

# **Chapter 6 - Business Zones**

## **Chapter 6A - Neighbourhood Centre Zone**



**Hamilton  
City Council**  
Te kaunihera o Kirikiriroa

## **6A Neighbourhood Centre Zone – NCZ**

### **NZC – PREC1-PSP: Neighbourhood Centre Zone - Peacocke**

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

#### **NZC – PREC1-PSP: ISSUES**

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.



## NZC – PREC1-PSP: OBJECTIVES

Plan Change 5 Peacocke  
Structure Plan

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<b>NCZ – PREC1-PSP: O1</b>	A distribution of locally based centres that provide services and health-care services capable of meeting the day-today needs of their immediate neighbourhoods.	<a href="#">NCZ– PREC1-P: P1</a> <a href="#">NCZ– PREC1-P: P2</a> <a href="#">NCZ– PREC1-P: P3</a>
<b>NCZ – PREC1-PSP: O2</b>	<a href="#">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.</a>	<a href="#">NCZ– PREC1-P: P4</a>
<b>NCZ – PREC1-PSP: O3</b>	<a href="#">Neighbourhood Centres in the Peacocke Structure Plan Area are attractive, high amenity and pedestrian focused environments.</a>	<a href="#">NCZ– PREC1-P: P5</a> <a href="#">NCZ– PREC1-P: P6</a>

## NZC – PREC1-P: POLICIES

<a href="#">NCZ– PREC1-PSP: P1</a>	Activities within neighbourhood centres principally serve their immediate neighbourhood.
<a href="#">NCZ– PREC1-PSP: P2</a>	The scale and nature of activities within neighbourhood centres shall not generate significant adverse amenity effects on surrounding residential areas and transport networks.
<a href="#">NCZ– PREC1-PSP: P3</a>	Residential activities above ground floor commercial uses are encouraged as part of mixed use development where quality on-site amenity is achieved.
<a href="#">NCZ– PREC1-PSP: P4</a>	<a href="#">Neighbourhood centres in the Peacocke Structure Plan Area are located in accordance with the Peacocke Structure Plan.</a>
<a href="#">NCZ– PREC1-PSP: P5</a>	<a href="#">Neighbourhood Centres in the Peacocke Structure Plan Area are designed to:</a> <ol style="list-style-type: none"> <li>1) <a href="#">Establish a sense of place.</a></li> <li>2) <a href="#">Create a high amenity and safe walkable environment.</a></li> <li>3) <a href="#">Provide active frontages that encourage pedestrian activity on the ground floor.</a></li> <li>4) <a href="#">Ensure off street parking is not located in the street frontage.</a></li> <li>5) <a href="#">Incorporate public transport stops where located adjacent to public transport routes.</a></li> </ol>
<a href="#">NCZ– PREC1-PSP: P6</a>	<a href="#">Buildings are designed to:</a> <ol style="list-style-type: none"> <li>1) <a href="#">Provide passive surveillance of, and integrate with the street and public spaces.</a></li> <li>2) <a href="#">Providing high quality streetscapes.</a></li> <li>3) <a href="#">Provide visual interest and engage with the street.</a></li> </ol>



## NCZ – PREC1-PSP: RULES - ACTIVITY STATUS

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

<b><u>NCZ – PREC1-PSP: R1</u></b>	<b><u>Alterations and Additions</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li>1. <u>NCZ R44-R51</u></li> <li>2. <u>Building alterations and additions shall either:</u> <ol style="list-style-type: none"> <li>i. <u>Not be visible from any public space, or</u></li> <li>ii. <u>Not result in more than 25m2 of additional gross floor area to the existing building.</u></li> </ol> </li> </ol>	<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"> <li>1. <u>A - General</u></li> </ol>

<b><u>NCZ – PREC1-PSP: R2</u></b>	<b><u>Minor works</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li>1. <u>NCZ R44-R51</u></li> </ol>	<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"> <li>1. <u>A - General</u></li> </ol>

