

Chapter 23A - Subdivision Peacocke Precinct



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



23A SUB – PREC1-PSP: SUBDIVISION - PEACOCKE PRECINCT

Provisions that are not tracked changed (insertions underlined, deletions ~~struck-out~~), have been transferred from the Hamilton Operative District Plan 2017 under s58I of the RMA for the purposes of complying with the format requirement of the National Planning Standards.

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

SUB – PREC1-PSP: PURPOSE

The Peacocke subdivision chapter recognises the role of subdivision in creating a high-quality urban environment that provides a high level of amenity for residents in their homes and throughout the wider structure plan area. Subdivision sets out the roading and block pattern and will have a direct influence on how easy it is to move through the structure plan, providing access to the local centre, neighbourhood centres, parks, community facilities, schools and the river and gully network.

The Peacocke Structure Plan seeks to establish an attractive and sustainable community. This means establishing block patterns and roading cross sections that recognise the need to prioritise walking and cycling movements and connectivity, assisting in developing a 20-minute city, providing residents easy access to centres, areas of open space and public transport.

By orienting the road network and subdivision to establish, where possible, a north-south block pattern, it allows for development to establish public frontages and private backyards, which still have access to sunlight. This assists in building homes with a high level of on-site amenity and adequate privacy while creating a safe and attractive streetscape.

To support the creation of a walkable environment that supports the viability and vitality of the Peacocke Town Centre and use of public transport, the Peacocke area provides for medium and higher density housing. The Structure Plan focuses on delivering high density housing within a walkable catchment of the town centre, identified public transport routes and allows for higher density development to occur in areas of higher amenity such as the Waikato River corridor and near the Mangakootukutuku Gully.

It is important that development occurs in an efficient and cost-effective manner. For this reason, it is important that development follows the staging and delivering of infrastructure.



SUB – PREC1-PSP: OBJECTIVES

REFERENCE	OBJECTIVE	RELEVANT POLICIES
SUB – PREC1-PSP: O1	To ensure that risk to people, the environment and property is not exacerbated by subdivision.	SUB - PREC1-PSP: P1
SUB – PREC1-PSP: O2	Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well-designed environments.	SUB - PREC1-PSP: P2
SUB – PREC1-PSP: O3	To ensure the provision of infrastructure services as part of the subdivision process.	SUB - PREC1-PSP: P3
SUB – PREC1-PSP: O4	Subdivision occurs in a manner that recognises historic heritage and natural environments.	SUB - PREC1-PSP: P4 SUB - PREC1-PSP: P5 SUB - PREC1-PSP: P6
SUB – PREC1-PSP: O5	Subdivision of an existing, or an approved, development shall have suitable instruments in place to manage individual ownership, and any shared rights and interests in common.	SUB - PREC1-PSP: P7
<u>SUB – PREC1-PSP: O6</u>	<u>Subdivision contributes to a well-designed urban environment that is consistent with the Peacocke Structure Plan.</u>	<u>SUB - PREC1-PSP: P9</u> <u>SUB - PREC1-PSP: P10</u> <u>SUB - PREC1-PSP: P14</u> <u>SUB - PREC1-PSP: P15</u>
<u>SUB – PREC1-PSP: O7</u>	<u>Subdivision considers the planned medium density development outcomes and enables a range of building typologies to be constructed.</u>	<u>SUB - PREC1-PSP: P17</u>
<u>SUB – PREC1-PSP: O8</u>	<u>Subdivision creates a transport network that:</u> <u>1. Is well connected and legible.</u> <u>2. Delivers a high-quality walking and cycling experience.</u> <u>3. Manages the amenity effects associated with parking.</u> <u>4. Defines areas of public open space.</u> <u>5. Creates a safe, low speed environment</u> <u>6. Provides for a high quality public transport network.</u>	<u>SUB - PREC1-PSP: P8</u> <u>SUB - PREC1-PSP: P11</u> <u>SUB - PREC1-PSP: P12</u> <u>SUB – PREC1-PSP:P13</u> <u>SUB - PREC1-PSP: P16</u>
<u>SUB – PREC1-PSP: O9</u>	<u>Subdivision responds to and restores the natural environment with a focus on those areas identified in the Peacocke Structure Plan including the creation and protection and enhancement of identified ecological corridors.</u>	<u>SUB - PREC1-PSP: P19</u> <u>SUB - PREC1-PSP: P20</u>
<u>SUB - PREC1-PSP: O10</u>	<u>Subdivision in the Peacocke Local Centre Zone gives effect to the Peacocke Local Centre Concept Plan and achieves a cohesive and integrated development pattern, creating a high</u>	<u>SUB - PREC1-PSP: P21</u> <u>SUB - PREC1-PSP: P22</u>



