

## Submission by

## Hamilton City Council

# PLAN CHANGE 5 - PEACOCKE STRUCTURE PLAN

5 November 2021

### 1.0 EXECUTIVE SUMMARY AND KEY MESSAGES

- 1.1 Hamilton City Council submits on Plan Change 5 (PC5) to align the plan change with the final outcomes under the passing of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. It is noted that this is a Bill and changes may occur before it comes into law. This is anticipated to occur in December 2021.
- 1.2 Hamilton City Councils seeks changes to **Chapter 4A Medium Density Residential Zone** and **Chapter 23A SUB – PREC1-PSP: Subdivision - Peacocke Precinct** to align these chapters with the final outcomes under the passing of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

### 2.0 INTRODUCTION

- 2.1 Hamilton City Council would like to make a submission to **Plan Change 5 - Peacocke Structure Plan**.
- 2.2 Plan Change 5 (PC5) seeks to introduce a new medium density zoning framework based on the requirements of the current National Policy Statement on Urban Development (NPS-UD). PC5 sought to enable higher density and a range of housing typologies within Peacocke by introducing a set of objectives and policies that support higher density and a variety of housing typologies as well as a more permissive set of development standards.

### 3.0 RESOURCE MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS) AMENDMENT BILL

- 3.1 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (Bill) was released on the 19 October 2021 and is designed to improve housing supply in New Zealand's five largest cities (including Hamilton) by speeding up implementation of the NPS-UD and enabling more medium density homes. It is noted that this is a Bill and changes to it may occur before it comes into law. This is anticipated to occur in December 2021.
- 3.2 Once passed into law, the Bill will require Hamilton City to adopt the Medium Density Residential Standards (MDRS) set out in the Bill. MDRS sets seven building requirements to enable development and must be incorporated into RMA plans for current and future residential zones in Tier 1 urban areas. The requirements will enable landowners to build up to three houses of up to three storeys on their site as of right on most sites. This includes alterations to existing buildings.
- 3.3 Hamilton City Council will be lodging a submission on the Bill seeking amendments to the Bill prior to being passed into law. Key aspects of the submission relevant to Peacocke will include how the Bill and MDRS enable well-functioning urban environments, and that the MDRS need

to support high quality urban design outcomes. Hamilton City Council will also be seeking that the Bill provides an avenue for plan changes, such as the Peacocke Plan Change, to continue on their current First Schedule trajectory to avoid any perverse outcome of slowing down the supply of housing that would result from the withdrawal of the Peacocke Plan Change.

- 3.4 MDRS aim to enable medium density to be built across much more of our urban areas but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed. The changes that are required to be made to the District Plan are found in Schedule 3A of the Bill. These changes are summarised in Table 1 below.

**Table 1: Summary of Proposed Medium Density Residential Standards**

Council RMA plans must permit housing that at least meets the following: Height	up to	<b>11m</b> high + an additional <b>1m</b> for a qualifying pitched roof
Height in relation to boundary	up to	<b>6m</b> high at site boundary + <b>60°</b> recession plane
Setbacks	as close as	<b>2.5m</b> of the front yard boundary <b>1m</b> of the side yard boundaries <b>1m</b> of the rear boundary (except on corner sites)
Building coverage	up to	<b>50%</b> coverage of the site area
Impervious surface	up to	<b>60%</b> coverage of the site area (ie. 50% building coverage plus 10% for pavement)
Outdoor living space (one per unit)	of at least	<b>15m<sup>2</sup></b> for houses at ground floor, with a minimum dimension of <b>3m</b> <b>8m<sup>2</sup></b> for houses with no ground floor per floor, with a minimum dimension of 1.8m
Outlook space (per unit)	of at least	<b>3m x 3m</b> space from a principal living room: From all other habitable rooms: <b>1m x 1m</b>

#### **4.0 RELIEF SOUGHT: PROPOSED AMENDMENTS TO PLAN CHANGE 5 - PEACOCKE STRUCTURE PLAN**

- 4.1 PC5 is aligned with the purpose of the NPS-UD to provide more housing, however Central Government now requires Council to make changes to the Plan Change to align it with the MDRS introduced by the Bill. As a result, and depending on the final outcomes of the legislative process, there may be a need to make amendments to the current PC5 provisions set out in the following chapters:

- Chapter 4A Medium Density Residential Zone – MRZ – PREC1-PSP: Medium Density Residential Zone Peacocke Precinct (See Attachment 1).**

- a) Amended the existing objective and policy framework set out in **MRZ – PREC1-PSP: Objectives** and **MRZ – PREC1-P: Policies** to enabling the implementation of the MDRS as required under Schedule 3A (8) of the Bill.

- b) Amended **MRZ – PREC1-PSP: Rules – Activity Status**

- i. To allow as a permitted activity the construction and use of 1, 2, or 3 residential units on a single site as set out in Schedule 3A (2) and (3).
  - ii. Amended the activity Status for 4 or more residential units on a single site as set out in Schedule 3A (3).
  - iii. Make amendments to the notification process to align with the requirements of Schedule 3A (4).

- c) Amended the following Standards to align with Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

- MRZ – PREC1-PSP: Rules – Development Standards**

- i. Amended the current development standards to align with the standards set out in Schedule 3A Part 2 Building Standards (9) to (15) (See table 1)
    - ii. Amended the current development standards to align with the standards set out in Schedule 3A Part 2 Building Standards in relation to 4 or more residential units on a single site

## 2. Chapter 23A SUB – PREC1-PSP: Subdivision – Peacocke Precinct (See Attachment 2)

- a) Amendment to **SUB – PREC1-PSP: Rules – General Standards** to align the standards with Schedule 3A (5), (6) and (7)

- 4.2 The amendments set out above are contingent on the final outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill once it is passed into legislation. This submission is limited to seeking relief to reflect Hamilton City Council's legal obligations under the Act which is to be passed. In addition to these amendments, Hamilton City Council seeks all further amendments to PC 5 that are necessary to give effect to the MDRS and the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill once the final form of the Bill is passed into law and becomes an Act of Parliament.
- 4.3 Hamilton City Council reserves the right to withdraw this submission if it transpires that it has no legal obligation to pursue these amendments to the notified version of PC5.

## 5.0 FURTHER INFORMATION AND HEARINGS

- 5.1 Should further clarification of the submission, or additional information be required, please contact **Jamie Sirl** (Team Leader, City Planning), phone 07 929 2714 or email [Jamie.Sirl@hcc.govt.nz](mailto:Jamie.Sirl@hcc.govt.nz) in the first instance.
- 5.2 Hamilton City Council **does wish to speak** at the hearings in support of this submission.

Yours faithfully



**Lance Vervoort**  
**CHIEF EXECUTIVE**



### **4A Medium Density Residential Zone – MRZ**

#### **MRZ – PREC1-PSP: Medium Density Residential 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 of the RMA

The following Provisions that are tracked changed (insertions Underlined, deletions ~~struck-out~~) in Blue indicate relief sought through the submission to align Plan Change 5 with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

#### **MRZ – PREC1-PSP: ISSUES**

The Medium Density Zone applies to identified greenfield areas that will provide for a higher density than is currently established in the General Residential Zone. Medium density development provides a number of benefits, including a more efficient use of land and infrastructure and the ability to foster walkable communities, which provide for access to services, jobs and daily needs within a walkable or cyclable distance.

The Peacocke Precinct provides for increased density across the entire structure plan with the vision to create a high quality urban neighbourhood. The precinct/development area is subject to its own planning framework due to the different outcomes that are envisaged throughout the structure plan compared to Hamilton City's other Medium Density Zone locations and the unique environmental features that are present in the area. The Peacocke Precinct applies in the Peacocke Development Area. It spatially identifies and manages the area, applying additional place-based provisions to refine the policy direction and standards that apply to development in the area. The policy direction for the Peacocke Precinct recognises the unique qualities of the Peacocke area and the need to deliver a high amenity greenfield development that focuses on the creation of a walkable and cyclable environment.

Increased density supports public transport and viable commercial centres, increasing the number of people within a walkable catchment. It also provides more housing options, such as one or two person homes, smaller families and opportunities for retirees to downsize. For this reason, the Peacocke Precinct includes a high density overlay which is located within walkable distances from the suburban centre, identified public transport routes and areas of amenity including the river and gully network, parks and community facilities. This overlay enables the delivery of higher density housing and in combination with the objectives and policies of the plan, will create a walkable environment that provides ease of access to facilities and amenities and public transport.



In order to ensure a pleasant living environment, it is important that higher density housing is well designed. This is because, when compared to lower density housing, there is less space to provide onsite amenity for individual properties and generally less flexibility to arrange smaller sites. For this reason, council reserves discretion over the development of multi-unit housing including duplex dwellings, terrace dwellings and apartments throughout the zone.