<b><u>NCZ – PREC1-PSP: R3</u></b>	<b><u>Demolition, removal, maintenance or repair of existing buildings</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li>1. <u>NCZ R44-R51</u></li> </ol>	<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"> <li>1. <u>A - General</u></li> </ol>



<b>NZC – PREC1-PSP: R4</b>	<b>Ancillary office</b>	
<b>Neighbourhood Centre Zone</b>	<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 R44-R51</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>

<b>NZC – PREC1-PSP: R5</b>	<b>Ancillary retail</b>	
<b>Neighbourhood Centre Zone</b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>2. <u>NCZ R44-R51</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>2. <u>A - General</u></p>

<b>NZC – PREC1-PSP: R6</b>	<b>Retail</b>			
<b>Neighbourhood Centre Zone</b>	<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 R44-R51</u></p> <p><u>PER-2</u></p> <p>1. <u>The GFA is less than 150m<sup>2</sup> per tenancy.</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>	<p><u>Activity Status where compliance is not achieved with PER-2: Discretionary</u></p> <p><u>Where:</u></p> <p><u>DIS-1:</u></p> <p>1. <u>The GFA is less than 400m<sup>2</sup> per tenancy.</u></p>	<p><u>Activity Status where compliance is not achieved with DIS-1: Non-Complying</u></p>



<b><u>NZC – PREC1- PSP: R7</u></b>	<b><u>Banks</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u> 1. <u>NCZ R44-R51</u></p> <p><u>PER-2</u> 1. <u>The GFA is less than 200m2</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>	<p><u>Activity Status where compliance is not achieved with PER-2: Non-Complying</u></p>

<b><u>NZC – PREC1- PSP: R8</u></b>	<b><u>Restaurants, cafes and licensed premises</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u> 1. <u>NCZ R44-R51</u></p> <p><u>PER-2</u> 1. <u>The GFA is less than 200m2</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>	<p><u>Activity Status where compliance is not achieved with PER-2: Discretionary</u></p>

<b><u>NZC – PREC1- PSP: R9</u></b>	<b><u>Food and beverage outlets</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u> 1. <u>NCZ R44-R51</u></p> <p><u>PER-2</u> 1. <u>A GFA less than 200m2</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>	<p><u>Activity Status where compliance is not achieved with PER-2: Discretionary</u></p>



<b><u>NZC – PREC1- PSP: R10</u></b>	<b><u>Gymnasium on the ground floor</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</u>  <u>PER-2</u> 1. <u>The GFA is less than 250m2</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>

<b><u>NZC – PREC1- PSP: R11</u></b>	<b><u>Gymnasiums above ground floor</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</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>

<b><u>NZC – PREC1- PSP: R12</u></b>	<b><u>Passenger transport facility</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</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>



<b><u>NZC – PREC1- PSP: R13</u></b>	<b><u>Healthcare services at ground floor</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li><u>NCZ R44-R51</u></li> </ol> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <li><u>Is above ground floor; or</u></li> <li><u>The Gross Floor Area is less than 250m2</u></li> </ol>	<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"> <li><u>A – General</u></li> </ol> <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> <ol style="list-style-type: none"> <li><u>The GFA is 1,000m2 or less</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>C – Character and Amenity</u></li> </ol>	<p><u>Activity Status where compliance is not achieved with RDIS-1: Discretionary</u></p>

<b><u>NZC – PREC1- PSP: R14</u></b>	<b><u>Childcare facility</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li><u>NCZ R44-R51</u></li> </ol>	<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"> <li><u>A - General</u></li> </ol>





<b><u>NZC – PREC1- PSP: R15</u></b>	<b><u>Community centres</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</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>	

<b><u>NZC – PREC1- PSP: R16</u></b>	<b><u>Tertiary education and specialized training facilities above ground floor</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</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>	

<b><u>NZC – PREC1- PSP: R17</u></b>	<b><u>Tertiary education and specialized training facilities at ground floor</u></b>		
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>NCZ R44-R51</u>  <u>PER-2</u> 1. <u>The GFA is less than 250m2</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>