	<u>amenity urban centre.</u>	
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SUB – PREC1-PSP: POLICIES

SUB - PREC1-PSP: P1	<p>Subdivision:</p> <ol style="list-style-type: none"> 1. Does not result in increased risk of erosion, subsidence, slippage or inundation. 2. Minimises any adverse effects on water quality. 3. Ensures that a building platform can be accommodated within the subdivided allotment clear of any areas subject to natural hazards. 4. Ensures that any risks associated with soil contamination are appropriately remedied as part of the subdivision process. 5. Ensures reverse sensitivity mitigation measures avoid or minimise effects such as noise associated from an arterial transport corridor or State Highway.
SUB - PREC1-PSP: P2	<p>Subdivision:</p> <ol style="list-style-type: none"> 1. Is in general accordance with Subdivision Design Assessment Criteria to achieve good amenity and design outcomes. 2. Is in general accordance with any relevant Structure Plan. 3. Is in general accordance with any relevant Integrated Catchment Management Plan. 4. Maintains and, where possible, enhances existing amenity values. 5. Promotes energy, water and resource efficiency. 6. Provides for the recreational needs of the community. 7. Discourages cross-lease land ownership. 8. Ensures that any allotment is suitable for activities anticipated for the zone in which the subdivision is occurring. 9. Contributes to the achievement of identified residential yield requirements over time where appropriate. 10. Avoids or minimises adverse effects on the safe and efficient operation, maintenance of and access to network utilities and the transport network. 11. Is avoided where significant adverse effects on established network utilities or the transport network are likely to occur.



	<ol style="list-style-type: none"> 12. Promotes connectivity and the integration of transport networks. 13. Provides appropriate facilities for walking, cycling and passenger transport usage. 14. Provides and enhances public access to and along the margins of the Waikato River and the City’s lakes, gullies and rivers. 15. Facilitates good amenity and urban design outcomes by taking existing electricity transmission infrastructure into account in subdivision design, and where possible locating compatible activities such as infrastructure, roads or open space under or in close proximity to electricity transmission infrastructure. 16. Ensures that a compliant building platform can be accommodated within the subdivided allotment outside of the National Grid Yard.
SUB - PREC1-PSP: P3	<p>Subdivision:</p> <ol style="list-style-type: none"> 1. Provides an adequate level of infrastructure and services appropriate for the proposed development. 2. Takes into account and shall not compromise the infrastructural needs of anticipated future development. 3. Does not occur unless appropriate infrastructure and/or infrastructure capacity is available to service the proposed development. 4. Ensures that the capacity, efficiency, performance and sustainability of the wider infrastructure network is not compromised. 5. Uses public infrastructure ahead of private infrastructure where appropriate.
SUB - PREC1-PSP: P4	<p>Subdivision avoids, remedies or mitigates adverse effects on: , <u>protects and where possible enhances any:</u></p> <ol style="list-style-type: none"> 1. Scheduled heritage items. 2. Scheduled archaeological and cultural sites. 3. Scheduled significant trees. 4. Scheduled significant natural areas. 5. The Waikato River and gullies and river banks, lakes, rivers and streams.
SUB - PREC1-PSP: P5	<p>Subdivision protects, and where possible enhances any: <u>enables development while managing</u> effects on:</p> <ol style="list-style-type: none"> 1. Landforms and natural features.

