

Chapter 6 - Business Zones

Chapter 6B - Local Centre Zone



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

6B Local Centre Zone – LCZ

LCZ – PREC1-PSP: Local Centre Zone 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 legal effect under Section 86B (3) of the RMA

LCZ – 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.

Zoning and rule provisions provide for a range of activities, scales and formats appropriate to managing the effects of development of business centres, the principally retail role of the sub-regional centres, the community, mixed use and pedestrian focus of the suburban centres, the neighbourhood function of local facilities, the supporting role of commercial fringe areas and the peak visitor demands associated with visitor facilities.

The commercial and community hub of the Peacocke Structure Plan is located in the Peacocke Local Centre. It is anticipated that this centre will include a supermarket and a range of other commercial activities that provide for the needs and wellbeing of the community. It is important that the centre is easy to access on foot and on bike and is well serviced by public transport. The built environment should focus on the pedestrian and create active street frontages that are universally accessible.



LCZ – PREC1-PSP: OBJECTIVES

REFERENCE	OBJECTIVE	RELEVANT POLICIES
LCZ – PREC1-PSP: O1	A distribution of suburban <i>local</i> centres that provide a mixed-use environment with health-care services, goods, services and employment at a scale appropriate to suburban catchments, while not undermining the primacy, function, vitality, amenity or viability of the Central City.	<u>LCZ – PREC1-PSP: P1</u> <u>LCZ – PREC1-PSP: P2</u> <u>LCZ – PREC1-PSP: P3</u> <u>LCZ – PREC1-PSP: P4</u> <u>LCZ – PREC1-PSP: P5</u> <u>LCZ – PREC1-PSP: P6</u>
<u>LCZ – PREC1-PSP: O2</u>	<i><u>The Peacocke Local Centre is the focal point for the Peacocke Community, providing a range of convenience, retail, employment and service activities and is the only location for a supermarket within the Peacocke Structure Plan area.</u></i>	<u>LCZ – PREC1-PSP: P7</u>
<u>LCZ – PREC1-PSP: O3</u>	<i><u>The Local Centre is developed to be consistent with the Local Centre Concept Plan and establish a high quality, attractive environment that incorporates quality urban design to establish an accessible, functional, safe and vibrant Local Centre.</u></i>	<u>LCZ – PREC1-PSP: P8</u> <u>LCZ – PREC1-PSP: P9</u> <u>LCZ – PREC1-PSP: P10</u> <u>LCZ – PREC1-PSP: P11</u> <u>LCZ – PREC1-PSP: P14</u> <u>LCZ – PREC1-PSP: P17</u> <u>LCZ – PREC1-PSP: P18</u>
<u>LCZ – PREC1-PSP: O4</u>	<i><u>The Local Centre is integrated into the surrounding neighbourhood and the transport network and is able to be easily and safely accessed by active modes and passenger transport.</u></i>	<u>LCZ – PREC1-PSP: P12</u> <u>LCZ – PREC1-PSP: P15</u> <u>LCZ – PREC1-PSP: P19</u>
<u>LCZ – PREC1-PSP: O5</u>	<i><u>Residential Development within the Local Centre is compact, well designed and has a high level of amenity.</u></i>	<u>LCZ – PREC1-PSP: P16</u>