<b><u>NZC – PREC1- PSP: R18</u></b>	<b><u>Public art</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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 R44-R51</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>

<b><u>NZC – PREC1-PSP: R19</u></b>	<b><u>New buildings*</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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 R44-R51</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>

<b><u>NZC – PREC1-PSP: R20</u></b>	<b><u>Accessory buildings *</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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 R44-R51</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>



<b><u>NZC – PREC1-PSP:</u></b> <b><u>R21</u></b>	<b><u>Ancillary residential units*</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li><u>NCZ R44-R51</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	<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"> <li><u>A - General</u></li> </ol>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R22</u></b>	<b><u>Apartments above ground floor*</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li><u>NCZ R44-R51</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	<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"> <li><u>A – General</u></li> </ol>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R23</u></b>	<b><u>Service industry</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<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"> <li><u>NCZ R44-R51</u></li> </ol>	<p><u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u></p>



<b><u>NZC – PREC1-PSP:</u></b> <b><u>R24</u></b>	<b><u>Emergency service facility</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Discretionary</u>  <u>Where the following are complied with:</u>  <u>DIS-1</u> 1. <u>NCZ R44-R51</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R25</u></b>	<b><u>Yard based retail</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Discretionary</u>  <u>Where the following are complied with:</u>  <u>DIS-1:</u> 1. <u>The GFA is less than 400m<sup>2</sup></u> 2. <u>NCZ R44-51.</u>	<u>Activity Status where compliance not achieved with DIS-1-1:</u> <u>Non-Complying</u>  <u>Activity Status where compliance not achieved with DIS-1-2:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R26</u></b>	<b><u>Single dwellings and duplex dwellings</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Discretionary</u>  <u>Where the following are complied with:</u>  <u>DIS-1</u> 1. <u>NCZ R44-R51</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>



<b><u>NZC – PREC1-PSP:</u></b> <b><u>R27</u></b>	<b><u>Residential centres</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Discretionary</u>  <u>Where the following are complied with:</u>  <u>DIS-1</u> 1. <u>NCZ R44-R51</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R28</u></b>	<b><u>Offices</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Discretionary</u>  <u>Where the following are complied with:</u>  <u>DIS-1:</u> 1. <u>The GFA is less than 250m<sup>2</sup> per site</u> 2. <u>NCZ R44-51</u>	<u>Activity Status where compliance not achieved with DIS-1-1:</u> <u>Non-Complying</u>  <u>Activity Status where compliance not achieved with DIS-1-2:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R29</u></b>	<b><u>Industrial activity, excluding light or service industry</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R30</u></b>	<b><u>Industrial activity: noxious or offensive activities</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R31</u></b>	<b><u>Light industry</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u>



<b><u>NZC – PREC1-PSP:</u></b> <b><u>R32</u></b>	<b><u>Transport depot</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved:</u></b> <b><u>Not applicable.</u></b>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R33</u></b>	<b><u>Research and innovation activities</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved:</u></b> <b><u>Not applicable.</u></b>

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

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R35</u></b>	<b><u>Building Improvement Centres</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved:</u></b> <b><u>Not applicable.</u></b>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R36</u></b>	<b><u>Wholesale retail and trade supplies</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved:</u></b> <b><u>Not applicable.</u></b>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R37</u></b>	<b><u>Commercial places of assembly, including cinemas and bowling alleys</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved:</u></b> <b><u>Not applicable.</u></b>



<b><u>NZC – PREC1-PSP:</u></b> <b><u>R38</u></b>	<b><u>Drive-through services, including automotive fuel retailing</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

Plan Change 5  
Peacocke Structure  
Plan

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R39</u></b>	<b><u>Parking lots and parking buildings</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R40</u></b>	<b><u>Hospital</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b><u>NZC – PREC1-PSP:</u></b> <b><u>R41</u></b>	<b><u>Apartments at ground floor</u></b>	
<b><u>Neighbourhood Centre Zone</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

