



## 5 Special Character Zones

### 5.1 Purpose

- a) There are areas of Hamilton City that are recognised as having a distinctive and special character. Character is influenced by the natural and built environment, architectural styles, the layout of streets and residential lots (and their size), land use, the trees, fences, landscaped areas and open space and the heritage and cultural values. Both public and private spaces contribute to defining the character of an area. The unique character or values of these areas can be compromised by site redevelopment, infill development, demolition of character homes, additions and alterations of existing buildings and the design and location of structures such as fences, if these have little regard to the area's dominant character.
- b) The intention of the Special Character Zones is to protect, maintain and enhance the respective 'special' characteristics of those areas. Five special zones are provided in this District Plan:
  - i. Special Residential Zone.
  - ii. Special Heritage Zone.
  - iii. Special Natural Zone.
  - iv. Temple View Zone.
  - v. Peacocke Character Zone.
  - vi. Rototuna North East Character Zone.
- c) Design and layout of residential sites and buildings are critically important. All residential development must address potential adverse environmental effects and ensure a good quality urban environment is achieved through urban design.
- d) Good standards of amenity create a pleasant and attractive living environment, and in doing so contribute to wider neighbourhood amenity. Residential amenity means the many qualities and attributes that allow people to enjoy living where they do – such as visual attributes, sunlight, good access, low noise levels and safety.
- e) Special Character Zones other than the Temple View Zone are intended to be primarily for residential purposes and any other activities need to maintain residential character and amenity. In particular, the character and amenity of established residential areas need to be, where possible, enhanced by both public and private development.
- f) In addition to residential activities, some small-scale non-residential activities, such as home-based business and home stays, are appropriate in residential areas. A limited range of non-residential activities that support communities, such as schools and health centres, can potentially establish within the zones. A suburban centre is also provided for within the Peacocke Character Zone to serve the local community. However, non-residential activities are subject to several

considerations, particularly their compatibility with the existing and anticipated residential character and amenity of the residential area.

- g) Special Character Zone, Temple View Zone is intended to provide for the repurposing of the identified area that places a strong focus on the area's character and historic heritage while enabling a mix of residential and non-residential activities that do not compromise the characteristics of the area.

## 5.1.1 Special Residential Zone

- a) The Special Residential Zone comprises:
  - i. Claudelands West
  - ii. Hamilton East
  - iii. The Dwelling Control Area

### 5.1.1.1 Claudelands West

- a) Claudelands West comprises that part of the Special Residential Zone:
  - i. South of Boundary Road
  - ii. West of Heaphy Terrace
  - iii. North of Te Aroha Street
  - iv. East of the Waikato River
- b) Claudelands West derives its character largely from period housing providing links with the City's early settlement, including bungalows, Arts and Crafts houses and villas. The area also contains the 'sausage style' apartment blocks that dominated infilling in the 1960s – 70s and detached second infill development units; commercial activities that support the area are located on the fringe of the area. Overall the area is characterised by its predominately low-density development. Areas of mature vegetation (including street trees) and front yard gardens are also a significant element.
- c) The character of Claudelands West can be maintained in several ways. The low-density housing pattern is an important element, as is ensuring that any new buildings are compatible with houses constructed before 1939. This means height, scale and bulk similar to the existing built form. The front yard and the streetscape are important and can be maintained by buildings set back from the road and low front fences. This ensures that the building line is preserved and there are opportunities for front-yard gardens and tree planting.

### 5.1.1.2 Hamilton East

- a) Hamilton East comprises that part of the Special Residential Zone:
  - i. South of Te Aroha Street
  - ii. West of Dey Street
  - iii. North of Cobham Drive
  - iv. East of the Waikato River
- b) Hamilton East is the City's oldest suburb. The original framework of streets laid out on a grid pattern in the 1860s provided the basis for early subdivision into

uniform 1-acre lots. The area continued to develop over successive generations and now contains a variety of building styles. The wider neighbourhood has retained the original, regular configuration of allotments.

- c) Sites typically have generous front and side yard setbacks resulting in relatively low building coverage. The variety of building styles, predominantly single-storeyed, avoids a uniform or regimented appearance but the unifying feature is large setbacks from a heavily vegetated streetscape and from each other. There are similarities with siting, scale, height, building design and orientation, and vegetation. Garages and accessory buildings are generally located to the rear of a site, maintaining a strong relationship between the dwelling and the street.
- d) There is significant planting within private properties and major reserves such as Steele Park and Galloway Park. One of the defining features of Hamilton East is the extensive mature trees and planted berms.
- e) It is not intended that the elements that contribute to the character and amenity values of the neighbourhood be 'frozen in time' and that new development mimic existing building styles. What is intended is that development as a whole is sympathetic to, and respects, the neighbourhood's special qualities.
- f) While some dwellings are identified and protected for their heritage values, those pre-dating 1940 contribute to the local character without necessarily being of heritage value individually.