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LCZ – PREC1-PSP: POLICIES

<p>LCZ – PREC1-PSP: P1</p>	<p><u>Suburban-Local</u> centres are to be retained, expanded, and provided at a scale and nature appropriate to the needs of the surrounding residential areas, taking into account the need for any expansion to avoid adverse affects on the functionality, vitality, viability and amenity values of the Central City.</p>
<p>LCZ – PREC1-PSP: P2</p>	<p><u>Suburban-Local</u> centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported where quality on-site amenity is achieved.</p>
<p>LCZ – PREC1-PSP: P3</p>	<p><u>Suburban-Local</u> centres act as focal points for local community development through the control of size, scale, built form and diversity of activity.</p>
<p>LCZ – PREC1-PSP: P4</p>	<p>Expansion of existing suburban centres is integrated with existing activities and transport networks.</p>
<p>LCZ – PREC1-PSP: P5</p>	<p>A comprehensive, urban design-led approach is used to determine the form of <u>Suburban-local</u> centres intended to serve new growth areas.</p>
<p><u>LCZ – PREC1-PSP: P6</u></p>	<p><u>Enable a range of commercial and community activities that will service the needs of the Peacocke Community and are of a size and scale that will not undermine the centres hierarchy.</u></p>
<p><u>LCZ – PREC1-PSP: P7</u></p>	<p><u>Ensure development contributes to the overall form and function of the Peacocke Local Centre by being in general accordance with the Peacocke Structure Plan, Peacocke Local Centre Concept Plan and Peacocke Local Centre Design Guide.</u></p>
<p><u>LCZ – PREC1-PSP: P8</u></p>	<p><u>Ensure development within the Local Centre is designed to provide a sense of identity and place.</u></p>
<p><u>LCZ – PREC1-PSP: P9</u></p>	<p><u>Facilitate a vibrant centre by establishing activities that encourage pedestrian activity on the ground floor, with business, entertainment and residential activities enabled on upper floors.</u></p>
<p><u>LCZ – PREC1-PSP: P10</u></p>	<p><u>Require activities with large floor areas, including supermarkets, to be located outside of areas identified as having active frontages.</u></p>
<p><u>LCZ – PREC1-PSP: P11</u></p>	<p><u>Manage the location and design of buildings to ensure high quality urban design outcomes by:</u></p> <ol style="list-style-type: none"> 1. <u>Identifying and managing important frontages within the Local Centre.</u> 2. <u>Requiring buildings to create active frontages with the street that facilitate a walkable pedestrian focused environment.</u>

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	<ol style="list-style-type: none"> 3. <u>Requiring customer entrances to be located on their primary street frontage or public square.</u> 4. <u>Requiring development to locate parking and service areas outside of identified frontages.</u>
<u>LCZ – PREC1- PSP: P12</u>	<p><u>Manage parking and vehicle access by:</u></p> <ol style="list-style-type: none"> 1. <u>Requiring development to locate parking and servicing/loading areas outside of identified frontages.</u> 2. <u>Encourage the use of centralised and shared parking within the Local Centre.</u> 3. <u>Requiring parking areas to be designed to contribute to the amenity of the centre by being located to minimise their visual impact, incorporating high quality landscaping and providing clear, safe and direct pedestrian facilities.</u>
<u>LCZ – PREC1- PSP: P13</u>	<p><u>Require residential development within the centre to:</u></p> <ol style="list-style-type: none"> 1. <u>Create a high-quality living environment.</u> 2. <u>Deliver high density typologies.</u> 3. <u>Provide passive surveillance of and engages with the street and areas of public space.</u>
<u>LCZ – PREC1- PSP: P14</u>	<p><u>Create a vibrant, high amenity, pedestrian focused, main street by:</u></p> <ol style="list-style-type: none"> 1. <u>Requiring the establishment of a fine-grained buildings.</u> 2. <u>Designing the street to be a slow speed, pedestrian focused environment.</u> 3. <u>Providing sufficient space for on-street dining.</u> 4. <u>Requiring pedestrian focused community and commercial activities with entrances that directly access the street.</u>
<u>LCZ – PREC1- PSP: P15</u>	<p><u>Create a vibrant, attractive public plaza that:</u></p> <ol style="list-style-type: none"> 1. <u>Provides space for a range of activities and public gatherings</u> 2. <u>Engages with the adjacent buildings</u> 3. <u>Establishes a high amenity environment with lighting, seating, landscaping and public art.</u> 4. <u>Is accessible and useable by people of all ages and abilities.</u> 5. <u>Is a safe environment.</u> 6. <u>Visually and physically connect with the river corridor.</u> 7. <u>Reflect and celebrate the history and relationship of tangata whenua with the area.</u>
<u>LCZ – PREC1- PSP: P16</u>	<p><u>Establish a transport network within the Local Centre that:</u></p> <ol style="list-style-type: none"> 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</u> 4. <u>Creates a high amenity pedestrian environment that is accessible for people of all ages and abilities.</u> 5. <u>Establishes a high-quality cycling environment.</u> 6. <u>Establishes clear and accessible connections to the surrounding network.</u>