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

## NZC – PREC1-PSP: RULES - DEVELOPMENT STANDARDS

### NZC – PREC1-PSP: R44 Maximum building height

	<u>Location</u>	<u>Height limit (max)</u>
1)	<u>Neighbourhood Centre Zone</u>	<u>12m</u>

### NZC – PREC1-PSP: R45 Height in Relation to Boundary

1)	<u>Where any boundary adjoins a Medium Density Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.</u>
2)	<u>Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from R645-1 above.</u>

### NZC – PREC1-PSP: R46 Building setbacks

	<u>Boundaries</u>	<u>Minimum distance</u>
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>
4)	<u>Significant Bat Habitat Area</u>	<u>5m</u>

### NZC – PREC1-PSP: R47 Building Intensity

	<u>Location</u>	<u>Floor ratio</u>
1)	<u>The maximum floor area to net site area ratio:</u>	<u>1:1</u>
2)	<u>In determining the floor-area ratio:</u> i. <u>Floor space used for parking within the Local Centre shall be excluded when it does not increase the maximum permitted floor area by more than 50%.</u> ii. <u>Underground parking is fully excluded.</u>	





## **NZC – PREC1-PSP: R48 Service Areas**

<b>1)</b>	<p><u>Any building shall provide service areas as follows.</u></p> <ul style="list-style-type: none"><li>a) <u>At least one service area of not less than 10m<sup>2</sup> or 1% of the gross floor area of the building, whichever is the greater.</u></li><li>b) <u>Any additional service areas shall not:</u><ul style="list-style-type: none"><li>i. <u>Be less than 5m<sup>2</sup></u></li><li>ii. <u>Have a minimum dimension of less than 2.5m</u></li></ul></li><li>c) <u>Any outdoor service area shall be maintained with an all-weather, dust-free surface.</u></li><li>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></li><li>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></li><li>f) <u>Be located away from public view or otherwise screened by fencing and landscaping.</u></li></ul>
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## **NZC – PREC1-PSP: R49 Outdoor Storage**

<b>1)</b>	<p><u>Any outdoor storage area used for the storage of goods or materials shall:</u></p> <ul style="list-style-type: none"><li>a) <u>Be laid out and used in a manner that does not conflict with vehicle access.</u></li><li>b) <u>Be maintained with an all-weather, dust-free surface.</u></li><li>c) <u>Be located outside of the front building line and screened from public view.</u></li><li>d) <u>Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).</u></li></ul>
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## NZC – PREC1-PSP: R50 Residential Development

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)	<p><b><u>Density (Minimum Number of Residential Units Required Per Site)</u></b></p> <p>a) <u>Minimum densities within the Neighbourhood Centre Zone shall be 30 residential units per hectare based on net site area. This is to be calculated in accordance with the formula below:</u></p> <p style="text-align: center;"><u>0.003 residential units per 1m<sup>2</sup> of site area</u></p> <p style="text-align: center;"><u>Example</u> <u>For a site which has an area of 4000m<sup>2</sup>, the minimum number of residential units required under this rule would be 12. This is calculated by multiplying the site area (4000m<sup>2</sup>) by 0.003</u></p> <p>b) <u>Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule R71-4 a) shall be applied on a pro rata basis relative to the percentage of gross floor area of the development that is residential (e.g. where 40% of the gross floor area of a development is comprised of residential activities, then 40% of the total minimum number of residential units calculated under Rule R71-4 is the minimum number of residential units required to be provided.</u></p>
5)	<p><b><u>Outdoor Living Areas</u></b></p> <p>a) <u>Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</u></p> <ul style="list-style-type: none"> <li>- <u>For the exclusive use of each residential unit.</u></li> <li>- <u>Readily accessible from a living area inside the residential unit.</u></li> <li>- <u>Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></li> </ul> <p>b) <u>Communal open space for 4 or more residential units and apartment buildings shall comply be:</u></p> <ul style="list-style-type: none"> <li>- <u>Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></li> <li>- <u>For the shared use of all residents on the site, and</u></li> <li>- <u>Readily accessible from all residential units on site.</u></li> </ul> <p>c) <u>Outdoor living areas for residential units shall have areas and dimensions as follows.</u></p>