#### 5.1.1.3 The Dwelling Control Area

- a) The Dwelling Control Area is defined in the Planning Maps (also refer to Volume 2, Appendix 4, Figure 4-1).
- b) The Dwelling Control Area is an area where specific 'character homes', generally pre-1940 dwellings, make a significant contribution to the character and amenity values of the area.
- c) These pre-1940 dwellings are concentrated in the blocks that surround the Hamilton East part of the Residential Intensification Zone (refer to Volume 2, Appendix 4, Figure 4-1) and the streets immediately south of Te Aroha Street. Demolition and removal of these dwellings needs to be controlled as they make a significant contribution to the character of these streets and the wider neighbourhood and help to retain a sense of history.
- d) The 'Soldiers' Cottages' situated on Cook Street are Californian bungalow-style properties constructed between 1922 and 1935 (Art Deco). This enclave of five properties is unusual, even within Hamilton East, although their value is due to local interest rather than historic heritage value. The building style is similar to other examples in Hamilton East but the section sizes and setbacks are smaller which results in a more intimate relationship between buildings and the street. Although some have been substantially modified over the years, they still retain a strong element of visual and architectural unity.

### 5.1.2 Special Heritage Zone

- a) The Special Heritage Zone has been identified for heritage values derived from a combination of a number of built elements (rather than individual items) and the spatial pattern between them.

- b) The Special Heritage Zone comprises:
  - i. Frankton Railway Village
  - ii. Hayes Paddock
  - iii. Hamilton East Villas

#### 5.1.2.1 Frankton Railway Village

- a) Frankton Railway Village, as shown in Volume 2, Appendix 4, Figure 4-4, comprises that part of the Special Heritage Zone:
  - i. South of Lincoln Street
  - ii. North of Massey Street
  - iii. East of Rifle Range Road
- b) It is one of the last and largest remaining railway settlements in the country and is considered nationally significant. It represents a historical reminder of one of the busiest railway junctions in New Zealand. The area has been identified as worthy of protection for the following heritage characteristics:
  - i. It provides a relatively unmodified example of a planned railway settlement, representing design elements of the 'garden suburb' movement, fashionable at that time (with the hall and central open space for workers).
  - ii. It contains a number of different design variations on the railway house, which is a basic villa design, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing.
  - iii. It comprises predominately separate, single-storey residential dwellings.
  - iv. It has consistent building setback from the street frontage with houses orientated to the street.

#### 5.1.2.2 Hayes Paddock

- a) Hayes Paddock, as shown in Volume 2, Appendix 4, Figure 4-2, comprises that part of the Special Heritage Zone:
  - i. West of MacFarlane Street
  - ii. East of the Waikato River
- b) Hayes Paddock is a surviving example of a former state housing area, designed and built by the first Labour Government from the late 1930s following the design principles of the 'garden suburb' movement. The layout of the neighbourhood and design of individual houses reflected the economic circumstances and social ideals of the time in terms of the provision of high-quality worker housing. The area has been identified as being worthy of protection for the following heritage characteristics:
  - i. It provides a relatively intact example of a planned state housing neighbourhood, providing high-quality worker housing constructed before 1945 and following contemporary design elements of the 'garden suburb' movement.

- ii. Dwellings exhibit a wide variety of design detailing but retain a high degree of visual unity through common use of a limited palette of materials and colours.
- iii. Dwellings are typically, but not exclusively, single-storey with solid hipped and tiled roofing.
- iv. The relatively narrow curving street pattern with berms and street trees discourages through traffic and reinforces a distinct residential character.
- v. Services, including electricity supply and telephone lines are underground.
- vi. Walkways provide connectivity between streets and the recreational reserve areas.
- vii. The location of the existing cafe and access to the riverside reserve at Jellicoe Drive and Plunkett Terrace reflects the historical focal point of the area, being the location of the original shop units.
- viii. The area still displays the original characteristic setback and separation between dwellings.
- ix. The design concept that the street scene, comprising the road, berms, gardens and dwellings, should be viewed as a whole is still clearly evident.
- x. Section sizes are typically about 600m<sup>2</sup> creating a distinctly low-density residential character.

### 5.1.2.3 Hamilton East Villas

- a) Hamilton East villas are located in that part of the Special Heritage Zone:
  - i. South of Albert Street
  - ii. West of Nixon Street
  - iii. North of Naylor Street
  - iv. East of Grey StreetAnd are shown in Volume 2, Appendix 4, Figure 4-3.
- b) The area has a high concentration of villa-style houses and has historical significance as it reflects the popularity of the villa throughout Hamilton East in the late Victorian and Edwardian periods. The dates of the villas in the area are between 1891 and 1916. The area has been identified as worthy of protection for the following heritage characteristics:
  - i. Consistency with the villa style, including a main gable facing the street, with ornate decoration in and/or supporting the gable, under eaves and on verandas.
  - ii. Main entrance facing the street with front bay or gable.
  - iii. Buildings are predominately single storey.
  - iv. Consistent building setback from the street frontage with houses orientated to the street.
  - v. Buildings are constructed with a timber frame, weatherboards and joinery with predominately corrugated iron roofs.