## MRZ – PREC1-PSP: OBJECTIVES

### Land use and development

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<b>MRZ - PREC1-PSP: O1</b>	A range of housing types and densities is available to meet the needs of all communities.	<a href="#"><u>MRZ - PREC1-PSP: P1</u></a>
<b>MRZ - PREC1-PSP: O2</b>	Residential activities remain the dominant activity in Residential Zones.	<a href="#"><u>MRZ - PREC1-PSP: P2</u></a> <a href="#"><u>MRZ - PREC1-PSP: P3</u></a> <a href="#"><u>MRZ - PREC1-PSP: P4</u></a> <a href="#"><u>MRZ - PREC1-PSP: P15</u></a>
<b>MRZ - PREC1-PSP: O3</b>	Buildings and activities at the interface of Residential Zones with other zones will be compatible with the form and type of development anticipated in the adjacent zone.	<a href="#"><u>MRZ - PREC1-PSP: P17</u></a> <a href="#"><u>MRZ - PREC1-PSP: P18</u></a>
<a href="#"><u>MRZ - PREC1-PSP: O4</u></a>	<a href="#"><u>The Peacocke Precinct establishes a high amenity, medium density residential environment with areas of high density around identified activity nodes, corridors and areas of natural amenity.</u></a>	<a href="#"><u>MRZ - PREC1-PSP: P5</u></a> <a href="#"><u>MRZ - PREC1-PSP: P21</u></a> <a href="#"><u>MRZ - PREC1-PSP: P22</u></a>
<a href="#"><u>MRZ - PREC1-PSP: O5</u></a>	<a href="#"><u>Development in Peacocke provides a range of housing typologies that are consistent with the neighbourhood's planned urban built character of two to three-storey buildings in the medium density zone and two – five storey buildings within the high-density area.</u></a>	<a href="#"><u>MRZ – PREC1-PSP: P5</u></a> <a href="#"><u>MRZ - PREC1-PSP: P21</u></a> <a href="#"><u>MRZ - PREC1-PSP: P22</u></a>

### Amenity

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<b>MRZ - PREC1-PSP: O6</b>	Residential development produces good on-site amenity.	<a href="#"><u>MRZ - PREC1-PSP: P7</u></a> <a href="#"><u>MRZ - PREC1-PSP: P8</u></a> <a href="#"><u>MRZ - PREC1-PSP: P9</u></a> <a href="#"><u>MRZ - PREC1-PSP: P10</u></a>



<b>MRZ - PREC1-PSP: O7</b>	The development contributes to good neighbourhood amenity as the area matures.	<a href="#">MRZ - PREC1-PSP: P11</a> <a href="#">MRZ - PREC1-PSP: P12</a> <a href="#">MRZ - PREC1-PSP: P13</a> <a href="#">MRZ - PREC1-PSP: P14</a>
<b>MRZ - PREC1-PSP: O8</b>	Activities in Residential Zones are compatible with residential amenity.	<a href="#">MRZ - PREC1-PSP: P3</a> <a href="#">MRZ - PREC1-PSP: P15</a> <a href="#">MRZ - PREC1-PSP: P16</a>
<b><u>MRZ - PREC1-PSP: O9</u></b>	<i><u>Residential dwellings within the Peacocke Precinct are designed and developed to create an attractive and safe urban environment, providing a high level of amenity:</u></i>  <i>1. <u>On site for residents;</u></i> <i>2. <u>On adjoining sites; and</u></i> <i>3. <u>For the transport corridor and public open spaces.</u></i>	<a href="#">MRZ -PREC1-P: P7</a> <a href="#">MRZ -PREC1-P: P19</a> <a href="#">MRZ -PREC1-P: P20</a>

## Infrastructure

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<b>MRZ - PREC1-PSP: O10</b>	Efficient use of land and infrastructure	<a href="#">MRZ - PREC1-PSP: P6</a> <a href="#">MRZ - PREC1-PSP: P23</a> <a href="#">MRZ - PREC1-PSP: P24</a> <a href="#">MRZ - PREC1-PSP: P25</a>
<b>MRZ - PREC1-PSP: O11</b>	Residential buildings make efficient use of water and energy resources.	<a href="#">MRZ - PREC1-PSP: P26</a>



## MRZ – PREC1-P: POLICIES

### Land use and development

<b>MRZ - PREC1-PSP: P1</b>	Higher-density residential development should be located within and close to the Central City, suburban and neighbourhood centres, tertiary education facilities and hospital, and in areas serviced by passenger transport.
<b>MRZ - PREC1-PSP: P2</b>	Non-residential activities should not establish in residential areas, unless the adverse effects on all zones are avoided, remedied or mitigated.
<b>MRZ - PREC1-PSP: P3</b>	Home-based businesses shall: <ol style="list-style-type: none"> <li>1. Be ancillary to the residential activity of the site.</li> <li>2. Avoid adverse effects on the neighbourhood, character, amenity and the transport network.</li> <li>3. Take place within dwellings or ancillary buildings.</li> <li>4. Involve no outdoor storage of vehicles, equipment or goods visible from a public place.</li> <li>5. Be compatible with the character and amenity of the locality, in terms of location, type and scale of activity, number of visitors to the site, and hours of operation.</li> </ol>
<b>MRZ - PREC1-PSP: P4</b>	Community facilities and community support activities (including managed care facilities and residential centres) shall: <ol style="list-style-type: none"> <li>1. Serve a local social or cultural need.</li> <li>2. Be compatible with existing and anticipated residential amenity.</li> </ol>
<b><u>MRZ - PREC1-PSP: P5</u></b>	<b><u>Ensure the efficient development of land by requiring development to demonstrate it is consistent with the Peacocke Structure Plan.</u></b>



## Amenity

<b>MRZ - PREC1- PSP: P6</b>	Residential land uses should be managed to avoid potential effects, such as noise, from arterial transport corridors and state highways.
<b>MRZ - PREC1- PSP: P7</b>	Residential design shall achieve quality on-site amenity by providing: <ol style="list-style-type: none"> <li>1. Private, useable outdoor living areas that are located to the rear of the site.</li> <li>2. Access to sunlight and daylight throughout the year.</li> <li>3. Adequate service areas to accommodate typical residential living requirements.</li> <li>4. Insulation to minimise adverse noise effects.</li> <li>5. <u>Where offered</u>, parking and manoeuvring areas on-site to meet the needs, safety and convenience of residents.</li> <li>6. Energy-efficient and sustainable design technologies where compatible with the scale and form of residential development.</li> <li>7. <u>Principal living areas with sufficient outlook to create a sense of space.</u></li> </ol>
<b>MRZ - PREC1- PSP: P8</b>	Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.
<b>MRZ - PREC1- PSP: P9</b>	Building design and location shall protect the privacy of adjoining dwellings.
<b>MRZ - PREC1- PSP: P10</b>	Development in areas identified for medium and high-density residential activities should be in general accordance with the appropriate Design Assessment Criteria.
<b>MRZ - PREC1- PSP: P11</b>	The size and scale of buildings and structures shall be compatible with the locality.
<b>MRZ - PREC1- PSP: P12</b>	Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.
<b>MRZ - PREC1- PSP: P13</b>	Significant vegetation and trees should be preserved wherever possible.
<b>MRZ - PREC1- PSP: P14</b>	Garages, carports and vehicle access points shall be sited to ensure the safety of all road users and the safe and efficient function of the transport corridor.
<b>MRZ - PREC1- PSP: P15</b>	Non-residential activities shall be of an appropriate size to maintain character of the site.
<b>MRZ - PREC1- PSP: P16</b>	Adverse effects of activities on the amenity values of the locality shall be minimised including: <ol style="list-style-type: none"> <li>1. Effects of noise, glare, odour, dust, smoke, fumes and other nuisances.</li> <li>2. Effects on traffic, parking, and transport networks.</li> </ol>
<b>MRZ - PREC1- PSP: P17</b>	Adverse effects of activities that cross zone boundaries shall be managed through setbacks, building design, and landscaping.





<b>MRZ - PREC1- PSP: P18</b>	Buildings and structures on the boundary between Residential Zones and public areas shall incorporate CPTED principles.
<b><u>MRZ - PREC1- PSP: P19</u></b>	<p><u>Dwellings within the Peacocke Structure Plan are designed and constructed to provide a high amenity environment by:</u></p> <ol style="list-style-type: none"> <li><u>1) Providing passive surveillance of public spaces (including roads and areas of open space) and creating a clear delineation between public and private spaces through the use of low fence heights, landscaping, glazing and clear pedestrian entrances.</u></li> <li><u>2) Encouraging buildings to be located towards the front of the site, so they front the street and enable space for private outdoor living areas that have access to sunlight.</u></li> <li><u>3) Providing high quality front yard landscaping that adds amenity to the streetscape.</u></li> <li><u>4) Ensuring the visual dominance of garage doors and carparking is minimised.</u></li> <li><u>5) Designing the facades of dwellings to provide visual interest and engage with the street; including through the provision of front porches, low fences, glazing, setbacks, direct pedestrian access and the management of parking.</u></li> </ol>
<b><u>MRZ -PREC1- PSP: P20</u></b>	<u>Ensure vehicle crossings are minimised on road frontages where narrow dwellings are proposed and where shared paths and separated cycle ways are located.</u>
<b><u>MRZ - PREC1- PSP: P21</u></b>	<u>Residential development is designed to manage effects of lighting on adjacent areas of Natural Open Space.</u>
<b><u>MRZ - PREC1- PSP: P22</u></b>	<u>Residential development considers and responds to the future effects of climate change.</u>



## Infrastructure

<b>MRZ - PREC1- PSP: P23</b>	New residential development shall be able to be adequately serviced in terms of Three Waters infrastructure.
<b>MRZ - PREC1- PSP: P24</b>	Residential development shall use land and infrastructure efficiently by: <ol style="list-style-type: none"><li>1. Delivering target yields from housing development in both greenfield growth areas and intensification areas, as indicated by rules or Structure Plans.</li><li>2. Staging and sequencing the development as indicated by <del>rules or the</del> <u>Peacocke</u> Structure Plans.</li><li>3. Otherwise complying with <u>the Peacocke Structure Plan</u>, <del>relevant Structure Plans</del>.</li></ol>
<b>MRZ - PREC1- PSP: P25</b>	New buildings and activities shall mitigate effects on and from regionally significant infrastructure.
<b>MRZ - PREC1- PSP: P26</b>	Development should encourage the efficient use of energy and water, by: <ol style="list-style-type: none"><li>1. Incorporating water-sensitive techniques.</li><li>2. Reducing the use of reticulated electricity.</li><li>3. <u>Utilizing solar energy.</u></li><li>4. <u>Providing for electric bikes and charging network throughout the area.</u></li></ol>