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	2. Vegetation.
SUB - PREC1-PSP: P6	Subdivision of land which protects and enhances the riparian margins of the Waikato River and the City’s lakes, gullies and rivers.
SUB - PREC1-PSP: P7	To ensure that any subdivision is supported by management structures and legal mechanisms that provides certainty of, and enables effective ongoing, management, maintenance and operation of land, structures, services, apartment buildings, and common areas.
<u>SUB - PREC1-PSP: P8</u>	<p><u>Subdivision within the Peacocke Structure Plan creates a block pattern that enables an integrated, well- connected neighbourhood that encourages walking and cycling by:</u></p> <ol style="list-style-type: none"> 1. <u>Providing clear, direct and safe routes to business areas, schools, open space and other destinations.</u> 2. <u>Establishing a transport network and design that is safe, accessible and prioritises the needs of pedestrians and cyclists.</u> 3. <u>Managing the size and shape of blocks to create a permeable and legible block pattern and enable the provision of rear lanes.</u> 4. <u>Providing safe links for pedestrians and cyclists.</u> 5. <u>Reflecting approved land use consents.</u>
<u>SUB - PREC1-PSP: P9</u>	<u>Require subdivision to efficiently use land and to provide for higher density residential development in walkable distances from the Peacocke Local Centre and identified public transport routes.</u>
<u>SUB - PREC1-PSP: P10</u>	<p><u>Subdivision enables the creation of a safe and attractive urban environment with a high level of amenity by:</u></p> <ol style="list-style-type: none"> 1. <u>Designing the street and lot layout to maximise access to sunlight.</u> 2. <u>Creating lots that enable buildings to front the street establishing public frontages and private backyards.</u> 3. <u>Providing road frontages to areas of public open space.</u> 4. <u>Enabling the provision of larger lots for the provision of duplexes, terraced dwellings and apartments where they are of a suitable size and shape.</u> 5. <u>Avoiding the creation of rear lots, except where it can be clearly demonstrated topography necessitates their use.</u> 6. <u>Minimises the use of culs-de-sac to where there are no alternatives due to clearly demonstrable topographical constraints.</u>

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	<p>7. <u>Ensuring that connectivity is provided for pedestrians and cyclists.</u></p> <p>8. <u>Enabling space for the provision of rear access lanes.</u></p> <p>9. <u>Enabling a range of lot sizes to provide for a mix of building typologies.</u></p>
<u>SUB - PREC1-PSP: P11</u>	<u>Minimise vehicle access being provided across separated cycleways or shared paths on identified transport corridors in order to ensure a high level of safety on the footpath and cycleway.</u>
<u>SUB - PREC1-PSP: P12</u>	<u>Require rear lanes to be designed to create low vehicle speeds and provide for the safety of users.</u>
<u>SUB - PREC1-PSP: P13</u>	<u>Encourage the consolidation of vehicle crossings for adjacent sites in order to minimise interruption of the footpath by vehicle crossings.</u>
<u>SUB - PREC1-PSP: P14</u>	<p><u>Ensure the development of Peacocke occurs in a comprehensive and integrated manner by requiring subdivision to:</u></p> <ol style="list-style-type: none"> <u>Integrate and connect with existing development.</u> <u>Provide for connection into adjacent sites in locations that are feasible and support the creation of a well-connected and integrated urban environment.</u>
<u>SUB - PREC1-PSP: P15</u>	<p><u>Require subdivision to provide for areas of open space that are:</u></p> <ol style="list-style-type: none"> <u>Located in areas that are accessible to pedestrians.</u> <u>Of a size and frequency suitable for the density expected in the Peacocke Structure Plan and consistent with Council’s Open Space Provision Policy.</u> <u>Designed to be safe and useable for people of all abilities.</u>
<u>SUB - PREC1-PSP: P16</u>	<p><u>Create high amenity streets by designing the transport corridor to:</u></p> <ol style="list-style-type: none"> <u>Provide for high quality pedestrian and cycling facilities.</u> <u>Provide for public transport and associated stops on identified routes.</u> <u>Provide for on-street parking in recessed parking bays to ensure carriageways are kept clear from parked cars.</u> <u>Including planting and landscaping and stormwater management devices.</u> <u>Create a low speed environment.</u>
<u>SUB - PREC1-PSP: P17</u>	<u>Enable larger lots where they are to be used as a tool to provide for future high-density development.</u>
<u>SUB - PREC1-PSP: P18</u>	<u>Ensure the length of a rear lane is limited to promote slow vehicle speeds and safety and to make walking and cycling more attractive by minimising trip lengths.</u>
<u>SUB - PREC1-PSP: P19</u>	<u>Require subdivision to be designed to provide ecological areas where they are identified within the Peacocke Structure Plan and ensure that the role, function and connectivity of ecological areas is maintained.</u>