<u>LCZ – PREC1-P: P17</u>	<u>Incorporate public transport stops into the Local Centre where it will provide an efficient and convenient access to the network.</u>
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LCZ – 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>LCZ – PREC1-PSP: R1</u>	<u>Alterations and Additions</u>	
<u>Local Centre Zone</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>LCZ – PREC1-PSP: R40-R49.</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 additional gross floor area to the existing building.</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>

<u>LCZ – PREC1-PSP:R2</u>	<u>Minor works</u>	
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</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>



<u>LCZ – PREC1-PSP: R3</u>	<u>Demolition, removal, maintenance or repair of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R4</u>	<u>Ancillary office</u>	
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R5</u>		<u>Offices</u>		
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</u> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 250m² per tenancy.</u> 	<p><u>RDIS-1: 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> 	<p><u>DIS-1: Activity Status where compliance is not achieved with PER-2: Discretionary</u></p> <p><u>Where:</u></p> <p><u>DIS-1:</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 500m² per tenancy.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Non-Complying</u></p>

<u>LCZ – PREC1-PSP: R6</u>		<u>Retail</u>		
<u>Local Centre Zone</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>PER-2</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 400m² per tenancy.</u> 	<p><u>RDIS-1: Activity Status where compliance is not achieved with PER-1-1): Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A - General</u> 	<p><u>DIS-1: Activity Status where compliance is not achieved with PER-2 1): Discretionary</u></p> <p><u>Where:</u></p> <p><u>DIS-1:</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 1000m² per tenancy.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Non Complying</u></p>



<u>LCZ – PREC1-PSP: R7</u>	<u>Banks</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R8</u>	<u>Restaurants, cafes and licensed premises</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R9</u>	<u>Food and beverage outlets</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R10</u>	<u>Gymnasium</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R11</u>	<u>Passenger transport facility</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R12</u>	<u>Healthcare services</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</u> <u>PER-2</u> 1. <u>Is above ground floor; or</u> 2. <u>The Gross Floor Area is 1,000m² or less.</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: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>C – Character and Amenity</u>

<u>LCZ – PREC1-PSP: R13</u>	<u>Childcare facility</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R14</u>	<u>Community centres</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</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>LCZ – PREC1-PSP: R15</u>	<u>Tertiary education and specialized training facilities</u>			
<u>Local Centre Zone</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>LCZ – PREC1-PSP: R40-R49.</u> <u>PER-2</u> 1. <u>Is above ground floor; or</u> 2. <u>The GFA is less than 250m² per tenancy.</u>	<u>RDIS-1: 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>DIS-1: Activity Status where compliance is not achieved with PER-2): Discretionary</u> <u>Where:</u> 1. <u>The activity is located on the ground floor; and</u> 2. <u>The GFA is less than 1000m² per tenancy.</u>	<u>Activity Status where compliance is not achieved with DIS-1: Non Complying</u>



LCZ – PREC1-PSP: R16		
Public art		
Local Centre Zone	<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"> <u>LCZ – PREC1-PSP: R40-R49.</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>

LCZ – PREC1-PSP: R17		
New buildings*		
Local Centre Zone	<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>LCZ – PREC1-PSP: R40-R49.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is 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>

LCZ – PREC1-PSP: R18		
Accessory buildings *		
Local Centre Zone	<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>LCZ – PREC1-PSP: R40-R49.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is 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>



<u>LCZ – PREC1-PSP: R19</u>	<u>Emergency service facility*</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>F – Hazards and Safety</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is 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>

<u>LCZ – PREC1-PSP: R20</u>	<u>Ancillary residential units*</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is 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>



<u>LCZ – PREC1-PSP: R21</u>	<u>Apartments (Peacocke Structure Plan) *</u>		
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</u></p> <p><u>RDIS-2</u></p> <p>1. <u>Are located above ground floor.</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 is 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>	<p><u>Activity Status where compliance is not achieved with RDIS-2: Non-Complying</u></p>