## MRZ – 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.

Plan Change 5  
Peacocke Structure  
Plan

MRZ - PREC1-PSP: R1	Accessory Buildings	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Permitted</p> <p>Where the following are complied with: PER-1</p> <ol style="list-style-type: none"> <li>Up to 3 units PREC1-P R34 – R40.</li> <li>4 or more units PREC1-P R41 - R53.</li> </ol> <del>1. PREC1-P R36 – R48.</del>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>A – General Criteria</li> </ol>

MRZ - PREC1-PSP: R2	Ancillary residential structure	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Permitted</p> <p>Where the following are complied with: PER-1</p> <ol style="list-style-type: none"> <li>Up to 3 units PREC1-P R34 – R40.</li> <li>4 or more units PREC1-P R41 - R53.</li> </ol> <del>1.3. PREC1-P R36 – R48.</del>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>A – General Criteria</li> </ol>

MRZ - PREC1-PSP: R3	Single One, two or three Dwellings on a site	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Permitted</p> <p>Where the following are complied with: PER-1</p> <ol style="list-style-type: none"> <li>Only one dwelling is provided per site.</li> <li><del>1. PREC1-P R36-R34– R48R40.</del></li> </ol>	<p>Activity Status where compliance is not achieved with PER 1 1: Restricted Discretionary (*):</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li><del>B – Design and Layout</del></li> <li><del>C – Character and Amenity</del></li> <li><del>P – Peacocke Structure Plan</del></li> </ol>



		<p><u>Activity Status where compliance is not achieved with PER-1-21: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A – General</u></p>
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<b><u>MRZ - PREC1- PSP: R4</u></b>	<b><u>Managed care facilities</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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><u>1. Up to 3 units PREC1-P R34 – R40.</u></p> <p><u>1-2. 4 or more units PREC1-P R41 - R53.</u></p> <p><u>1. PREC1-P R36 – R48.</u></p> <p><u>PER-2</u></p> <p><u>2-3. No more than 9 people, including staff and their dependents reside on site.</u></p> <p><u>PER-3</u></p> <p><u>3-4. Within one calendar month of its occupancy, the Agency/person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council's Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.</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>Activity Status where compliance is not achieved with PER-3 – PER-7: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>



	<ul style="list-style-type: none"> <li>a) <u>Proposed number of residents.</u></li> <li>b) <u>The anticipated number of visitors to the site per week and daily visiting hours.</u></li> <li>c) <u>Anticipated full time equivalent staff at the facility.</u></li> <li>d) <u>Regular and emergency contact details to enable prompt and effective contact if necessary.</u></li> <li>e) <u>The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.</u></li> </ul> <p><u>PER-4</u></p> <p><u>4-5. The outdoor living area shall be provided communally which shall comprise:</u></p> <ul style="list-style-type: none"> <li>a) <u>At least 15m<sup>2</sup> per resident in the General Residential Zone-Medium Density Residential Zone – Peacocke Precinct.</u></li> <li>b) <u>At least 12m<sup>2</sup> per resident in the Residential Intensification Zone-High Density Overlay Area of the Medium Density Residential Zone - Peacocke Precinct</u></li> <li>c) <u>A minimum dimension of not less than 4m.</u></li> <li>d) <u>An area capable of containing a 6m diameter circle.</u></li> <li>e) <u>At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.</u></li> <li>f) <u>Comprise not more than 35% impermeable surface area.</u></li> <li>g) <u>For the exclusive use of the residents.</u></li> <li>h) <u>Readily accessible for all residents.</u></li> <li>i) <u>Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></li> </ul> <p><u>PER-5</u></p>	
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	<p><u>5-6. A service area shall be provided that has:</u></p> <p>a) <u>A minimum area of 20m<sup>2</sup> with a minimum dimension of 3m.</u></p> <p>b) <u>In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m<sup>2</sup> with a minimum dimension of 2m.</u></p> <p><u>PER-6</u></p> <p><u>6-7. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</u></p> <p><u>Per-7</u></p> <p><u>7-8. No part of any site or premises used as a managed care facility shall contain a secure unit.</u></p>	
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<u>MRZ - PREC1- PSP: R5</u>	<u>Emergency housing</u>	
<u>Medium density residential zone – Peacocke Precinct</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><u>1. Up to 3 units PREC1-P R34 – R40.</u></p> <p><u>1-2. 4 or more units PREC1-P R41 - R53.</u></p> <p><u>PER-2</u></p> <p><u>1. No more than 10 people, including staff and their dependents reside on site.</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. A - General</u></p> <p><u>Activity status where compliance is not achieved with PER-2: Non Complying</u></p>



<u>MRZ - PREC1- PSP: R6</u>	<u>Residential activities</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> <ol style="list-style-type: none"> <li><u>Up to 3 units PREC1-P R34 – R40.</u></li> <li><u>4 or more units PREC1-P R41-53.</u></li> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u>  <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <li><u>A – General</u></li> </ol>

<u>MRZ - PREC1- PSP: R7</u>	<u>Home based business</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> <ol style="list-style-type: none"> <li><u>For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:</u></li> <li><u>Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</u></li> <li><u>Not exceed 30% of the total gross floor area of buildings on the site.</u></li> <li><u>Not generate any trips by a heavy motor vehicle.</u></li> <li><u>Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</u></li> <li><u>Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</u></li> </ol>	<u>Activity Status where compliance not achieved with PER-1: Non complying</u>



	<p>7. <u>Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</u></p> <p>8. <u>Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</u></p> <p>9. <u>Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</u></p> <p>10. <u>Have only one sign with a maximum area of 0.6m<sup>2</sup>, a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</u></p>	
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<b><u>MRZ - PREC1- PSP: R8</u></b>	<b><u>Homestay accommodation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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>PREC1-P R36 – R48.</u></p>	<p><u>Activity Status where compliance not achieved with PER 1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>A – General</u></p>

<b><u>MRZ - PREC1- PSP: R9</u></b>	<b><u>Show homes</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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>Up to 3 units PREC1-P R34 – R40.</u></p> <p>2. <u>4 or more units PREC1-P R41 - R53.</u></p> <p>1.3. <u>PREC1-P R36 – R48.</u></p> <p>2.4. <u>Shall be staffed by a maximum number of two staff at any time.</u></p>	<p><u>Activity Status where compliance 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>3.5. Shall be located on a front, corner or through site.</u></p> <p><u>4.6. Shall have a maximum activity duration of two years from the time of first occupation.</u></p>	
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<b><u>MRZ - PREC1- PSP: R10</u></b>	<b><u>Informal recreation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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>PREC1-P R36 – R48.</u></p>	<p><u>Activity Status where compliance 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>MRZ - PREC1- PSP: R11</u></b>	<b><u>Organised recreation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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>PREC1-P R36 – R48R41 - R53.</u></p>	<p><u>Activity Status where compliance 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>MRZ - PREC1- PSP: R12</u></b>	<b><u>Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</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><u>PREC1-P R36 – R48.</u></p>	<p><u>Activity Status where compliance 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>MRZ - PREC1- PSP: R13</u>	<u>Maintenance, repair and alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> <u>1. Up to 3 units on a site PREC1-P R34 – R40.</u> <u>2. 4 or more units on a site PREC1-P R41-R53.</u> <u>1-3. PREC1-P R36 – R4840.</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u>  <u>Matters of discretion are restricted to:</u>  <u>1. A - General</u>

<u>MRZ - PREC1- PSP: R14</u>	<u>Relocated buildings</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> <u>1. Up to 3 units on a site PREC1-P R34 – R40.</u> <u>2. 4 or more units on a site PREC1-P R41-R53.</u> <u>1-3. PREC1-P R36 – R48.</u> <u>2-4. Any relocated building intended for use as a dwelling (excluding previously used accessory buildings) must have previously been designed, built and used as a dwelling.</u> <u>3-5. A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building.</u> <u>4-6. All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u>  <u>Matters of discretion are restricted to:</u>  <u>1. A - General</u>



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	<p><u>connections to all infrastructure services and closing in and ventilation of the foundations.</u></p> <p><u>5.7. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.</u></p>	
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<u>MRZ – PREC1- PSP: R15</u>	<u>Duplex Dwelling*</u>	
<u>Medium density residential zone – 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> <p><u>1. PREC1-P R36 – R48.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. B – Design and Layout</u></p> <p><u>2. C – Character and Amenity</u></p> <p><u>3.1. P – Peacocke Structure Plan</u></p>	<p><u>Activity Status where compliance is not achieved with RDIS-1 1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. A – General</u></p>

<u>MRZ - PREC1- PSP: R16R15</u>	<u>Terrace dwelling (Peacocke Precinct)*Four or more Dwellings on a site (*)</u>	
<u>Medium density residential zone – 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> <p><u>The maximum number of units in a terrace housing development building is no more than 6.</u></p> <p><u>RDIS-2</u></p> <p><u>1. PREC1-P R36-R41 – R48R53.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>4.1. B – Design and Layout</u></p> <p><u>5.2. C – Character and Amenity</u></p> <p><u>6.3. P – Peacocke Structure Plan</u></p>	<p><u>Activity Status where compliance not achieved with RDIS-1 1): Restricted Discretionary(*)</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. A - General</u></p> <p><u>Activity Status where compliance is not achieved with RDIS-2-2): Restricted Discretionary (*).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. A - General</u></p>



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<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Restricted Discretionary</u>  <u>Where the following are complied with:</u>  <u>RDIS-1</u> 1. <u>PREC1-P R36 – R48.</u>  <u>Matters of discretion are restricted to:</u> 1. <u>B – Design and Layout</u> 2. <u>C – Character and Amenity</u> 3. <u>P – Peacocke Structure Plan</u>	<u>Activity Status where compliance is not achieved with RDIS-1-1: Restricted Discretionary.</u>  <u>Matters of discretion are restricted to:</u>  2. <u>A – General</u>
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<b>MRZ - PREC1- PSP: R18R16</b>	<b>Papakāinga*</b>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Restricted Discretionary</u>  <u>Where the following are complied with:</u>  <u>RDIS-1</u> 1. <u>Up to 3 units on a site PREC1-P R34 – R40.</u> 2. <u>4 or more units on a site PREC1-P R41 – 53.</u> 1. <u>PREC1-P R36 – R48.</u>  <u>Matters of discretion are restricted to:</u> 1. <u>B – Design and Layout</u> 2. <u>C – Character and Amenity</u> 3. <u>P – Peacocke Structure Plan</u>	<u>Activity Status where compliance not achieved with PERRDIS-1: Restricted Discretionary</u>  <u>Matters of discretion are restricted to:</u>  1. <u>A – General</u>