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<u>SUB - PREC1-PSP:</u> <u>P20</u>	<u>Require roads that are proposed in ecological corridors to:</u> 1. <u>Take the shortest route practicable.</u> 2. <u>Design lighting to ensure that the bat corridor maintains its role and function.</u> 3. <u>Designed to enable bats to continue to access the rest of the corridor.</u>
<u>SUB - PREC1-PSP:</u> <u>P21</u>	<u>Require subdivision in the Peacocke Local Centre be in general accordance with the Peacocke Local Centre Concept Plan and Local Centre Design Guide and establish:</u> 1. <u>Public transport stops in an efficient and convenient location.</u> 2. <u>A high-amenity pedestrian focused main street.</u> 3. <u>A high-quality public plaza adjacent to the Waikato River Corridor.</u>
<u>SUB - PREC1-PSP:</u> <u>P22</u>	<u>Establish a road network within the Peacocke Local Centre that:</u> 1. <u>Is a low speed environment.</u> 2. <u>Portrays a sense of arrival that helps define the Local Centre location.</u> 3. <u>Enables safe connections between Local Centre precincts.</u> 4. <u>Creates a high amenity pedestrian environment.</u> 5. <u>Is accessible for people of all ages and abilities.</u>

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SUB – PREC1-PSP: RULES - ACTIVITY STATUS

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

Refer to Appendix 1.3 Assessment Criteria for matters of discretion.

<u>SUB-PREC1-PSP: R1</u>	<u>Boundary Adjustments in Peacocke Precinct</u>	
<u>Subdivision – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>PER-1:</u> <u>Where the following are complied with:</u></p> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> <u>Any boundary adjustment shall not result in the creation of additional allotments, except in circumstances where a boundary adjustment creates an additional allotment or allotments which are required to be held together with another allotment or allotments by way of compulsory amalgamation condition.</u> <u>Any boundary adjustment shall not alter the size of an existing allotment by greater than 10% of the registered allotment size.</u> <u>Any allotment subject to a boundary adjustment shall comply with all relevant development and performance standards.</u> <u>Where required to protect services, easements shall be provided.</u> 	<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> <ol style="list-style-type: none"> <u>A - General</u>

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<u>SUB-PREC1-PSP: R2</u>	<u>Conversion of cross-lease titles into fee simple titles</u>	
<u>Subdivision – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>PER-1:</u> <u>Where the following are complied with:</u></p> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> <u>The proposed boundaries shall align with those exclusive use area</u> 	<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> <ol style="list-style-type: none"> <u>A - General</u>

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	<p><u>boundaries on the cross-lease plan. Where no exclusive use areas are shown on the cross lease plan the boundaries shall align with the exclusive and established pattern of occupation associated with the existing underlying development.</u></p> <ol style="list-style-type: none"> 3. <u>Where required to protect services, easements shall be provided.</u> 4. <u>Rule 23.7 – Subdivision Design Standards shall not apply to subdivisions under this rule.</u> 5. <u>The relevant land use rules in the respective zones (excluding Chapter 25.13 Three Waters) shall not apply to existing legally established buildings.</u> 	
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<u>SUB-PREC1-PSP: R3</u>	<u>Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings.</u>	
<u>Subdivision – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>PER-1:</u> <u>Where the following are complied with:</u></p> <ol style="list-style-type: none"> 1. <u>SUB-PREC1-PSP: R12-R25.</u> 2. <u>The amendments shall be for the purpose of showing alterations to existing buildings or additional lawfully established buildings.</u> 3. <u>The alteration shall be either permitted or otherwise lawfully established.</u> 	<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> <ol style="list-style-type: none"> 1. <u>A – General</u>