- vi. Most buildings have double-hung sash windows.
- vii. Most buildings have bays or double bays.
- viii. Most villas have verandas.

### 5.1.3 Special Natural Zone

- a) The Special Natural Zone identifies those areas of the City where a combination of natural, cultural and recreational values are of such significance to warrant the imposition of specific controls on development to protect, maintain and, where possible, enhance the special natural values of the area.
- b) The Special Natural Zone comprises:
  - i. Lake Waiwhakareke Landscape Character Area
  - ii. Rotokauri Ridgeline Area

#### 5.1.3.1 Lake Waiwhakareke Landscape Character Area

- a) The Lake Waiwhakareke Landscape Character Area comprises that part of the Special Natural Zone:
  - i. South of Rotokauri Road
  - ii. North of Baverstock Road
  - iii. East of Brymer Road
- b) It derives its character from a combination of elements – its topography, the Lake Waiwhakareke Natural Heritage Park and the natural, cultural and recreational values of the area. The significance of these character elements warrants the imposition of specific controls on residential development in order to create, maintain and enhance the character of this area. The zone aims to create a residential area that is distinctive and responds to Lake Waiwhakareke Landscape Character Area.
- c) ~~The proximity of the site 'Lot 2 DP425316' to Lake Waiwhakareke is such that development is required to be carried out in such a way that responds to the Lake Waiwhakareke's character and setting whilst protecting the water quality and ecological and landscape values of the Lake. In order to achieve this, development must be in accordance with an approved Comprehensive Development Plan (CDP). The area subject to the CDP process is identified in Volume 2, Appendix 4, Figure 4-8. Before a CDP application can be made, an approved ICMP must be completed, and any development on this site must take into account the approved ICMP and address any effects on surface run-off and ground water infiltration.~~

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#### 5.1.3.2 Rotokauri Ridgeline Character Area

- a) The Ridgeline Character Area comprises that part of the Special Natural Zone:
  - i. North of Rotokauri Road
  - ii. East of Lee Road and Exelby Road
- b) It identifies a locally significant landscape feature in the western hills of Rotokauri. The area warrants special landscape management and planning provisions to

retain the legibility of the ridgelines and achieve a form and density of development that enables a sense of the underlying landform to be retained. The Ridgeline Character Area comprises a primary ridgeline that runs from north to south and follows the alignment of Exelby Road; and ridgelines (or spurs) aligned in a generally east-west direction.

- c) The Ridgeline Character Area is made up of a number of key visual and physical characteristics, the pattern of which create a backdrop to the western edge of the City.

#### 5.1.4 Temple View Zone

- a) The Zone identifies those areas of Temple View which, through a combination of built and landscaped features deriving significant influence from the facilities built by The Church of Jesus Christ of Latter-day Saints, has produced a distinctive character. The zone comprises [two broad areas consisting of 5 Precincts](#):
  - i. Temple View Heritage Area
  - ii. Temple View Character Area

##### 5.1.4.1 Temple View Heritage Area

- a) The Heritage Area is defined on Planning Map 60B. [It consists on one precinct \('Heritage Area'\) only, identified in Volume 2, Appendix 4, Figure 4-5 as Precinct 5.](#)
- b) The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple of the Church of Jesus Christ of Latter-day Saints. The Temple itself was the first in the Southern Hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.
- c) The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the [precinct Heritage Area](#) include the visitor centre, which has a strong visual relationship with the north elevation of the Temple, and other elements such as dormitory accommodation on the eastern side, the central parking area and the Temple president's house, which is visually connected by the walled car parking area to the south of the Temple. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church.
- d) The Heritage Area is contiguous with the Character Areas, [in which buildings were was](#) built with the same locally manufactured concrete blocks by the same missionary programme and retains a strong visual relationship with this area, particularly through the continuous curtilage walling adjacent the road frontage. Some of the features within the Heritage Area are separately identified and protected through specific rules, recognising the group value of these features within their wider site context.
- e) The Heritage Area provisions [include a Temple Comprehensive Development Plan which outlines a range of different anticipate a range of activities that can which may be undertaken, which carried out and](#) are compatible with and enhance the purpose and nature of the Heritage Area.