<b>MRZ - PREC1- PSP: R19R17</b>	<b>Rest Home*</b>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Restricted Discretionary</u>  <u>Where the following are complied with:</u>  <u>RDIS-1</u> 1. <u>PREC1-P R36 R41 – R48R53.</u> 2. <u>Maximum occupancy shall be 10 residents (including live-in staff).</u>	<u>Activity Status where compliance not achieved with PERRDIS-1: Restricted Discretionary</u>  <u>Matters of discretion are restricted to:</u>



	<p>3. <u>The maximum density for rest homes shall be:</u></p> <p>a. <u>One person per 50m<sup>2</sup> of net site area.</u></p> <p>4. <u>An outdoor living area shall be provided that:</u></p> <p>a. <u>Is for the exclusive use of the residents.</u></p> <p>b. <u>Is readily accessible to all residents.</u></p> <p>c. <u>Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></p> <p>d. <u>Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.</u></p> <p>5. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <p>a. <u>At least 12m<sup>2</sup> per resident.</u></p> <p>b. <u>A minimum dimension of not less than 4m.</u></p> <p>c. <u>At least capable of containing a 6m-diameter circle.</u></p> <p>d. <u>At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.</u></p> <p>6. <u>A service area shall be provided with areas and dimensions as follows:</u></p> <p>a. <u>Minimum area of 20m<sup>2</sup>.</u></p> <p>b. <u>Minimum dimension of 3m.</u></p> <p>c. <u>Provided that where a fully equipped laundry (both washing and drying machines) is provided in rest home, then the service area can be reduced to a minimum of 16m<sup>2</sup> with a minimum dimension of 2m</u></p>	<p>1. <u>A - General</u></p>
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	<u>Matters of discretion are restricted to:</u> <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>	
<b>MRZ - PREC1- PSP: <u>R20R18</u></b>	<b>Dairy</b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Restricted Discretionary</u>  <u>Where the following are complied with:</u>  <u>RDIS-1</u> <ol style="list-style-type: none"> <li><u>PREC1-P <u>R4136 – R48R53</u>.</u></li> <li><u>The gross floor area of retail activity on the site shall not exceed 100m<sup>2</sup>.</u></li> <li><u>The hours of operation shall be 0700-2200 hours.</u></li> </ol> <u>Matters of discretion are restricted to:</u> <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>	<u>Activity Status where compliance not achieved with <u>PERRDIS-1: Restricted Discretionary</u></u>  <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <li><u>A – General</u></li> </ol>

<b>MRZ - PREC1- PSP: <u>R21R19</u></b>	<b>Childcare facility</b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Restricted Discretionary</u>  <u>Where the following are complied with:</u>  <u>RDIS-1</u> <ol style="list-style-type: none"> <li><u>PREC1-P <u>R4136 – R48R53</u>.</u></li> <li><u>The Childcare Facility shall not be part of a multiunit residential development.</u></li> <li><u>The activity shall be located on a front, corner or through site.</u></li> <li><u>The activity shall have a maximum gross floor area for all buildings of 250m<sup>2</sup>.</u></li> </ol> <u>Matters of discretion are restricted to:</u> <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>	<u>Activity Status where compliance not achieved with <u>PERRDIS-1: Restricted Discretionary</u></u>  <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <li><u>A – General</u></li> </ol>



<b>MRZ - PREC1- PSP: <a href="#">R22R20</a></b>	<b>Visitor accommodation</b>	
<b>Medium density residential zone – Peacocke Precinct</b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li><u><a href="#">PREC1-P R4136 – R48R53.</a></u></li> <li><u>The maximum occupancy for visitor accommodation shall be 12 guests.</u></li> <li><u>Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u><a href="#">B – Design and Layout</a></u></li> <li><u><a href="#">C – Character and Amenity</a></u></li> <li><u><a href="#">P – Peacocke Structure Plan</a></u></li> </ol>	<p><u>Activity Status where compliance not achieved with <a href="#">PERRDIS-1: Restricted Discretionary</a></u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u><a href="#">A – General</a></u></li> </ol>
<b>MRZ - PREC1- PSP: <a href="#">R23R21</a></b>	<b>Emergency service facilities</b>	
<b>Medium density residential zone – Peacocke Precinct</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><a href="#">PREC1-P R4136 – R48R53.</a></u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u><a href="#">B – Design and Layout</a></u></li> <li><u><a href="#">C – Character and Amenity</a></u></li> <li><u><a href="#">P – Peacocke Structure Plan</a></u></li> </ol>	<p><u>Activity Status where compliance not achieved with <a href="#">PERRDIS-1: Restricted Discretionary</a></u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u><a href="#">A - General</a></u></li> </ol>
<b>MRZ - PREC1- PSP: <a href="#">R24R22</a></b>	<b>Community centre</b>	
<b>Medium density residential zone – Peacocke Precinct</b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p>	<p><u>Activity Status where compliance not achieved with <a href="#">PERRDIS-1: Restricted Discretionary</a></u></p>



	<p><b>RDIS-1</b></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R4136 – R48R53.</u></li> <li>2. <u>The maximum gross floor area of all buildings on a site shall not exceed 250m<sup>2</sup>.</u></li> <li>3. <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u></li> <li>4. <u>Once per calendar year a special event may operate from 0700-0200 hours.</u></li> <li>5. <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>A – General</u></li> </ol>
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<b>MRZ - PREC1- PSP: R25R23</b>	<b><u>Place of worship</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><b>RDIS-1</b></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36-R41 – R48R53.</u></li> <li>2. <u>The maximum gross floor area of all buildings on a site shall not exceed 250m<sup>2</sup>.</u></li> <li>3. <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u></li> <li>4. <u>Once per calendar year a special event may operate from 0700-0200 hours.</u></li> <li>5. <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance not achieved with <b>PERRDIS-1: Restricted Discretionary</b></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>





MRZ - PREC1- PSP: <u>R26R24</u>	<u>Retirement Village*</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <p><u>2.1. PREC1-P R36-R41 – R48R53.</u></p> <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 is not achieved with RDIS-1-1: 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>

MRZ - PREC1- PSP: <u>R27R25</u>	<u>Residential centre</u>	
<u>Medium density residential zone – Peacocke Precinct</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"> <li><u>PREC1-P R36-R41 – R48R53.</u></li> </ol>	<p><u>Activity Status where compliance not achieved: Discretionary</u></p>

MRZ - PREC1- PSP: <u>R28R26</u>	<u>School</u>	
<u>Medium density residential zone – Peacocke Precinct</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"> <li><u>PREC1-P R36-R41 – R48R53.</u></li> </ol>	<p><u>Activity Status where compliance not achieved: Discretionary</u></p>

MRZ - PREC1- PSP: <u>R29R27</u>	<u>Marae</u>	
<u>Medium density residential zone – Peacocke Precinct</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"> <li><u>PREC1-P R36-R41 – R48R53.</u></li> </ol>	<p><u>Activity Status where compliance not achieved: Discretionary</u></p>



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<b>MRZ - PREC1- PSP: <a href="#">R30R28</a></b>	<b><u>Office</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b>MRZ - PREC1- PSP: <a href="#">R31R29</a></b>	<b><u>Retail</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b>MRZ - PREC1- PSP: <a href="#">R32R30</a></b>	<b><u>Places of assembly</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b>MRZ - PREC1- PSP: <a href="#">R33R31</a></b>	<b><u>Health care services</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b>MRZ - PREC1- PSP: <a href="#">R34R32</a></b>	<b><u>Tertiary Education and specialised training facility</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b>MRZ - PREC1- PSP: <a href="#">R35R33</a></b>	<b><u>Any activity not listed above</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>



## **MRZ – PREC1-PSP: RULES – DEVELOPMENT STANDARDS:**

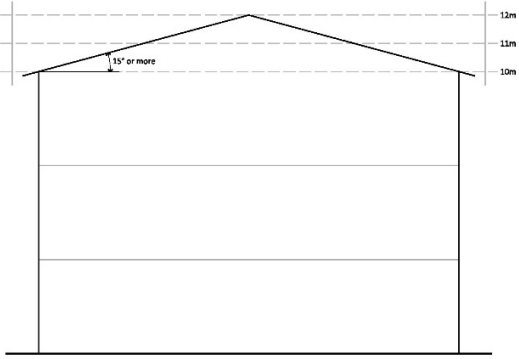
### MRZ - PREC1-PSP: R34 Maximum site coverage

<u>1)</u>	<u>The maximum site coverage</u>	<u>50%</u>
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### MRZ - PREC1-PSP: R35 Permeable surfaces and landscaping

	<u>The maximum impervious area</u>	<u>60% of the site area</u>
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### MRZ - PREC1-PSP: R36 Building height

	<u>Location</u>	<u>Height limit (maximum)</u>
<u>1)</u>	<u>Peacocke Precinct</u> 	<u>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram: Maximum of 3 storeys</u>

### MRZ - PREC1-PSP: R37 Setbacks

	<u>Boundary</u>	<u>Minimum Distance</u>
<u>1)</u>	<u>Transport corridor boundary</u>	<u>2.5m</u>
<u>3)</u>	<u>Side yards</u>	<u>1m</u>
<u>4)</u>	<u>One side yard per site where:</u> <u>a) <u>Legal provision is made for access and maintenance; and</u></u>	<u>0m</u>



