u>R21</u>	<u>Ancillary residential units*</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <ol style="list-style-type: none"> 1. <u>NCZ R46-R52</u> 	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>A – General</u> 2. <u>B – Design and Layout</u> 3. <u>C – Character and Amenity</u> 4. <u>P – Peacocke Structure Plan</u>

<u>NCZ – PREC1-PSP:</u> <u>R22</u>	<u>Apartment building (Peacocke Precinct)</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <ol style="list-style-type: none"> 1. <u>NCZ R46-R52</u> <u>PER-2</u> <ol style="list-style-type: none"> 1. <u>Residential Units are not located on the ground floor.</u> 	<u>Activity Status where compliance not achieved with PER -1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>A – General</u> 2. <u>B – Design and Layout</u> 3. <u>C – Character and Amenity</u> 4. <u>P – Peacocke Structure Plan</u> <u>Activity Status where compliance not achieved with PER-2: Discretionary</u>

<u>NCZ – PREC1-PSP:</u> <u>R23</u>	<u>Service industry</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Discretionary</u>	<u>Activity Status where compliance not achieved:</u>



	<p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Not applicable.</u></p>
--	---	-------------------------------

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1-PSP:</u> <u>R24</u>	<u>Emergency service facility</u>	
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Activity Status where compliance not achieved:</u></p> <p><u>Not applicable.</u></p>

<u>NCZ – PREC1-PSP:</u> <u>R25</u>	<u>Yard based retail</u>	
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1:</u></p> <p>1. <u>The GFA is less than 400m²</u></p> <p>2. <u>NCZ R46-R52.</u></p>	<p><u>Activity Status where compliance not achieved with DIS-1-1:</u></p> <p><u>Non-Complying</u></p> <p><u>Activity Status where compliance not achieved with DIS-1-2:</u></p> <p><u>Not applicable.</u></p>

<u>NCZ – PREC1-PSP:</u> <u>R26</u>	<u>Single dwellings</u>	
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Non-Complying</u></p>	<p><u>Activity Status where compliance not achieved:</u></p> <p><u>Not applicable.</u></p>

<u>NCZ – PREC1-PSP:</u> <u>R27</u>	<u>Duplex dwellings</u>	
<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <p>1. <u>NCZ R46-R52</u></p>	<p><u>Activity Status where compliance not achieved:</u></p> <p><u>Not applicable.</u></p>



<u>NCZ – PREC1-PSP:</u> <u>R28</u>	<u>Terrace dwellings (Peacocke Precinct)</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u> <u>DIS-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<u>NCZ – PREC1-PSP:</u> <u>R29</u>	<u>Residential centres</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u> <u>DIS-1</u> 1. <u>NCZ R46-R52</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1-PSP:</u> <u>R30</u>	<u>Offices</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u> <u>DIS-1:</u> 1 <u>The GFA is less than 250m² per site</u> 2 <u>NCZ R46-R52</u>	<u>Activity Status where compliance not achieved with DIS-1:</u> <u>Non-Complying</u> <u>Activity Status where compliance not achieved with DIS-1-2:</u> <u>Not applicable</u>

<u>NCZ – PREC1-PSP:</u> <u>R31</u>	<u>Industrial activity, excluding light or service industry</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<u>NCZ – PREC1-PSP:</u> <u>R32</u>	<u>Industrial activity: noxious or offensive activities</u>	
---	--	--



<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>
---	--	--

<u>NCZ – PREC1-PSP: R33</u>	<u>Light industry</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R34</u>	<u>Transport depot</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

Plan Change 5
Peacocke Structure
Plan

<u>NCZ – PREC1-PSP: 35</u>	<u>Research and innovation activities</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R36</u>	<u>Supermarket</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R37</u>	<u>Building Improvement Centres</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R38</u>	<u>Wholesale retail and trade supplies</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>