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### 5.1.4.2 Temple View Character Area

- a) The Temple View Character Area is defined in the Planning Maps (see Maps 51B and 60B) and is divided into four precincts (1-4) identified in Volume 2, Appendix 4, Figure 4-5.
- b) As a result of site planning, development and subsequent management by the Church of Jesus Christ of Latter-day Saints, the area contains elements of the built and landscaped environment which have combined to produce a distinctive character.
- c) The provisions in the Character Area have been designed to enable a range of different activities within each precinct having a specific activity mix to take place, with a view to enhancing which are intended to enhance and complementing the adjacent Heritage Area while retaining the distinctive features of the Character Area. The four precincts have either a residential and commercial, or a residential and community focus. Two Comprehensive Development Plan (CDP) areas within the Character Area provide overall guidance on development.
- d) The Character Area straddles Tuhikaramea Road and includes a number of Heritage Items and Significant Trees that are individually protected through District Plan provisions, but the Temple View Character Area values extend beyond these individual items. The character of the area originates from the widespread use of certain key elements such as colour, materials, landscape treatment, consistency of building form and design, and internal roading.
- e) Through features such as siting, design, and proportions there is considerable cohesiveness between different areas of activity. This cohesiveness is carried through into the treatment of buildings, boundary walls, landscaping and roadways within the adjoining Heritage Area.
- f) The arrangement of former teacher housing on either side of Tuhikaramea Road creates a distinctive gateway approach to the Temple. The corridor displays a unique spatial pattern which is articulated through uniformity in the height, bulk, architecture, materials and vernacular style of its buildings and other structures. The spacing between buildings, set back from the road and open campus-style setting, all contribute to the character of the area. New development, which is compatible in scale, materials, form and design, and provides a similar spatial treatment, will enhance and maintain this special character.
- g) The distinctive values of the heritage buildings listed in the District Plan should be reflected in new development.
- ~~h) Development in the Character Area must be in accordance with the identified Comprehensive Development Plan Areas and cannot occur until a CDP is approved by the Council. The area subject to the CDP process is identified in Volume 2, Appendix 4, Figure 4-5.~~

### 5.1.5 Peacocke Character Zone

- a) The Peacocke Character Zone identifies the unique natural area within the Peacocke area that has strong landscape features. These include the Managakotukutuku Gully network, the Waikato River, and the strong natural topography found in the south of the area. The development of the Peacocke area needs to respond positively to these landscape features. The aim is to create an

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interesting and distinctive urban form based on these natural areas. The Peacocke Character Zone comprises:

- i. Terrace Area
  - ii. Gully Area
  - iii. Hill Area
- b) The elements that make up the three areas have been identified in the Peacocke Structure Plan in Chapter 3. Along with setting out the components of the Structure Plan it provides a number of objectives that guide the development of the Peacocke area.

### 5.1.6 Rototuna North East Character Zone

- a) The Rototuna North East Character Zone identifies the natural rolling topography of the area north of the Waikato Expressway (Designation E90). The area visually links back into the City creating a backdrop to Rototuna and the City. It is also a distinctive edge of the City rising to the ridgeline that forms the City boundary with Waikato District Council as well as accommodating both Kay and Horsham Downs Roads. The development of this area needs to respond positively to the natural land form for the area and the Waikato Expressway. The aim is to create an interesting and distinctive urban form based on the strong natural form of the area while being fully incorporated into the overall context of the Rototuna area.

## 5.2 Objectives and Policies: Special Character Zones

### All Special Character Zones

Objective	Policies
<b>5.2.1</b> The Special Character Zones retain and enhance their identified values.	<b>5.2.1a</b> Cumulative adverse effects on the character of the area are avoided wherever practicable.
	<b>5.2.1b</b> Development is consistent with the reasons for the site being included within a Special Character Zone.
	<b>5.2.1c</b> The size and scale of buildings and structures is compatible with the amenity of the locality.
	<b>5.2.1d</b> Buildings are designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.
	<b>5.2.1e</b> Significant vegetation and trees should be preserved.

	<p><b>5.2.1f</b> New urban development in the Peacocke Structure Plan area should demonstrate consistency with the urban design guide for the development and create residential and commercial areas of high amenity which respond positively to the area's natural environment.</p>
	<p><b>5.2.1g</b> Urban development in the Rototuna North East Character Zone maintains the natural pattern of the area's landforms as a key feature of residential development along with ensuring that development retains upper hill slope as legible features of the area's skyline.</p>
<p><b>Explanation</b></p>	
<p><i>All the areas which have been identified as Special Character Zones have particular features which make them unique within the City. It is important that these unique features are identified and any new development does not harm these characteristics.</i></p> <p><i>For the Peacocke Character Zone new development will result in a change in character from rural to urban. The resulting urban development will need to achieve the vision for the Peacocke area which is to create a high quality urban environment that is based on urban design best practice, social well-being and environmental responsibility.</i></p> <p><i>The landscape feature of the north eastern area of Rototuna is locally significant in the context of the remaining growth cell areas of the Rototuna Structure Plan, resulting in the need for special landscape management and planning provisions to retain the character while achieving a form and density of the development that enables a sense of the underlying landform to be retained.</i></p>	
<p><b>Objective</b></p>	<p><b>Policies</b></p>