<u>LCZ – PREC1-PSP: R22</u>	<u>Supermarket</u>		
<u>Local 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>LCZ – PREC1-PSP: R40-R49.</u></p> <p><u>RDIS-2</u></p> <p>1. <u>Is located outside of any identified primary or secondary frontage as per R55 or R56.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>M – Supermarkets</u></p> <p>2. <u>P – Peacocke Structure Plan</u></p>	<p><u>Activity Status where compliance is 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>	<p><u>Activity Status where compliance is not achieved with RDIS-2: Non-complying.</u></p>



<u>LCZ – PREC1-PSP: R23</u>	<u>Visitor accommodation</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>RDIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is 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> <p><u>Activity Status where compliance is not achieved with RDIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R24</u>	<u>Light industry</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>



<u>LCZ – PREC1-PSP: R25</u>	<u>Service industry</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R26</u>	<u>Transport depot</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>



<u>LCZ – PREC1-PSP: R27</u>	<u>Yard based retail</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>The GFA is less than 400m²</u> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R28</u>	<u>Commercial places of assembly including cinemas and bowling alleys</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R29</u>	<u>Building Improvement Centres</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>



<u>LCZ – PREC1-PSP: R30</u>	<u>Drive-through services</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R31</u>	<u>Parking lots and parking buildings</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>

<u>LCZ – PREC1-PSP: R32</u>	<u>Residential centres</u>	
<u>Local 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> <ol style="list-style-type: none"> <u>LCZ – PREC1-PSP: R40-R49.</u> <p><u>DIS-2</u></p> <ol style="list-style-type: none"> <u>Are located outside any active frontage.</u> 	<p><u>Activity Status where compliance is not achieved with DIS-1: Discretionary.</u></p> <p><u>Activity Status where compliance is not achieved with DIS-2: Non-Complying.</u></p>



<u>LCZ – PREC1-PSP: R33</u>	<u>Industrial activity, excluding light or service industry</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>

<u>LCZ – PREC1-PSP: R34</u>	<u>Industrial activity: noxious or offensive activities</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>

<u>LCZ – PREC1-PSP: R35</u>	<u>Wholesale retail and trade supplies</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>

<u>LCZ – PREC1-PSP: R36</u>	<u>Single dwellings</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>

<u>LCZ – PREC1-PSP: R37</u>	<u>Duplexes</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>

<u>LCZ – PREC1-PSP: R38</u>	<u>Terrace House (Peacocke Precinct)</u>	
<u>Local Centre Zone</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance is not achieved: Not applicable.</u>



LCZ – PREC1-PSP: RULES – DEVELOPMENT STANDARDS

LCZ – PREC1-PSP: R40 Maximum building height

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

LCZ – PREC1-PSP: R41 Height in Relation to Boundary

1)	<u>For the transport corridor boundary, the top storey of any building over 10m in height shall be set back 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 45 degrees beginning at an elevation of 3m above the boundary.</u>
3)	<u>Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from R48-1) and 2) above.</u>

LCZ – PREC1-PSP: R42 Building setbacks

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

LCZ – PREC1-PSP: R43 Building Intensity

	<u>Location</u>	<u>Floor ratio</u>
1)	<u>The maximum floor area to net site area ratio:</u>	<u>2:1</u>
	<u>In determining the floor-area ratio:</u> <ul style="list-style-type: none"> <u>i. 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> <u>ii. Underground parking is fully excluded.</u> 	



LCZ – PREC1-PSP: R44 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>
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LCZ – PREC1-PSP: R45 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 away from public view or otherwise screened by fencing and landscaping.</u> d) <u>Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).</u>
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LCZ – PREC1-PSP: R46 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><u>Density (Minimum Number of Residential Units Required Per Site)</u></p> <ul style="list-style-type: none"> a) <u>Minimum densities within the Local 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 style="text-align: center;"><u>0.003 residential units per 1m² of site area</u></p>



Example

For a site which has an area of 4000m², the minimum number of residential units required under this rule would be 12. This is calculated by multiplying the site area (4000m²) by 0.003

- b) Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule R46-4a) 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 R46-4a) is the minimum number of residential units required to be provided.

5 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:
 - i) For the exclusive use of each residential unit.
 - ii) Readily accessible from a living area inside the residential unit.
 - iii) 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 comply with R46 – 5a) ii) and iii) as well as being:
 - i) For the shared use of all residents on the site, and
 - ii) Readily accessible from all residential units on site.
- c) Outdoor living areas for residential units shall have areas and dimensions as follows.