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<u>SUB-PREC1-PSP: R4</u>	<u>Fee simple subdivision in Peacocke Precinct*</u>	
<u>Subdivision – Peacocke Precinct</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> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<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> <ol style="list-style-type: none"> <u>A – General</u>

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<u>SUB-PREC1-PSP: R5</u>	<u>Unit title subdivision in Peacocke Precinct*</u>	
<u>Subdivision – Peacocke Precinct</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> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> <u>All existing buildings to which the subdivision relates shall have:</u> <ol style="list-style-type: none"> <u>Existing use rights; or</u> <u>Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued ; or</u> <u>Comply with any relevant standards.</u> <u>All areas to be set aside for the exclusive use of each building or unit shall be shown on the survey plan, in addition to any areas to be used for common access or parking or such other purpose.</u> <u>In all staged subdivisions, provision shall be made for servicing the building or buildings and all proposed future buildings on the allotment.</u> <u>Where subdivision consent has been approved, no alterations shall be</u> 	<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> <ol style="list-style-type: none"> <u>A – General</u>

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	<p><u>made to the position of the boundary lines delineated on the survey plan, or otherwise defined, without further subdivision consent.</u></p> <p>6. <u>A design report shall be submitted detailing the effects of the proposed subdivision on the existing buildings pursuant to Section 116A of the Building Act 2004.</u></p> <p>7. <u>If alterations to buildings are necessary to fulfil the requirements of the Building Act or conditions of subdivision consent, they shall be undertaken in terms of a building consent and completed before the issue of a certificate under Section 224 of the Resource Management Act 1991. Such alterations shall comply with the relevant standards of the relevant zone and this chapter.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>C – Character and Amenity</u> 2. <u>P – Peacocke Structure Plan</u> 	
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SUB-PREC1-PSP: R6	Leasehold subdivision in Peacocke Precinct	
Subdivision – Peacocke Precinct	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> 1. <u>SUB-PREC1-PSP: R12-R25.</u> 2. <u>Where an allotment is subject to an application for subdivision consent by way of leasehold subdivision the following rules shall apply where relevant.</u> <ol style="list-style-type: none"> a. <u>Section 23.4 Application of the Transport Corridor</u> b. <u>Section 23.5 Rules - General Standards</u> 	<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> <ol style="list-style-type: none"> 1. <u>A - General</u>

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	<p>c. <u>Section 23.6 Rules - Specific Standards</u></p> <p>d. <u>Section 23.7 Subdivision Design Standards</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>C – Character and Amenity</u> 2. <u>P – Peacocke Structure Plan</u> 	
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<u>SUB-PREC1-PSP: R7</u>	<u>Company lease subdivision in Peacocke Precinct*</u>	
<u>Subdivision – Peacocke Precinct</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> <ol style="list-style-type: none"> 1. <u>SUB-PREC1-PSP: R12-R25.</u> 2. <u>All existing buildings to which the subdivision relates shall have:</u> <ol style="list-style-type: none"> a. <u>Existing use rights.</u> b. <u>Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued.</u> c. <u>Comply with any relevant standards.</u> 3. <u>All areas to be set aside for the exclusive use of each building or unit shall be shown on the survey plan, in addition to any areas to be used for common access or parking or such other purpose.</u> 4. <u>In all staged subdivisions, provision shall be made for servicing the building or buildings and all proposed future buildings on the allotment.</u> 5. <u>Where subdivision consent has been approved, no alterations shall be made to the position of the boundary lines delineated on the survey plan, or otherwise defined, without further subdivision consent.</u> 	<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> <ol style="list-style-type: none"> 1. <u>A – General</u>