	<p><u>b) Neighbours consent is obtained; and</u></p> <p><u>c) The opposite side yard is a minimum of 2m.</u></p> <p><u>OR</u></p> <p><u>d) It is a common/party wall;</u></p>	
<u>5)</u>	<u>Rear yard</u>	<u>1m</u>
<u>6)</u>	<u>Rear yard where it adjoins a rear lane.</u>	<u>0m</u>
<u>7)</u>	<u>Waikato Riverbank and Gully</u>	<u>6m (applies to buildings and swimming pools)</u>
<u>8)</u>	<u>Significant Bat Habitat Area boundary.</u>	<u>5m</u>

## MRZ - PREC1-PSP: R38 Height in relation to boundary

<p><u>1)</u> <u>Buildings must not project beyond a 60° recession plane measured from a point 6 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way</u></p> <p><u>This standard does not apply to—</u></p> <p><u>(a) a boundary with a road:</u></p> <p><u>(b) existing or proposed internal boundaries within a site:</u></p> <p><u>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>	
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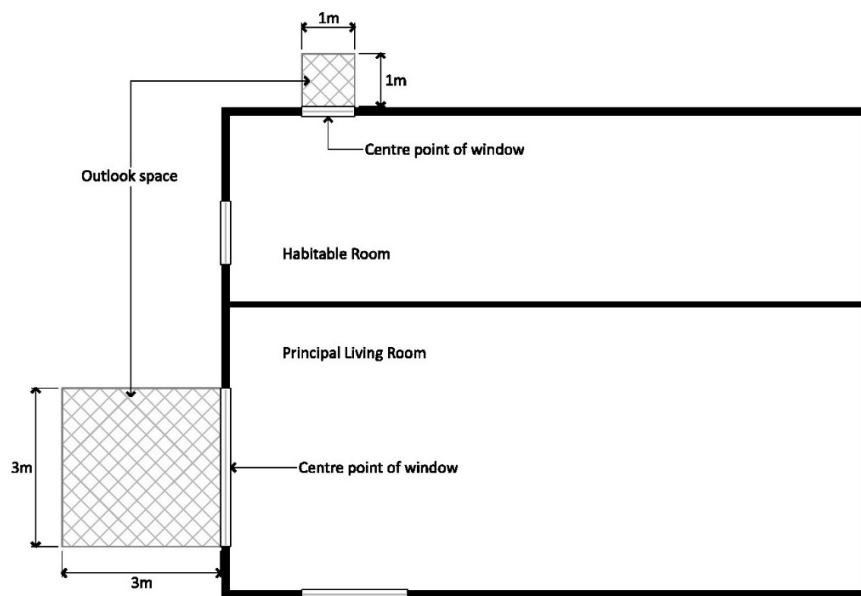


## MRZ - PREC1-PSP: R39 Outlook Space

<u>1</u>	<u>An outlook space must be provided from the face of a building containing windows to a habitable room. If a room has two or more external faces with windows, the outlook space must be provided from the face with the largest area of glazing.</u>
<u>2</u>	<u>The main living room of a dwelling must have an outlook space with a minimum dimension of 3m depth and 3m width.</u>
<u>3</u>	<u>All other habitable rooms must have an outlook space of 1m in depth and 1m in width.</u>
<u>4</u>	<u>The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u>
<u>5</u>	<u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies</u>
<u>6</u>	<u>The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</u>
<u>7</u>	<u>Outlook spaces may be within the site, over a public street, or other public open space.</u>
<u>8</u>	<u>Outlook spaces required from different rooms within the same building may overlap.</u>
<u>9</u>	<u>Outlook spaces may overlap where they are on the same wall plane</u>
<u>10</u>	<u>Outlook spaces must:</u> <ul style="list-style-type: none"> <li><u>a) be clear and unobstructed by buildings;</u></li> <li><u>b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in R39-7 above; and</u></li> <li><u>c) not extend over an outlook spaces or outdoor living space required by another dwelling.</u></li> </ul>



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## MRZ - PREC1-PSP: R40 Outdoor living area

4	<p><u>Outdoor living areas shall have minimum areas and dimensions as follows:</u></p> <p><u>A residential unit at ground floor level must have an outdoor living space that is at least 15 square metres and that comprises ground floor or balcony or roof terrace space that,—</u></p> <ul style="list-style-type: none"><li><u>(a) where located at ground level, has no dimension less than 3 metres; and</u></li><li><u>(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li><li><u>(c) is accessible from the residential unit; and</u></li><li><u>(d) is free of buildings, parking spaces, and servicing and maneuvering areas.</u></li></ul>
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## MRZ - PREC1-PSP: ~~R36-R41~~ Maximum site coverage

1)	<u>The maximum site coverage for:</u> a) <u>Single dwellings</u> b) <u>Duplex dwellings</u>	<u>50%</u>
2)	<u>The maximum site coverage for:</u> a) <u>Terraced Houses (Peacocke Precinct)</u> b) <u>Apartment buildings (Peacocke Precinct)</u>	<u>60%.</u>

## MRZ - PREC1-PSP: ~~R37-R42~~ Permeable surfaces and landscaping

1)	<u>The maximum impervious area</u> <del>Minimum permeable surface required across the entire site</del>	<u>80% of the site area</u> <del>Minimum 20%</del>
2)	<u>On front, corner and through sites, landscaping planted in grass, shrubs and trees required forward of the front building line.</u>  a) <u>Single dwellings and Duplex dwellings and apartment buildings (Peacocke Precinct).</u> b) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width 6m or greater.</u> c) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width of less than 6m</u>	<u>Minimum 50%.</u>  <u>Minimum 40%</u> <u>Minimum 30%</u>
3)	<u>Specimen trees shall be planted within the front yard landscaping area required by <del>R39-242-2</del> at a planted size of 80L as required below:</u> a) <u>Single dwelling</u> b) <u>Duplex dwelling</u> c) <u>Terrace dwellings (Peacocke Precinct) and Apartment Buildings (Peacocke Precinct)</u>	<u>One per dwelling unit.</u> <u>One per dwelling unit.</u> <u>Minimum of one tree per site with an additional tree for every 10m of frontage.</u>

## MRZ - PREC1-PSP: ~~R38-R43~~ Building height

	<u>Location</u>	<u>Height limit (maximum)</u>
1)	<u>Peacocke Precinct</u>	<u>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in</u>



		<p>elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram: <del>12m</del> <b>Maximum of 3 storeys</b></p>
2)	<p><u>Peacocke Precinct High Density Overlay</u></p>	<p>Buildings must not exceed 15 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram: <del>16m</del></p>

## MRZ - PREC1-PSP: R39-R44 Setbacks

	<u>Boundary</u>	<u>Minimum Distance</u>
1)	<u>Transport corridor boundary</u>	<u>3m</u> <del>2.5m</del>
2)	<u>Garage door or carport facing towards a transport corridor shall be set back from the transport corridor boundary</u>	<u>5m</u>
3)	<u>Side yards</u>	<u>1m</u>
4)	<u>One side yard per site where:</u> a) <u>Legal provision is made for access and maintenance; and</u> b) <u>Neighbours consent is obtained; and</u> c) <u>The opposite side yard is a minimum of 2m.</u> <u>OR</u>	<u>0m</u>