<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"> - <u>A studio unit and one-bedroom residential unit: 5m²</u> - <u>A residential unit with two or more bedrooms: 12m²</u> 	<u>No dimension less than 1.8m</u>
<u>Communal open space for apartment buildings</u>	<u>8m² 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>Note</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>															
6	<p>Storage Areas</p> <p>a) <u>Each residential unit shall be provided with a storage area:</u></p> <p>i) <u>Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.</u></p> <p>ii) <u>A minimum of 1.8m long by 1m high by 1m deep.</u></p> <p>Note</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>															
7	<p>Residential Unit Size</p> <p>a) <u>The minimum floor area required in respect of each apartment shall be:</u></p> <table border="1" data-bbox="261 974 1398 1255"> <thead> <tr> <th colspan="2">Form of residential unit</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>i)</td> <td><u>Studio unit</u></td> <td><u>Minimum 35m²</u></td> </tr> <tr> <td>ii)</td> <td><u>1 bedroom unit</u></td> <td><u>Minimum 45m²</u></td> </tr> <tr> <td>iii)</td> <td><u>2 bedroom unit</u></td> <td><u>Minimum 55m²</u></td> </tr> <tr> <td>iv)</td> <td><u>3 bedroom unit</u></td> <td><u>Minimum 90m²</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>	Form of residential unit		Gross floor area	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>	iv)	<u>3 bedroom unit</u>	<u>Minimum 90m²</u>
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iv)	<u>3 bedroom unit</u>	<u>Minimum 90m²</u>														
8	<p>Daylight Standards</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> <p>i) <u>The maximum distance of the bedroom from the natural light source window shall be 6m.</u></p> <p>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></p>															



<u>9</u>	<p><u>External Outlook Area</u></p> <p>Each residential unit shall have an external outlook area that:</p> <ul style="list-style-type: none"> a) <u>Is provided from the face of the building containing windows to the indoor living area, and</u> b) <u>Has a minimum depth of 6m, measured perpendicular from the face of the window area.</u> 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> d) <u>The external outlook area may be over:</u> <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>
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LCZ – PREC1-PSP: R47 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 within Local Centre Zone.</u>
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LCZ – PREC1-PSP: R48 Primary Frontages

<u>1</u>	<u>Only retail activities, banks, cafes, restaurants, licensed premises, food and beverage outlets, community centres and entrances/lobbies to visitor accommodation retail activities and restaurants shall be located at the ground floor level of buildings within the Primary Frontages, as identified in the Peacocke Local Centre Concept Plan.</u>
<u>2</u>	<p><u>Within the Primary Frontages as defined in the Peacocke Local Centre Concept Plan (Appendix 2 Structure Plans, Figure 2-3d) buildings shall be designed to meet the following standards:</u></p> <ul style="list-style-type: none"> a. <u>A minimum of 75% of the ground floor wall facing the street, or public space, for the length of the ground floor wall, shall be of clear glazing, capable of displaying goods and services to passing pedestrians.</u> b. <u>Customer entrances shall be located from the primary frontage.</u> c. <u>A continuous verandah, no less than 2.5m deep shall be provided which extends along the full street frontage. Verandahs shall be designed to provide full pedestrian cover.</u> d. <u>There shall be no vehicle access, off-street parking or service areas within the Primary Frontage Area.</u>



LCZ – PREC1-PSP: R49 Secondary Frontages

1	<p><u>Within the Secondary Frontages as defined in the Peacocke Local Centre Concept Plan (Appendix 2 Structure Plans, Figure 2-3d) buildings shall be designed to meet the following standards:</u></p> <ul style="list-style-type: none">a. <u>A minimum of 50% of the ground floor wall facing the street, or public space, for the length of the ground floor wall, shall be of clear glazing, capable of displaying goods and services to passing pedestrians.</u>b. <u>Customer entrances shall be located from the secondary frontage.</u>c. <u>There shall be no off-street vehicle parking or service areas within the Secondary Frontage Area.</u>
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LCZ– 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