	<p>6. <u>A design report shall be submitted detailing the effects of the proposed subdivision on the existing buildings pursuant to Section 116A of the Building Act 2004.</u></p> <p>7. <u>If alterations to buildings are necessary to fulfil the requirements of the Building Act or conditions of subdivision consent, they shall be undertaken in terms of a building consent and completed before the issue of a certificate under Section 224 of the Resource Management Act 1991. Such alterations shall comply with the relevant standards of the relevant zone and this chapter.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	
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SUB-PREC1-PSP: R8	Subdivision to accommodate a network utility service or transport corridor in Peacocke Precinct.	
Subdivision – Peacocke Precinct	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>C – Character and Amenity</u> <u>I – Network Utilities and Transmission</u> <u>P – Peacocke Structure Plan</u> 	<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> <ol style="list-style-type: none"> <u>A – General</u>

SUB-PREC1-PSP: R9	Any subdivision of an allotment in the Peacocke Precinct that contains a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C.	
Subdivision – Peacocke Precinct	<p><u>Activity Status: Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <ol style="list-style-type: none"> <u>SUB-PREC1-PSP: R12-R25.</u> 	<p><u>Activity Status where compliance not achieved with DIS-1: Discretionary</u></p>

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SUB-PREC1-PSP: R10	Cross lease subdivision	
Subdivision – Peacocke Precinct	Activity Status: Non Complying	



SUB – PREC1-PSP: RULES – GENERAL STANDARDS

SUB-PREC1-PSP: R12 Telecommunication, Electricity, Gas and Computer Media

1)	<u>Telecommunication, electricity, gas and ducting for computer media shall be provided at the time of subdivision, in accordance with the requirements of the relevant network utility operator and the relevant standards of the applicable zone.</u>
2)	<u>Telecommunication, electricity, gas and ducting for computer media shall be underground where possible.</u>
	<p>Note</p> <ol style="list-style-type: none"> 1. <u>Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications <i>Waikato Local Authority Shared Services Regional Infrastructure Technical Specifications (RITS)</i></u> 2. <u>Where density exceeds the outcomes anticipated by the Waikato Local Authority Shared Services Regional Infrastructure Technical Specifications (RITS) <i>development will need to be undertaken in consultation with Hamilton City Council.</i></u>

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SUB-PREC1-PSP: R13 Provision of Esplanade Reserves and Strips

1)	<p><u>An Esplanade Reserve or Esplanade Strip of not less than 20m measured from the edge of any river or lake shall be set aside and vested in Council in accordance with section 231 of the Act where any subdivision of land results in the creation of an allotment that adjoins the banks of:</u></p> <ol style="list-style-type: none"> a) <u>The Waikato River.</u> b) <u>The margins of Lake Rotoroa (Hamilton Lake).</u> c) <u>Any watercourse where the average width of the bed is 3m or more where the river flows through or adjoins an allotment.</u> d) <u>Where a reserve or road of less than 20m width already exists along the edge of any river or lake, then additional land shall be vested to increase the minimum width to 20m.</u> <p><u>Or</u></p> <ol style="list-style-type: none"> e) <u><i>Is identified in the Peacocke Structure Plan as required to provide an Esplanade Reserve.</i></u>
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SUB – PREC1-PSP: RULES – DESIGN STANDARDS

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Medium Density Residential Zone – Peacocke Precinct.