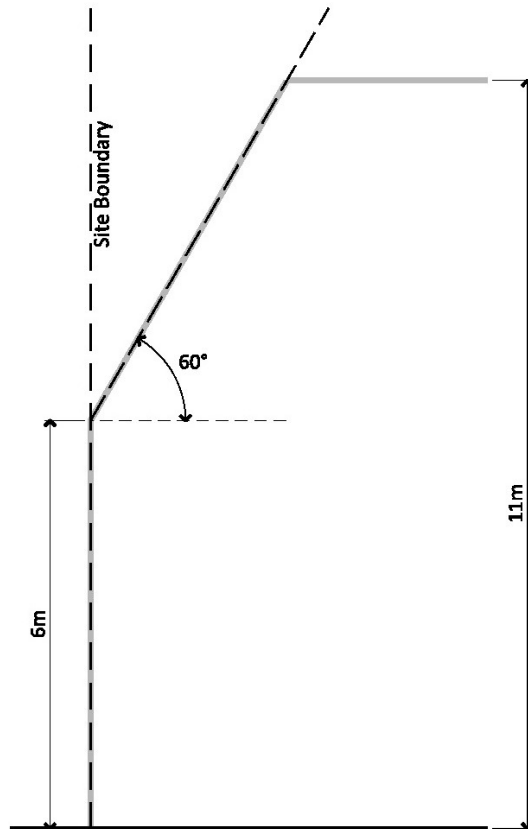




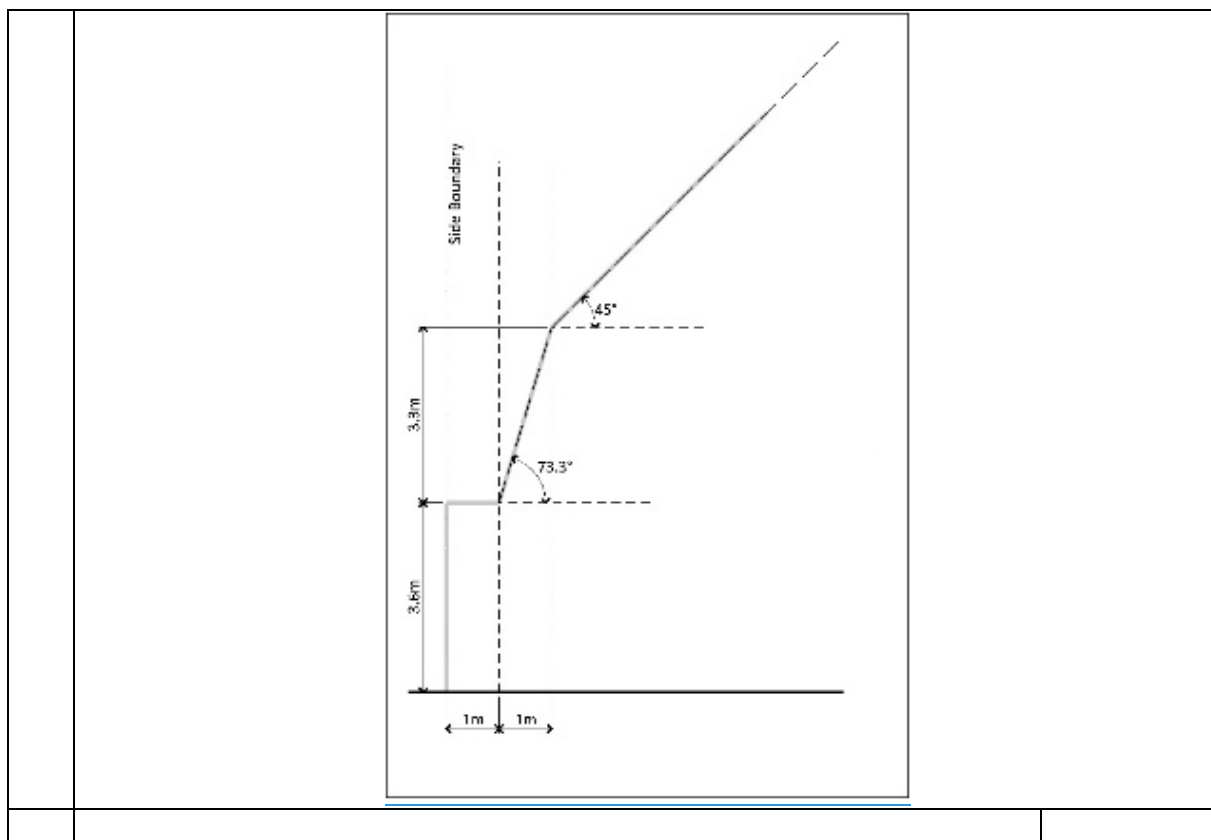
	<u>d) It is a common/party wall;</u>	
<u>5)</u>	<u>Rear yard</u>	<u>1m</u>
<u>6)</u>	<u>Rear yard where it adjoins a rear lane.</u>	<u>0m</u>
<u>7)</u>	<u>Waikato Riverbank and Gully</u>	<u>6m (applies to buildings and swimming pools)</u>
<u>8)</u>	<u>Significant Bat Habitat Area boundary.</u>	<u>5m</u>

## **MRZ - PREC1-PSP:R40-R45 Height in relation to boundary**

<u>1)</u>	<p><u>For the transport corridor boundary:</u></p> <p><u>The top storey of any building over 10m in height shall be set back by a minimum of 3m.</u></p>
<u>2)</u>	<p><u>For side and rear boundaries, no part of any building shall protrude through a height control plane rising at an angle of 45 degrees.</u></p> <p><u>This angle is to be measured from 3m above ground level at all boundaries.</u></p> <p><u>Except that no height control plane shall apply:</u></p> <ul style="list-style-type: none"> <li><u>a) Where a boundary adjoins a rear lane.</u></li> <li><u>b) Where there is existing or proposed internal boundaries within a site.</u></li> <li><u>a) Where there is an existing or proposed common wall between two buildings on adjacent sites.</u></li> </ul> <p><u>Buildings must not project beyond a 60° recession plane measured from a point 6 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way</u></p> <p><u>This standard does not apply to—</u></p> <ul style="list-style-type: none"> <li><u>(a) a boundary with a road;</u></li> <li><u>(b) existing or proposed internal boundaries within a site;</u></li> <li><u>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed</u></li> </ul>



- 3) As an alternative to R42(2), the following alternative height in relation to boundary may be used for development that is within 20m of the transport corridor boundary:
- Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).



## MRZ - PREC1-PSP: ~~R41~~R46 Public interface

<u>1</u>	<p>a. <u>For single dwellings, duplex dwellings and terrace dwellings, each dwelling unit must have a separate pedestrian access, separate from any driveway, that is provided from the transport corridor or an area of public open space.</u></p> <p>b. <u>For apartment buildings containing four or more dwelling units, a pedestrian access, separate from any driveway, must be provided from the transport corridor or an area of public open space to the entrance to the building.</u></p>
<u>2</u>	<u>At least one habitable room of <del>the</del> each residential unit shall have a clear glazed window facing the transport corridor from which the transport corridor is not blocked by any accessory building.</u>
<u>3</u>	<u>Any wall facing the street must consist of at least 20% glazing (If a garage door is contained in the wall facing the street the area of the garage door is not to be included in the calculation of the 20% glazing area).</u>



## **MRZ - PREC1-PSP: ~~R42-R47~~ Accessory buildings and Parking**

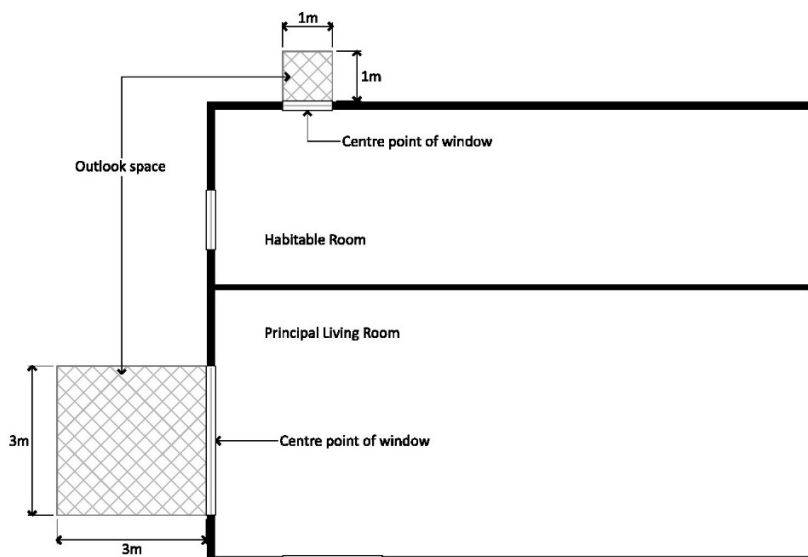
<u>1</u>	<u>Parking, whether provided in an accessory building, or parking pad, shall form no more than 50% of the width of the ground floor front façade of the residential unit that is visible from the transport corridor, except where <del>R42—4 R47-4</del> applies.</u>
<u>2</u>	<u>Any accessory building must be setback at least 1m from the front building line of the dwelling.</u>
<u>3</u>	<u>Where the width of any duplex dwelling unit or terrace dwelling unit is less than 7.5m, no accessory building shall be located on the façade facing the primary transport boundary and garaging is to be provided by a rear lane.</u>
<u>4</u>	<u>For dwellings with a width of less than 7.5m, that comply with the requirements of <del>R37R42- Permeable surfaces and landscaping</del> and <del>R4641</del>, one external carpark may be provided in the front yard.</u>

## **MRZ - PREC1-PSP:~~R43-R48~~ Outlook Space**

<u>1</u>	<u>An outlook space must be provided from the face of a building containing windows to a habitable room. If a room has two or more external faces with windows, the outlook space must be provided from the face with the largest area of glazing.</u>
<u>2</u>	<u>The main living room of a dwelling must have an outlook space with a minimum dimension of <del>6m-3m</del> depth and <del>4m-3m</del> width.</u>
<u>3</u>	<u><del>The principal bedroom of a dwelling must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</del></u>
<u>43</u>	<u>All other habitable rooms must have an outlook space of 1m in depth and 1m in width.</u>
<u>54</u>	<u>The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u>
<u>65</u>	<u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies</u>
<u>76</u>	<u>The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</u>
<u>87</u>	<u>Outlook spaces may be within the site, over a public street, or other public open space.</u>
<u>98</u>	<u>Outlook spaces required from different rooms within the same building may overlap.</u>
<u>109</u>	<u>Outlook spaces may overlap where they are on the same wall plane</u>
<u>1110</u>	<u>Outlook spaces must:</u> <u><del>a)d</del> be clear and unobstructed by buildings;</u> <u><del>b)e</del> not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in R44-8 above; and</u> <u><del>c)f</del> not extend over an outlook spaces or outdoor living space required by another dwelling.</u>



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## MRZ - PREC1-PSP: R44-R49 Outdoor living area

<u>1</u>	<u>These standards do not apply to managed care facilities or rest homes.</u>
<u>2</u>	<p><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>a. <u>For the exclusive use of each residential unit.</u></li> <li>b. <u>Readily accessible from a living area inside the residential unit.</u></li> <li>c. <u>Free of driveways, manoeuvring/maneuvering areas, parking spaces, accessory buildings and service areas</u></li> </ul>
<u>3</u>	<p><u>Communal open space for 4 or more residential units and apartment buildings (Peacocke Precinct) shall comply with R45-2 c) as well as being:</u></p> <ul style="list-style-type: none"> <li>a. <u>For the shared use of all residents on site, and</u></li> <li>b. <u>Readily accessible from all residential units on site.</u></li> </ul>