<p><b>5.2.2</b> Residential development produces good on-site amenity.</p>	<p><b>5.2.2a</b> Residential design achieves quality on-site amenity by providing:</p> <ul style="list-style-type: none"> <li>i. Private, useable outdoor living areas.</li> <li>ii. Access to sunlight and daylight throughout the year.</li> <li>iii. Adequate storage space and service areas to accommodate typical residential living requirements.</li> <li>iv. Insulation to avoid or mitigate adverse noise effects.</li> <li>v. Parking and manoeuvring areas on-site to meet the needs and convenience of residents.</li> <li>vi. Energy-efficient and sustainable design characteristics and technologies where compatible with the scale and form of residential development.</li> </ul>
	<p><b>5.2.2b</b> Residential sites adjacent to public space should achieve visual and physical connectivity to these areas.</p>
	<p><b>5.2.2c</b> Building design and location should protect the privacy of adjoining sites.</p>
	<p><b>5.2.2d</b> Buildings should be designed to conform to natural topography.</p>
<p><b>Explanation</b></p>	
<p><i>Good design of housing is critically important to on-site and off-site amenity. The policies identify the features important for each residential unit, regardless of what form the dwelling may take. Important design features include access to sunlight, outdoor living space, storage space, visual connectivity to public spaces such as the street, privacy, and off-road parking. Incorporation of these features will ensure functional and high-quality living environments for the occupants.</i></p>	

## Special Residential Zone

Objective	Policies
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<p><b>5.2.3</b> Recognise, protect and, where possible, enhance the values of the identified Special Residential Zone.</p>	<p><b>5.2.3a</b> Development is consistent with the generally low intensity and low-density residential character of the area through:</p> <ul style="list-style-type: none"> <li>i. Providing front and side yard setbacks.</li> <li>ii. Providing a low level of site coverage.</li> <li>iii. Being consistent with the existing dwelling densities.</li> </ul>
	<p><b>5.2.3b</b> Development should retain a strong visual relationship to the streetscape through:</p> <ul style="list-style-type: none"> <li>i. Ensuring any front yard fencing enables visibility with the streetscape.</li> <li>ii. Orienting buildings to overlook the street.</li> <li>iii. Ensuring the design of buildings avoids creating blank facades facing public spaces.</li> </ul>
	<p><b>5.2.3c</b> Mature trees and other vegetation should be retained, particularly in the front yard.</p>
	<p><b>5.2.3d</b> The local context, scale and character are retained.</p>
	<p><b>5.2.3e</b> Existing valued character elements shall be protected and enhanced by:</p> <ul style="list-style-type: none"> <li>i. Retaining pre-1940 dwellings within the dwelling control area.</li> <li>ii. Retaining pre-1939 dwellings within the Claudelands West area.</li> <li>iii. Ensuring alterations or additions to the streetscape façade of pre-1940 dwellings in the dwelling control area do not adversely affect the special character of the area.</li> </ul>
	<p><b>5.2.3f</b> New buildings and structures are compatible with the form, height and bulk of houses constructed before 1939 in Claudelands West.</p>
	<p><b>5.2.3g</b> Non-residential activities should not establish in any Special Residential Zone unless potential adverse effects are less than minor.</p>

	<p><b>5.2.3h</b></p> <p>Buildings are located only within the front yard setback where other sitings are proven to be impracticable. Buildings located within the front yard setback shall provide mitigation by provision of planting and screening and minimising the prominence of the building in relation to the main dwelling when viewed from the transport corridor.</p>
<p><b><i>Explanation</i></b></p>	
<p><i>These policies identify the important elements that lend the Special Residential Zone its uniqueness.</i></p>	

## Special Heritage Zone

Objective	Policies
<p><b>5.2.4</b> Recognise, protect and, where, possible enhance the heritage values of the identified Special Heritage Zone.</p>	<p><b>5.2.4a</b> Development should:</p> <ol style="list-style-type: none"> <li>i. Maintain the predominately low-intensity and density characteristics of the area.</li> <li>ii. Be compatible with the site layout, site size and dimensions, building form, height, design, materials, scale and other heritage values of the area.</li> <li>iii. Ensure that original buildings and structures are retained on the site.</li> <li>iv. Provide landscaping in keeping with local residential amenity.</li> <li>v. Avoid any significant adverse effects on the heritage values of the Special Heritage Zone.</li> <li>vi. Encourage the protection and ongoing maintenance of the Special Heritage Zone.</li> <li>vii. Avoid any significant adverse effects on the streetscape appearance of the area.</li> <li>viii. Avoid removal of any significant vegetation in the Special Heritage Zone.</li> <li>ix. Reflect the characteristic separation of original dwellings including their open aspect to the streetscape.</li> <li>x. Ensure that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage character of the area or the relationship of a building with the streetscape.</li> <li>xi. Ensure that the front and side elevations (including roofs) of new buildings and structures are consistent with the design, fenestration, materials and finishes of neighbouring original dwellings.</li> </ol>
	<p><b>5.2.4b</b> Within the Frankton Railway Village, buildings should be single storey with a low-pitched gable roof.</p>