SUB-PREC1-PSP: R14 Design standards

1)	<u>The standards of Rule SUB – PREC1-PSP: R12-R21 shall not apply to the subdivision of land to accommodate a network utility service.</u>
2)	<u>The standards of Rule SUB – PREC1-PSP: R15, R17 and R23-1 and R23-2 shall not apply to:</u>
	a) <u>The unit title of existing lawfully established buildings; or</u>
	b) <u>The fee simple subdivision of existing lawfully established <i>single dwellings, duplex dwellings, or Terrace Dwellings (Peacockes Precinct)</i></u>
	<u>Provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by resource consent.</u>

SUB-PREC1-PSP: R15 Minimum allotment size for vacant sites

		<u>Minimum net site area</u>
1)	<u>Peacocke Precinct</u>	<u>300m²</u>
2)	<u>Peacocke Precinct High Density Overlay</u>	<u>300m²</u>

SUB-PREC1-PSP: R16 Subdivision Suitability

1)	<u>All subdivisions creating fee simple allotments shall ensure that new allotments (excluding any utility, road or reserve allotment, or allotment subject to amalgamation) are of a size and shape to enable activities anticipated in the zone.</u>
2)	<p><u>Where allotments are proposed that contain existing development on the existing title,</u></p> <p>a) <u>the applicable general and specific standards for the zone and activity under consideration shall be complied with for each allotment; and</u></p> <p>b) <u>the applicable standards in Chapter 25 – City Wide shall be complied with for each allotment</u></p> <p>Note <u>For the avoidance of doubt, Rule R16-2 does not apply to an infringement that has existing use rights or was approved under a Land Use Resource Consent.</u></p>
3)	<u>Where allotments are proposed that contain development that has been approved under separate land use consent, compliance with the approved layout shall be achieved as part of the subdivision.</u>
4)	<u>Where R16-2 or R16-3 is not complied with, a concurrent application for land use consent for the identified areas of non-compliance with the applicable general and specific standards, or the approved layout shall be made.</u>



SUB-PREC1-PSP: R17 Allotment shape

<u>1)</u>	<u>Minimum transport corridor boundary length for a front site</u>	<u>10m</u>
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SUB-PREC1-PSP: R18 Block Structure and roading

<u>1)</u>	<u>Maximum block length</u>	<u>250m</u>
<u>2)</u>	<u>Maximum block perimeter</u>	<u>750m</u>
	<u>For clarity the measurements above may be curvilinear and include frontage to a green linkage/corridor, accessway or reserve. Measurements will be taken from the relevant transport corridor boundary of the proposed lots.</u>	

SUB-PREC1-PSP: R19 Culs de sac

<u>1)</u>	<u>Maximum length of cul de sac</u>	<u>150m</u>
<u>2)</u>	<u>Maximum number of cul-de-sac accessing directly onto a cul-de-sac</u>	<u>0</u>

SUB-PREC1-PSP: R20 Provision of parking and access.

<u>Where on-site parking and/or access is provided:</u>		
<u>1)</u>	<u>Parking, access and manoeuvring areas shall meet the requirements of Chapter 25.14 Transportation.</u>	
<u>2)</u>	<u>Vehicle crossings located over a separated cycle lane on transport corridors shall be separated by a minimum of 50m.</u>	
<u>3)</u>	<u>All rear lanes shall meet the following standards:</u>	
	<u>A.</u>	<u>i) Minimum legal width</u>
		<u>7m</u>
		<u>ii) Maximum number of residential units served</u>
		<u>20</u>
	<u>B.</u>	<u>Each rear lane shall be:</u>
		<u>i) Designed to provide access and egress for large rigid trucks such as fire, furniture removal, refuse and recycling-collection trucks.</u>
		<u>ii) Connected to a transport corridor at each end.</u>
		<u>iii) Privately-owned and its owners shall be responsible for its operation and maintenance.</u>
		<u>iv) Common property under the Unit Titles Act when it serves more than 9 residential units.</u>
	<u>C.</u>	<u>Shall have a maximum gradient of 1:5.</u>
<u>4.</u>	<u>Where vehicle access is provided by a rear lane, each dwelling shall have a separate pedestrian access from the primary transport corridor boundary.</u>	



<u>5.</u>		<u>The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1a) and 25.14.4.1c) shall be demonstrated.</u>
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SUB-PREC1-PSP: R21 Roading and Access