<u>4</u>	<u>Outdoor living areas shall have minimum areas and dimensions as follows:</u>		
	<u>Typology</u>	<u>Outdoor Living area per residential unit</u>	<u>Shape</u>
<u>a.</u>	<u>Single residential dwellings, Duplex dwellings Terrace dwelling (Peacocke Precinct)</u>	<u>i) <math>35m^2-15m^2</math>;</u>  <u>ii) Or where located in the High Density Overlay: <math>20m^2-15m^2</math></u>  <u>iii) is accessible from the residential unit; and is free of buildings, parking spaces, and servicing and maneuvering areas.</u>	<u>No width contributing to the complying area less than <math>43.0m</math>.</u>  <u>Outside the High-Density Overlay, as an alternative, the open-space may be split, allowing a front courtyard of at least <math>8m^2</math> with a minimum depth of <math>1.8m</math>, the balance shall be provided in the rear yard with no dimension less than <math>4.0m</math>.</u>
<u>b.</u>	<u>Apartment Building (Peacocke Precinct)</u>	<u>i) Ground Floor: <math>20m^2-15m^2</math></u>  <u>ii) Where the sole outdoor living area is above ground floor and provided in the form of a balcony, patio, or roof terrace, :</u> <ul style="list-style-type: none"> <li><u>- A studio unit and one-bedroom residential unit: <math>5m^2</math></u></li> <li><u>- A residential unit with two or more bedrooms: <math>12m^2-8m^2</math></u></li> </ul> <u>iii) is accessible from the residential unit; and is free of buildings, parking spaces, and servicing and maneuvering areas.</u>	<u>i) No dimension less than <math>2.5m</math></u>  <u>ii) No dimension less than <math>1.8m</math></u>

## MRZ - PREC1-PSP: R45-R50 Service Areas

<u>1</u>	<u>Each residential unit, except for when a communal area is provided shall be provided with a service area that is:</u>	
	<u>Typology</u>	<u>Minimum requirements per Residential unit:</u>
<u>2</u>	<u>Single dwellings and Duplex dwellings</u>	<u>a. A minimum of <math>10m^2</math> that may be made up of two separate areas incorporating:</u> <ul style="list-style-type: none"> <li><u>i. <math>6m^2</math> for clothes drying</u></li> <li><u>ii. <math>4m^2</math> for rubbish storage.</u></li> </ul>



		<u>b-a. Service areas shall have a minimum dimension of 1.5m</u>
<u>3</u>	<u>Terrace dwellings and Apartment buildings (Peacocke Precinct).</u>	<u>Individual or communal</u> <u>a. A minimum of 10m<sup>2</sup></u> <u>b-a. Minimum dimension of 1.5m</u>
<u>41</u>	<u>Community centres, visitor accommodation, conference facilities</u>	<u>a. A minimum of 10m<sup>2</sup></u> <u>b. Minimum dimension of 1.5m</u>
<u>52</u>	<u>Dairies (may be indoor or outdoor)</u>	<u>a. Minimum 10m<sup>2</sup></u> <u>b. Minimum dimension 1.5m</u> <u>c. Readily accessible to service vehicles</u> <u>d. Indoor service area separately partitioned.</u> <u>e. Outdoor service area; all-weather dust-free surface.</u>
<u>63</u>	<u>All service areas</u>	<u>a. Clothes drying areas shall be readily accessible from each residential unit</u> <u>b. Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5.</u> <u>c. Rubbish and recycling areas required for each residential unit shall be located where bins can be moved for roadside collection without requirement for them to be moved through the residential unit (excluding garages).</u> <u>d. Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.</u>

## **MRZ - PREC1-PSP: R46-R51 Fences and Walls**

<u>Rule</u>	<u>Requirement</u>
<u>1</u>	<u>Front and side boundary fences or walls located forward of the front building line of the dwelling.</u> <u>Maximum height 1.2m</u>
<u>2</u>	<u>Fences or walls adjoining Open Space Zone.</u> <u>Maximum height 1.5m</u>
<u>3</u>	<u>All other boundary fences or walls.</u> <u>Maximum height 1.8m</u>
<u>4</u>	<u>Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.</u>
<u>5</u>	<u>Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building.</u>
<u>6</u>	<u>This rule shall not apply to any fence and/or wall which:</u>



	<p><u>following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or</u></p> <p><u>is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property boundary not in common ownership.</u></p>
	<p><b>Note 1.</b> For the purpose of the Building Act 2004 any retaining wall with a fall height greater than 1.0m requires the provision of a fall protection fence or similar of not less than 1.0m high. For the purpose of this rule this fall protection will be considered as an integral part of the retaining wall and the combined height will be assessed as the overall height of both structures.</p>

## **MRZ - PREC1-PSP: ~~R47-R52~~ Separation and Privacy**

<u>1</u>	<u>Residential buildings shall be set back at least <del>3m</del> 2m from the nearest part of any other residential building on the same site, except:</u>
	<u>a. No separation is required between buildings that are attached.</u>
	<u>b. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance shall be a minimum of 1.5m.</u>

## **MRZ - PREC1-PSP: ~~R48-R53~~ Residential unit size**

<u>1</u>	<u>The minimum floor area required in respect of each residential unit shall be:</u>	
	<u><b>Form of Residential Unit</b></u>	<u><b>Floor Area</b></u>
	<u>Studio unit</u>	<u>Minimum 35m<sup>2</sup></u>
	<u>1 bedroom unit</u>	<u>Minimum 45m<sup>2</sup></u>
	<u>2 bedroom unit</u>	<u>Minimum 55m<sup>2</sup></u>
	<u>3 or more bedroom unit</u>	<u>Minimum 90m<sup>2</sup></u>

## **MRZ – 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](#)



### 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 legal effect under Section 86B of the RMA

The following Provisions that are tracked changed (insertions Underlined, deletions ~~struck-out~~) in Blue indicate relief sought through the submission to align Plan Change 5 with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act.

#### 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
<b>SUB – PREC1-PSP: O1</b>	To ensure that risk to people, the environment and property is not exacerbated by subdivision.	SUB - PREC1-PSP: P1
<b>SUB – PREC1-PSP: O2</b>	Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well-designed environments.	SUB - PREC1-PSP: P2
<b>SUB – PREC1-PSP: O3</b>	To ensure the provision of infrastructure services as part of the subdivision process.	SUB - PREC1-PSP: P3
<b>SUB – PREC1-PSP: O4</b>	Subdivision occurs in a manner that recognises historic heritage and natural environments.	SUB - PREC1-PSP: P4 SUB - PREC1-PSP: P5 SUB - PREC1-PSP: P6
<b>SUB – PREC1-PSP: O5</b>	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
<b><u>SUB – PREC1-PSP: O6</u></b>	<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>
<b><u>SUB – PREC1-PSP: O7</u></b>	<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>
<b><u>SUB – PREC1-PSP: O8</u></b>	<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>
<b><u>SUB – PREC1-PSP: O9</u></b>	<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>
<b><u>SUB - PREC1-PSP: O10</u></b>	<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>



amenity urban centre.

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## SUB – PREC1-PSP: POLICIES

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



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

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	2. Vegetation.
<b>SUB - PREC1-PSP: P6</b>	Subdivision of land which protects and enhances the riparian margins of the Waikato River and the City's lakes, gullies and rivers.
<b>SUB - PREC1-PSP: P7</b>	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.
<b><u>SUB - PREC1-PSP: P8</u></b>	<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"> <li><u>1. Providing clear, direct and safe routes to business areas, schools, open space and other destinations.</u></li> <li><u>2. Establishing a transport network and design that is safe, accessible and prioritises the needs of pedestrians and cyclists.</u></li> <li><u>3. Managing the size and shape of blocks to create a permeable and legible block pattern and enable the provision of rear lanes.</u></li> <li><u>4. Providing safe links for pedestrians and cyclists.</u></li> <li><u>5. Reflecting approved land use consents.</u></li> </ol>
<b><u>SUB - PREC1-PSP: P9</u></b>	<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>
<b><u>SUB - PREC1-PSP: P10</u></b>	<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"> <li><u>1. Designing the street and lot layout to maximise access to sunlight.</u></li> <li><u>2. Creating lots that enable buildings to front the street establishing public frontages and private backyards.</u></li> <li><u>3. Providing road frontages to areas of public open space.</u></li> <li><u>4. 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></li> <li><u>5. Avoiding the creation of rear lots, except where it can be clearly demonstrated topography necessitates their use.</u></li> <li><u>6. Minimises the use of culs-de-sac to where there are no alternatives due to clearly demonstrable topographical constraints.</u></li> </ol>

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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>
<b><u>SUB - PREC1-PSP: P11</u></b>	<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>
<b><u>SUB - PREC1-PSP: P12</u></b>	<u>Require rear lanes to be designed to create low vehicle speeds and provide for the safety of users.</u>
<b><u>SUB - PREC1-PSP: P13</u></b>	<u>Encourage the consolidation of vehicle crossings for adjacent sites in order to minimise interruption of the footpath by vehicle crossings.</u>
<b><u>SUB - PREC1-PSP: P14</u></b>	<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"> <li>1. <u>Integrate and connect with existing development.</u></li> <li>2. <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></li> </ol>
<b><u>SUB - PREC1-PSP: P15</u></b>	<p><u>Require subdivision to provide for areas of open space that are:</u></p> <ol style="list-style-type: none"> <li>1. <u>Located in areas that are accessible to pedestrians.</u></li> <li>2. <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></li> <li>3. <u>Designed to be safe and useable for people of all abilities.</u></li> </ol>
<b><u>SUB - PREC1-PSP: P16</u></b>	<p><u>Create high amenity streets by designing the transport corridor to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Provide for high quality pedestrian and cycling facilities.</u></li> <li>2. <u>Provide for public transport and associated stops on identified routes.</u></li> <li>3. <u>Provide for on-street parking in recessed parking bays to ensure carriageways are kept clear from parked cars.</u></li> <li>4. <u>Including planting and landscaping and stormwater management devices.</u></li> <li>5. <u>Create a low speed environment.</u></li> </ol>
<b><u>SUB - PREC1-PSP: P17</u></b>	<u>Enable larger lots where they are to be used as a tool to provide for future high-density development.</u>
<b><u>SUB - PREC1-PSP: P18</u></b>	<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>
<b><u>SUB - PREC1-PSP: P19</u></b>	<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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<p><b><u>SUB - PREC1-PSP:</u></b> <b><u>P20</u></b></p>	<p><u>Require roads that are proposed in ecological corridors to:</u></p> <ol style="list-style-type: none"> <li><u>1. Take the shortest route practicable.</u></li> <li><u>2. Design lighting to ensure that the bat corridor maintains its role and function.</u></li> <li><u>3. Designed to enable bats to continue to access the rest of the corridor.</u></li> </ol>
<p><b><u>SUB - PREC1-PSP:</u></b> <b><u>P21</u></b></p>	<p><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></p> <ol style="list-style-type: none"> <li><u>1. Public transport stops in an efficient and convenient location.</u></li> <li><u>2. A high-amenity pedestrian focused main street.</u></li> <li><u>3. A high-quality public plaza adjacent to the Waikato River Corridor.</u></li> </ol>
<p><b><u>SUB - PREC1-PSP:</u></b> <b><u>P22</u></b></p>	<p><u>Establish a road network within the Peacocke Local Centre that:</u></p> <ol style="list-style-type: none"> <li><u>1. Is a low speed environment.</u></li> <li><u>2. Portrays a sense of arrival that helps define the Local Centre location.</u></li> <li><u>3. Enables safe connections between Local Centre precincts.</u></li> <li><u>4. Creates a high amenity pedestrian environment.</u></li> <li><u>5. Is accessible for people of all ages and abilities.</u></li> </ol>

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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.