	<p><b>5.2.4c</b> The demolition or removal of a building is allowed only where it has been demonstrated to be the only practicable option.</p>
	<p><b>5.2.4d</b> Non-residential activities should not establish in any Special Heritage Zone unless potential adverse effects are less than minor.</p>
<p><b>Explanation</b></p> <p><i>These policies identify the important elements that lend the Special Heritage Zone its uniqueness. A specific policy is identified for the Frankton Railway Village.</i></p>	

## Special Natural Zone

Objective	Policies
<p><b>5.2.5</b> Create a distinctive residential environment that recognises, protects and enhances water quality, ecological, natural, cultural, landscape and recreational values.</p>	<p><b>5.2.5a</b> Subdivision and development should:</p> <ol style="list-style-type: none"> <li>i. Protect and enhance ecological connections to Lake Waiwhakareke as part of improving its ecological functioning and resilience.</li> <li>ii. Maximise visual and physical connections with Lake Waiwhakareke and the Waiwhakareke Natural Heritage Park, including long-distance views of the park from public spaces on the ridgelines</li> <li>iii. Encourage planting schemes that complement the Natural Heritage Park in the Lake Waiwhakareke Landscape Character Area.</li> <li>iv. Encourage safety and surveillance of public spaces, including the street, through: <ul style="list-style-type: none"> <li>• Ensuring the form and design of fencing sharing a boundary with public spaces does not obstruct visibility.</li> <li>• Orienting buildings to overlook public spaces.</li> </ul> </li> <li>v. Ensure that development contributes to the retention and enhancement of the ridgelines and upper hill slopes as legible features of the Rotokauri skyline.</li> <li>vi. Maximise the public amenity value of existing ridgeline roads to provide viewing opportunities of the City and surrounding rural landscape.</li> </ol>

	<p>vii. Be consistent with the Rotokauri Structure Plan.</p> <p>viii. Be consistent with the Lake Waiwhakareke Landscape Character Area Design Guide.</p> <p>ix. Ensure that development avoids any adverse effects on the water quality or ecological values of Lake Waiwhakareke.</p>
	<p><b>5.2.5b</b> Non-residential activities should not establish in any Special Natural Zone unless potential adverse effects are less than minor.</p>
	<p><del><b>5.2.5c</b> Development of Lot 2 DP425316 shall provide a park edge transport corridor that acts as transitional space on the interface of the Special Natural and Open Space Zones.</del></p>
<p><b>Explanation</b></p>	
<p><i>The Lake Waiwhakareke Landscape Character Area and Rotokauri Ridgeline Area are unique in that they are greenfield areas with special natural landscape characteristics. It is important the new development in these areas recognises the natural values and enhances them. These areas are also in close proximity to Lake Waiwhakareke a Significant Natural Area and development in the surrounding area needs to ensure that adverse effects on water quality and ecological values of the Lake are avoided.</i></p> <p><del><i>The proximity of Lot 2 DP425316 to Lake Waiwhakareke and the Waiwhakareke Heritage Park requires development to respond to the character of the Park. The inclusion of a park edge transport corridor is crucial to ensuring the amenity of the Waiwhakareke Heritage Park is maintained and an appropriate transition occurs between the built environment and the open space zone.</i></del></p>	

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## Temple View Zone

Objective	Policies
<p><b>5.2.6</b> To ensure that development within the Temple View Heritage Area maintains and enhances the special heritage characteristics of the area.</p>	<p><b>5.2.6a</b> The continued use of the Heritage Area as a focus for the Church of Jesus Christ of Latter-day Saints is provided for.</p>
	<p><b>5.2.6b</b> Development within the Heritage Area is sensitive in terms of scale, form and design with the existing heritage characteristics of the area.</p>
	<p><b>5.2.6c</b> Fragmentation through subdivision is prevented.</p>



	<p><b>5.2.6d</b> Development should ensure that the siting and design of new buildings and structures are sensitive to the setting and significance of the Temple as a spiritual and physical landmark.</p>
	<p><b>5.2.6e</b> The maintenance and repair of buildings, curtilage wall, landscapes, roads, tracks and car parking areas should have regard to the distinctive character of the precinct and the pre-eminence of the Temple building.</p>
	<p><b>5.2.6f</b> Additions and alterations to buildings and curtilage wall should be consistent with the character of the precinct and the pre-eminence of the Temple building.</p>
	<p><b>5.2.6g</b> Demolition should not adversely impact on the landscape significance of the Temple.</p>
	<p><b>5.2.6h</b> Works that would adversely affect the strong relationship between the Temple, Visitor Centre and Temple President's house are avoided.</p>
	<p><b>5.2.6i</b> Re-contouring or modification of the landscape recognises the high visibility and prominence of the Temple and provides for the management of effects on archaeological deposits or features.</p>
	<p><b>5.2.6j</b> The landscape characteristics and qualities of the Heritage Area are retained, including open and structured spaces, in particular the formal front entry staircases, lawns, walls and planting boxes.</p>
<p><b>Explanation</b></p>	
<p><i>The policies aim to enable the ongoing use of the Temple View Heritage Area by the Church or other organisations for a wide range of activities, subject to controls that ensure that the overall coherence and integrity of the area, the pre-eminence of the Temple itself and the key characteristic elements of the area are properly recognised and provided for. As a building in active use for religious purposes, it is recognised that proposals may be made for the erection of religious symbolism and effigies in the future, in addition to works needed to ensure compliance with building design standards and the functionality and appearance of the Temple.</i></p>	