<u>NCZ – PREC1-PSP: R39</u>	<u>Commercial places of assembly, including cinemas and bowling alleys</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R40</u>	<u>Drive-through services, including automotive fuel retailing</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R41</u>	<u>Parking lots and parking buildings</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R42</u>	<u>Hospital</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R43</u>	<u>Visitor accommodation at Ground floor</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>NCZ – PREC1-PSP: R44</u>	<u>Visitor accommodation above ground floor</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <u>1. NCZ R46-R52</u>	<u>Activity Status where compliance not achieved with PER-1: Discretionary</u>

<u>NCZ – PREC1-PSP: R45</u>	<u>Total Gross Floor Area in each Neighbourhood Centre</u>	
------------------------------------	---	--



<u>Neighbourhood Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> 1. <u>The total GFA of the following activities does not exceed 800m² within a Neighbourhood Centre:</u> <ol style="list-style-type: none"> a. <u>Ancillary Retail</u> b. <u>Retail</u> c. <u>Banks</u> d. <u>Restaurants, cafes and licensed premises</u> e. <u>Food and Beverage Outlets</u> <p><u>Note: The activities listed above are still subject to relevant Activity Status standards and Development standards</u></p>	<p><u>Activity Status where compliance is not achieved with PER-1: Non-Complying</u></p>
---	---	--

NCZ – PREC1-PSP: RULES - DEVELOPMENT STANDARDS

Plan Change 5 Peacocke Structure Plan

NCZ – PREC1-PSP: R46 Maximum building height

	<u>Location</u>	<u>Height limit (max)</u>
1)	<u>Neighbourhood Centre Zone.</u>	<u>16m</u>

NCZ – PREC1-PSP: R47 Height in Relation to Boundary

1)	<u>For the transport corridor boundary, the top storey of any building over 12m in height shall be setback by a minimum of 3m.</u>
2)	<u>Where any boundary adjoins a Medium Density Residential Zone, no part of any building shall penetrate a height control plane rising at an angle of 60 degrees beginning at an elevation of 4m above the boundary.</u>
3)	<u>Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from R47-1) and 2) above.</u>

NCZ – PREC1-PSP: R48 Building setbacks



	Boundaries	Minimum distance
1)	<u>Front boundary.</u>	<u>0m</u>
2)	<u>Side and rear boundaries.</u>	<u>1.5m where the boundary adjoins a Medium Density Residential Zone</u>
3)	<u>Waikato Riverbank and Gully Hazard Area.</u>	<u>6m (applies to buildings and swimming pools)</u>
1)	<u>Significant Bat Habitat Area.</u>	<u>5m</u>

Plan Change 5 Peacocke Structure Plan

NCZ – PREC1-PSP: R49 Service Areas

1)	<p><u>Any building shall provide service areas as follows.</u></p> <ul style="list-style-type: none"> a) <u>At least one service area of not less than 10m² or 1% of the gross floor area of the building, whichever is the greater.</u> b) <u>Any additional service areas shall not:</u> <ul style="list-style-type: none"> i. <u>Be less than 5m².</u> ii. <u>Have a minimum dimension of less than 2.5m.</u> c) <u>Any outdoor service area shall be maintained with an all-weather, dust-free surface.</u> d) <u>A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.</u> e) <u>Any service area shall not encroach on to areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).</u> f) <u>Be located away from public view or otherwise screened by fencing and landscaping.</u>
----	---

NCZ – PREC1-PSP: R50 Outdoor Storage

1)	<p><u>Any outdoor storage area used for the storage of goods or materials shall:</u></p> <ul style="list-style-type: none"> a) <u>Be laid out and used in a manner that does not conflict with vehicle access.</u> b) <u>Be maintained with an all-weather, dust-free surface.</u> c) <u>Be located outside of the front building line and screened from public view.</u> d) <u>Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).</u>
----	---

NCZ – PREC1-PSP: R51 Residential Development

Plan Change 5 Peacocke Structure Plan

1)	<u>Only one ancillary residential unit is allowed per site.</u>
2)	<u>Except for providing an entrance, no residential activities shall be undertaken at ground-floor level.</u>
3)	<u>The following standards shall apply to residential units, including apartments above ground floor and residential centres. Unless specifically noted, they do not apply to visitor accommodation.</u>