<u>Residential units</u>	<u>Outdoor living area per residential unit</u>	<u>Shape</u>
<u>Apartments and ancillary residential units</u>	<ul style="list-style-type: none"> <li>- <u>A studio unit and one-bedroom residential unit: 5m<sup>2</sup></u></li> <li>- <u>A residential unit with two or more bedrooms: 12m<sup>2</sup></u></li> </ul>	<u>No dimension less than 1.8m</u>
<u>Communal open space for apartment buildings</u>	<u>8m<sup>2</sup> per unit</u>	<u>Capable of containing a circle with the following diameter:</u> <u>4-7 residential units – 6m</u> <u>8 or more residential units – 8m</u> <u>No dimension less than 2.5m</u>
<p><b><u>Note</u></b></p> <p><u>1. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.</u></p> <p><u>2. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.</u></p>		
<p><b>6) <u>Storage Areas</u></b></p> <p>a) <u>Each residential unit shall be provided with a storage area:</u></p> <ul style="list-style-type: none"> <li>- <u>Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.</u></li> <li>- <u>A minimum of 1.8m long by 1m high by 1m deep.</u></li> </ul> <p><b><u>Note</u></b></p> <p>1. <u>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).</u></p>		



<p>7)</p>	<p><b><u>Residential Unit Size</u></b></p> <p>a) <u>The minimum floor area required in respect of each apartment shall be:</u></p> <table border="1" data-bbox="259 399 1412 682"> <thead> <tr> <th colspan="2"><u>Form of residential unit</u></th> <th><u>Gross floor area</u></th> </tr> </thead> <tbody> <tr> <td>i)</td> <td><u>Studio unit</u></td> <td><u>Minimum 35m<sup>2</sup></u></td> </tr> <tr> <td>ii)</td> <td><u>1 bedroom unit</u></td> <td><u>Minimum 45m<sup>2</sup></u></td> </tr> <tr> <td>iii)</td> <td><u>2 bedroom unit</u></td> <td><u>Minimum 55m<sup>2</sup></u></td> </tr> <tr> <td>iv)</td> <td><u>3 bedroom unit</u></td> <td><u>Minimum 90m<sup>2</sup></u></td> </tr> </tbody> </table> <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>	<u>Form of residential unit</u>		<u>Gross floor area</u>	i)	<u>Studio unit</u>	<u>Minimum 35m<sup>2</sup></u>	ii)	<u>1 bedroom unit</u>	<u>Minimum 45m<sup>2</sup></u>	iii)	<u>2 bedroom unit</u>	<u>Minimum 55m<sup>2</sup></u>	iv)	<u>3 bedroom unit</u>	<u>Minimum 90m<sup>2</sup></u>
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<p>8)</p>	<p><b><u>Daylight Standards</u></b></p> <p><u>Residential units shall be designed to achieve the following minimum daylight standards.</u></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> <ol style="list-style-type: none"> <li>i. <u>The maximum distance of the bedroom from the natural light source window shall be 6m.</u></li> <li>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></li> </ol>															
<p>9)</p>	<p><b><u>External Outlook Area</u></b></p> <p><u>Each residential unit shall have an external outlook area that:</u></p> <ol style="list-style-type: none"> <li>a) <u>Is provided from the face of the building containing windows to the indoor living area, and</u></li> <li>b) <u>Has a minimum depth of 6m, measured perpendicular from the face of the window area.</u></li> <li>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></li> <li>d) <u>The external outlook area may be over:</u> <ol style="list-style-type: none"> <li>i. <u>The site on which the building is located;</u></li> <li>ii. <u>The Transport Corridor Zone; or</u></li> <li>iii. <u>Public Open Space.</u></li> </ol> </li> </ol>															



## **NCZ – PREC1-PSP: R51 Active Frontages**

<u>1</u>	<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>
<u>2</u>	<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>
<u>3</u>	<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