Objective	Policies
<p><b>5.2.7</b> To ensure development within the Temple View Character Area maintains and enhances its special character.</p>	<p><b>5.2.7a</b> Development maintains the character, appearance and relationship to Tuhikaramea Road and the Temple View Village.</p>
	<p><b>5.2.7b</b> The design of new buildings and structures in terms of their height, materials, scale and form is in keeping with the scale and character of the area.</p>
	<p><b>5.2.7c</b> New buildings and structures within the <del>T</del>eacher <del>H</del>ousing <del>Character Corridor</del><del>area</del> are located to retain the existing set back from Tuhikaramea Road.</p>
	<p><b>5.2.7d</b> New buildings and structures are located to retain generally consistent spatial character along the Tuhikaramea road corridor.</p>
	<p><b>5.2.7e</b> New structures, such as fences and walls, within the setback of the <del>teacher</del>-housing fronting Tuhikaramea Road are consistent with the original colour and materials used throughout the Character Area.</p>
	<p><b>5.2.7f</b> The existing low brick walls in the front yard of houses fronting Tuhikaramea Road are retained or rebuilt as required.</p>
	<p><b>5.2.7g</b> Additions, alterations and renovations of <del>the</del> <del>buildings in the T</del>eacher <del>H</del>ousing <del>Character Corridor</del> are implemented in a sensitive and sympathetic manner that retains the form and style of existing buildings and the appearance of the streetscape.</p>
	<p><b>5.2.7h</b> Works that may affect the treatment of open spaces and boundaries are managed.</p>
	<p><b>5.2.7i</b> The heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage are used and developed in a manner that maintains their distinctive heritage values.</p>

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### Explanation

*A significant characteristic of the corridor along Tuhikaramea Road is the subservient and simple architectural style of the early missionary houses, used latterly as teacher housing. These buildings are set within an open, campus-style landscape. The corridor forms an important gateway to the New Zealand Temple of the Church of Jesus Christ of Latter-day Saints and the adjoining former Church College Campus.*

*The style of the houses along Tuhikaramea Road and separation distances between them is similar, giving consistency in form. The uniformity in scale and space is reinforced by the extensive use of the standardised cream-coloured brickwork throughout Temple View and the low cement brick wall, which encloses the front yards of the houses on both sides of Tuhikaramea Road. In providing for future use and development of the Church College campus and teacher housing area, it is important to recognise the significant contribution that these characteristics make to the diversity and appeal of the City's built environment. Although the school has closed, the Church College campus provides an opportunity to open a new chapter in the development of the local community and its environment.*

## Peacocke Character Zone

Objective	Policies
<p><b>5.2.8</b> To ensure urban development within the Peacocke Character Zone delivers high levels of residential amenity, respects and restores the area's natural environment, and is sustainably integrated with the city as a whole.</p>	<p><b>5.2.8a</b> Ensure through master planning that urban development is not compromised through inappropriate land use activities.</p>
	<p><b>5.2.8b</b> Ensure the appropriate nature, scale and intensity of urban development is undertaken in an efficient and coordinated manner in order that integrated and efficient development occurs within and between the neighbourhoods and the City as a whole.</p>
	<p><b>5.2.8c</b> Ensure that development is consistent with the Peacocke Structure Plan and any master plan prepared for the area.</p>
	<p><b>5.2.8d</b> Ensure that development of non-residential activities are located in areas identified in the Peacocke Structure Plan or any approved master plan that provides for such activities.</p>

### Explanation

*The character to be established is a high quality urban environment that is based on the urban design principles outlined in the Peacocke Structure Plan and which recognises a number of specific natural character elements. A master plan approach has been developed to achieve this by ensuring that infrastructure provisions and staging are integrated with development while enabling flexibility and innovation in design.*

*Urban development within the Peacocke Character Zone is limited until the necessary bulk trunk infrastructure and transport networks have been established to join Peacocke to the City's existing infrastructure network. It is limited by the capacity of existing infrastructure.*