<u>1)</u>	<u>Minimum road width of vehicle access to be formed and vested as public road:</u>	
	a) <u>Local Road</u>	<u>16.8m (See note 1)</u>
	b) <u>Collector Road - no Public transport</u>	<u>24.2m (See note 1)</u>
	c) <u>Collector Road – Public transport Route</u>	<u>24.6m (See note 1)</u>
	<u>Note 1: This width does not provide for swales or stormwater management. Additional width may be required for these features, if present, and may be required to accommodate any other features or activities.</u>	
<u>2)</u>	<u>Maximum pedestrian/cyclist access way length through a block</u>	<u>80m</u>
<u>3)</u>	<u>Minimum width for pedestrian/cyclist through a block:</u>	
	a) <u>40m or less in length.</u>	<u>6m wide</u>
	b) <u>41m – 60m in length.</u>	<u>9m wide</u>
	c) <u>61m – 80m in length:</u>	<u>12m wide</u>
<u>4)</u>	<u>Minimum paved width for shared pedestrian/cyclist path through a block.</u>	<u>3m</u>

SUB-PREC1-PSP: R22 Neighbourhood Parks

<u>1)</u>	<u>Where a Neighbourhood Park is identified as being required in the Peacocke Structure Plan, a neighbourhood park shall be provided that meets the following standards:</u>	
	a) <u>Minimum area</u>	<u>5,000m²</u>
	b) <u>Minimum transport corridor frontage</u>	<u>50% of the perimeter of the total park boundary.</u>
	c) <u>Is able to accommodate a 30m x 30m square area.</u>	
	d) <u>Is generally flat.</u>	
<u>2)</u>	<u>Neighbourhood parks shall be located so that no residential dwelling is more than 500m from a neighbourhood park.</u>	



SUB-PREC1-PSP: R23 Local Centre: Peacocke Precinct and Neighbourhood Centre Zones: Peacocke Precinct

1.	<u>Minimum net site area</u>	<u>1,000m²</u>
2.	<u>Minimum shape factor</u>	<u>20m diameter circle.</u>
3.	<u>Minimum transport corridor boundary length</u>	<u>8m</u>
4.	<u>Minimum transport corridor boundary length adjoining a major arterial transport corridor</u>	<u>20m</u>
5.	<u>Minimum access or private way width serving an allotment with a net site area of less than 2000m²</u>	<u>8m</u>
6.	<u>Minimum access or private way width serving an allotment with a net site area of 2000m²–5000m²</u>	<u>10m</u>
7.	<u>Minimum access or private way width serving an allotment with direct access to a major arterial transport corridor</u>	<u>10m</u>
8.	<u>Minimum private way width serving 1-5 allotments</u>	<u>10m</u>
9.	<u>Maximum private way gradient</u>	<u>1:8</u>
10.	<u>Maximum private way length</u>	<u>100m</u>
11.	<u>Maximum pedestrian accessway length</u>	<u>80m</u>
12.	<u>Minimum pedestrian accessway width</u>	<u>40m or less in length: 6m wide</u> <u>41m – 60m in length: 9m wide</u> <u>61m – 80m in length: 12m wide</u>
13.	<u>The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1a) and 25.14.4.1c) shall be demonstrated.</u>	<u>-</u>



SUB-PREC1-PSP: R24 Provision of Ecological Areas

1) <u>Where subdivision includes areas identified as Bat Corridors these shall be provided in accordance with the Peacocke Structure Plan and be designed to meet the following requirements:</u>	
a)	<u>Maintain a minimum width of 50m.</u>

SUB-PREC1-PSP: R25 Provision of Public Transport Infrastructure

1) <u>Subdivision creating a new, or requiring the upgrading of an existing, transport corridor that is identified as a Public Transport Route in the Peacocke Structure Plan shall:</u>	
a)	<u>Provide bus stops in locations as agreed with Waikato Regional Council.</u>
b)	<u>Design the transport corridor to ensure bus stops are constructed to be accessible to all users.</u>
c)	<u>Provide pedestrian crossing facilities that enable safe and step free access between stops.</u>

SUB – 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