- 4) **Outdoor Living Areas**
- a) Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:
 - For the exclusive use of each residential unit.
 - Readily accessible from a living area inside the residential unit, and
 - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - b) Communal open space for 4 or more residential units and apartment buildings shall be:
 - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - For the shared use of all residents on the site, and
 - Readily accessible from all residential units on site.
 - c) Outdoor living areas for residential units shall have areas and dimensions as follo

Plan Change 5
Peacocke Structure
Plan

<u>Residential units</u>	<u>Outdoor living area per residential unit</u>	<u>Shape</u>
<u>Apartments and ancillary residential units</u>	<u>8m²</u>	<u>No dimension less than 1.8m</u>

Note

- 1. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.
- 2. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

- 5) **Storage Areas**
- a) Each residential unit shall be provided with a storage area:
 - Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
 - A minimum of 1.8m long by 1m high by 1m deep.
- Note**
- 1. The provision of a private, secure garage accessible only by the occupiers of the residential unit is considered to meet this requirement. (A shared parking garage is not sufficient to meet this standard).

- 6) **Residential Unit Size**
- a) The minimum floor area required in respect of each apartment shall be:
- | <u>Form of residential unit</u> | | <u>Gross floor area</u> |
|---------------------------------|-----------------------|--------------------------------|
| i) | <u>Studio unit</u> | <u>Minimum 35m²</u> |
| ii) | <u>1 bedroom unit</u> | <u>Minimum 45m²</u> |
| iii) | <u>2 bedroom unit</u> | <u>Minimum 55m²</u> |



	<p>iv) <u>3 bedroom unit</u> <u>Minimum 90m²</u></p> <p>b) <u>In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.</u></p>
7)	<p><u>Daylight Standards</u> Residential units shall be designed to achieve the following minimum daylight standards.</p> <p>a) <u>living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.</u></p> <p>b) <u>Bedrooms (excluding studio units, and any bedroom that complies with iii. below): a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.</u></p> <p>c) <u>No more than one bedroom in any residential unit may rely on natural light borrowed from another naturally lit room provided:</u></p> <ul style="list-style-type: none"> i. <u>The maximum distance of the bedroom from the natural light source window shall be 6m.</u> ii. <u>The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.</u>
8)	<p><u>External Outlook Area</u> Each residential unit shall have an external outlook area that:</p> <p>a) <u>Is provided from the face of the building containing windows to the indoor living area, and</u></p> <p>b) <u>Has a minimum depth of 3m, measured perpendicular from the face of the window area.</u></p> <p>c) <u>Where an indoor living room has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area.</u></p> <p>d) <u>The external outlook area may be over:</u></p> <ul style="list-style-type: none"> i. <u>The site on which the building is located;</u> ii. <u>The Transport Corridor Zone; or</u> iii. <u>Public Open Space.</u>

Plan Change 5 Peacocke Structure Plan

NCZ – PREC1-PSP: R52 Active Frontages

1	<u>No roller doors, or similar, which may obscure windows or entranceways, may be installed on the front of any building fronting a public space.</u>
2	<u>A minimum of 50% of the ground floor wall of any activity facing the road/ transport corridor or public space shall consist of clear glazing and be capable of displaying goods and services.</u>
3	<u>The primary customer entrance shall be located on the primary street frontage.</u>

NCZ– PREC1-P: OTHER RESOURCE CONSENT INFORMATION



Refer to Chapter 1: Plan Overview for guidance on the following:

- [How to Use this District Plan](#)
- [Explanation of Activity Status](#)
- [Activity Status Defaults](#)
- [Notification / Non-notification Rules](#)
- [Rules Having Early or Delayed Effect](#)

Refer to Volume 2, Appendix 1: District Plan Administration for the following:

- [Definitions and Terms Used in the District Plan](#)
- [Information Requirements](#)
- [Discretionary and Non-Complying Activities Assessment Criteria](#)
- [Design Guides](#)
- [Other Methods of Implementation](#)