<b><u>SUB-PREC1-PSP: R1</u></b>	<b><u>Boundary Adjustments in Peacocke Precinct</u></b>	
<b><u>Subdivision – Peacocke Precinct</u></b>	<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"> <li><u>SUB-PREC1-PSP: R12-R25.</u></li> <li><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></li> <li><u>Any boundary adjustment shall not alter the size of an existing allotment by greater than 10% of the registered allotment size.</u></li> <li><u>Any allotment subject to a boundary adjustment shall comply with all relevant development and performance standards.</u></li> <li><u>Where required to protect services, easements shall be provided.</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>

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<b><u>SUB-PREC1-PSP: R2</u></b>	<b><u>Conversion of cross-lease titles into fee simple titles</u></b>	
<b><u>Subdivision – Peacocke Precinct</u></b>	<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"> <li><u>SUB-PREC1-PSP: R12-R25.</u></li> <li><u>The proposed boundaries shall align with those exclusive use area</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>

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	<p><u>boundaries on the cross-lease plan.</u></p> <p><u>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> <p>3. <u>Where required to protect services, easements shall be provided.</u></p> <p>4. <u>Rule 23.7 – Subdivision Design Standards shall not apply to subdivisions under this rule.</u></p> <p>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></p>	
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<b><u>SUB-PREC1-PSP: R3</u></b>	<b><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></b>	
<b><u>Subdivision – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>PER-1:</u></p> <p><u>Where the following are complied with:</u></p> <ol style="list-style-type: none"> <li><u>SUB-PREC1-PSP: R12-R25.</u></li> <li><u>The amendments shall be for the purpose of showing alterations to existing buildings or additional lawfully established buildings.</u></li> <li><u>The alteration shall be either permitted or otherwise lawfully established.</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>

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SUB-PREC1-PSP: R4	Fee simple subdivision in Peacocke Precinct*	
<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"> <li><u>SUB-PREC1-PSP: R12-R25.</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> <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>

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SUB-PREC1-PSP: R5	Unit title subdivision in Peacocke Precinct*	
<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"> <li><u>SUB-PREC1-PSP: R12-R25.</u></li> <li><u>All existing buildings to which the subdivision relates shall have:</u> <ol style="list-style-type: none"> <li><u>Existing use rights; or</u></li> <li><u>Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued ; or</u></li> <li><u>Comply with any relevant standards.</u></li> </ol> </li> <li><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></li> <li><u>In all staged subdivisions, provision shall be made for servicing the building or buildings and all proposed future buildings on the allotment.</u></li> <li><u>Where subdivision consent has been approved, no alterations shall be</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>

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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"> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	
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<b><u>SUB-PREC1-PSP: R6</u></b>	<b><u>Leasehold subdivision in Peacocke Precinct</u></b>	
<b><u>Subdivision – Peacocke Precinct</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>SUB-PREC1-PSP: R12-R25.</u></li> <li><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"> <li><u>Section 23.4 Application of the Transport Corridor</u></li> <li><u>Section 23.5 Rules - General Standards</u></li> </ol> </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>

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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><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. <u>C – Character and Amenity</u></li> <li>2. <u>P – Peacocke Structure Plan</u></li> </ol>	
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<b>SUB-PREC1-PSP: R7</b>	<b>Company lease subdivision in Peacocke Precinct*</b>	
<b><u>Subdivision – Peacocke Precinct</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>1. <u>SUB-PREC1-PSP: R12-R25.</u></li> <li>2. <u>All existing buildings to which the subdivision relates shall have:</u> <ol style="list-style-type: none"> <li>a. <u>Existing use rights.</u></li> <li>b. <u>Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued.</u></li> <li>c. <u>Comply with any relevant standards.</u></li> </ol> </li> <li>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></li> <li>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></li> <li>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></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>1. <u>A – General</u></li> </ol>



	<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><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. <u>C – Character and Amenity</u></li> <li>2. <u>P – Peacocke Structure Plan</u></li> </ol>	
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<b>SUB-PREC1-PSP: R8</b>	<b><u>Subdivision to accommodate a network utility service or transport corridor in Peacocke Precinct.</u></b>	
<b><u>Subdivision – Peacocke Precinct</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>1. <u>SUB-PREC1-PSP: R12-R25.</u></li> </ol> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. <u>C – Character and Amenity</u></li> <li>2. <u>I – Network Utilities and Transmission</u></li> <li>3. <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>1. <u>A – General</u></li> </ol>

<b>SUB-PREC1-PSP: R9</b>	<b><u>Any subdivision of an allotment in the Peacocke Precinct that contains a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C.</u></b>	
<b><u>Subdivision – Peacocke Precinct</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>1. <u>SUB-PREC1-PSP: R12-R25.</u></li> </ol>	<p><u>Activity Status where compliance not achieved with DIS-1: Discretionary</u></p>

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# DISTRICT PLAN



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<b>SUB-PREC1-PSP: R10</b>	<b>Cross lease subdivision</b>	
<b>Subdivision – Peacocke Precinct</b>	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><b>Note</b></p> <ol style="list-style-type: none"> <li>1. <u>Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the <del>Hamilton City Infrastructure Technical Specifications</del> Waikato Local Authority Shared Services Regional Infrastructure Technical Specifications (RITS)</u></li> <li>2. <u>Where density exceeds the outcomes anticipated by the Waikato Local Authority Shared Services Regional Infrastructure Technical Specifications (RITS) development will need to be undertaken in consultation with Hamilton City Council.</u></li> </ol>

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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"> <li><u>The Waikato River.</u></li> <li><u>The margins of Lake Rotoroa (Hamilton Lake).</u></li> <li><u>Any watercourse where the average width of the bed is 3m or more where the river flows through or adjoins an allotment.</u></li> <li><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></li> </ol> <p><u>Or</u></p> <ol style="list-style-type: none"> <li><u>Is identified in the Peacocke Structure Plan as required to provide an Esplanade Reserve.</u></li> </ol>
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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 dwellings <del>single dwellings, duplex dwellings,</del> or Terrace Dwellings (Peacockes Precinct)</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>300m<sup>2</sup></u>
2)	<u>Peacocke Precinct High Density Overlay</u>	<u>300m<sup>2</sup></u>
	<u>Where allotments are proposed that contain existing development or development that has been approved under separate land use consent SUB-PREC1-PSP: R15 does not apply</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)	<u>Where allotments are proposed that contain existing development on the existing title,</u> a) <u>the applicable general and specific standards for the zone and activity under consideration shall be complied with for each allotment; and</u> b) <u>the applicable standards in Chapter 25 – City Wide shall be complied with for each allotment</u>  <u><b>Note</b></u> <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>
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 for vacant sites**

<u>1)</u>	<u>Minimum transport corridor boundary length for a front site</u>	<u>10m</u>
	<u>Where allotments are proposed that contain existing development or development that has been approved under separate land use consent SUB-PREC1-PSP: R17 does not apply</u>	

## **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)</u>	<u>Minimum legal width</u>
	<u>ii)</u>	<u>Maximum number of residential units served</u>
		<u>7m</u>
		<u>20</u>
	<u>B.</u>	<u>Each rear lane shall be:</u>
	<u>i)</u>	<u>Designed to provide access and egress for large rigid trucks such as fire, furniture removal, refuse and recycling-collection trucks.</u>
	<u>ii)</u>	<u>Connected to a transport corridor at each end.</u>
	<u>iii)</u>	<u>Privately-owned and its owners shall be responsible for its operation and maintenance.</u>
	<u>iv)</u>	<u>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>	

## **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> b) <u>Collector Road - no Public transport</u> c) <u>Collector Road – Public transport Route</u>	<u>16.8m (See note 1)</u> <u>24.2m (See note 1)</u> <u>24.6m (See note 1)</u>
	<u><b>Note 1:</b> 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> b) <u>41m – 60m in length.</u> c) <u>61m – 80m in length:</u>	<u>6m wide</u> <u>9m wide</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>	
	<u>a) Minimum area</u>	<u>5,000m<sup>2</sup></u>
	<u>b) Minimum transport corridor frontage</u>	<u>50% of the perimeter of the total park boundary.</u>
	<u>c) Is able to accommodate a 30m x 30m square area.</u>	
	<u>d) 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>1,000m<sup>2</sup></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 2000m<sup>2</sup></u>	<u>8m</u>
6.	<u>Minimum access or private way width serving an allotment with a net site area of 2000m<sup>2</sup>–5000m<sup>2</sup></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: Provision of Ecological Areas**

1) 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:

a)	<u>Maintain a minimum width of 50m.</u>
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## **SUB-PREC1-PSP: R25 Provision of Public Transport Infrastructure**

1) 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:

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