## Rototuna North East Character Zone

Objective	Policies
<p><b>5.2.9</b> To recognise the local significance of the Rototuna ridgeline as a landscape feature and ensure that the form and pattern of residential development in the northeastern area (Rototuna North East Character Zone) of the Rototuna Structure Plan helps retain this underlying landform and is not incompatible with the future operation of the Waikato Expressway or the City's infrastructure.</p>	<p><b>5.2.9a</b> Maintain the public amenity value of existing ridgeline roads and the identified viewing points shown on the structure plan within the open space area as viewing opportunities of the City and surrounding rural landscape.</p>
	<p><b>5.2.9b</b> Ensure development does not constrain the development, construction or operation of the future Waikato Expressway (Designation E90).</p>
	<p><b>5.2.9c</b> Ensure development does not constrain the operation of the City's infrastructure.</p>
	<p><b>5.2.9d</b> Provide a maximum development yield and minimum average lot size to ensure the character of the natural topography of the area is maintained and the sustainable use of the City's land resource is promoted while mitigating against the effects from the development of this area of land on the City's infrastructure.</p>
	<p><b>5.2.9e</b> Promote a connection across the Waikato Expressway designation (Designation E90), such as an underpass, to facilitate walking and cycle network connectivity between the Rototuna North East Character Zone and the remaining Rototuna Structure Plan area.</p>

### *Explanation*

*As a landscape feature, the north eastern area of Rototuna is locally significant in the context of the Rototuna growth cell. The mixed nature of the landscape, bounded by Horsham Downs Road (as the boundary edge between Hamilton City and Waikato District Councils) to the north and the Waikato Expressway designation to the south helps to physically and visually define the area's character. In particular, the Horsham Downs Road ridgeline is a strong feature that differentiates the urban edge of the Rototuna Growth Cell from the adjoining rural landscape of Waikato District.*

*This area warrants special landscape management and planning provisions to retain the character of the elevated landscape to achieve a form and density of development that enables a sense of the underlying landform to be retained. The Rototuna North East Character Zone comprises a primary ridgeline that runs from west to east direction. The area also contains a number of inner areas that have lower lying topography.*

*The zone is made up of a number of key visual and physical characteristics. These are as follows:*

- Distinctive pattern of ridges that constitute a coherent and discrete topographic feature of the north eastern part of the Rototuna Growth Cell;*
- The differentiation between the elevated hill area from the surrounding lower flat land;*
- The role of the primary ridgeline in defining the boundary between the growth cell and the adjoining rural parts of the Waikato District to the north;*
- The role of the ridgelines and hills in defining a series of basins and associated flats on the lower lying ground and flat plateaus on the elevated areas;*
- The visual and physical connection with the rest of the Rototuna Growth Cell, specifically the Rototuna Town Centre Zone and with the City beyond the Waikato Expressway Designation, notwithstanding that the designation to an extent visually separates the Rototuna North East Character Zone from the rest of the Rototuna Growth Cell.*

*The opportunity exists to promote development that responds positively to the underlying landscape facilitating greater legibility and the creation of a distinctive urban character.*

## 5.3 Rules – Activity Status Table

### 5.3.1 Activity Status – Special Residential, Special Heritage, Special Natural Zones and Rototuna North East Character Zone

Activity	Special Residential Zone	Special Heritage Zone	Special Natural Zone	Rototuna North East Character Zone
<b>Residential Activities and Structures</b>				
a) <del>Any activity or development on 'Lot 2 DP425316' without an approved CDP (Refer to 5.3.2)</del>	-	-	NC	-
ba) Accessory buildings	P	P	P	P
eb) Alterations and additions (excluding as provided for by d), e) and f) and heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P	P
ec) Alterations and additions forward of the front building line to a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)	RD	-	-	-
ed) Alterations and additions forward of the front building line to a pre-1939 dwelling on a front, corner or through site within the Claudelands West Area Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)	RD			-
fe) Alterations and additions forward of the rear building line on a front, corner or through site to: <ul style="list-style-type: none"> <li>i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4)</li> <li>ii. Hayes Paddock – original state houses (refer to Volume 2, Appendix 4, Figure 4-2)</li> <li>iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)</li> </ul>	-	D	-	-
gf) Apartments	NC	NC	D	D
hg) Ancillary residential unit	P	RD*	RD*	P
ih) Ancillary residential structures	P	P	P	P
ji) Single dwelling: First residential unit per site	P	D	P	P
kj) Single dwelling: Second and subsequent residential unit per site	RD*	D	RD*	RD*
lk) Duplex dwellings – excluding Hayes Paddock	NC	NC	RD*	RD*
ml) Duplex dwellings – Hayes Paddock only (refer to Volume 2, Appendix 4, Figure 4-2)	-	(D)	-	-

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Activity	Special Residential Zone	Special Heritage Zone	Special Natural Zone	Rototuna North East Character Zone
<b>am</b> ) Managed care facilities				
i. For up to 9 residents	P	P	P	P
ii. For up to 10 residents (excluding emergency housing)	D	D	D	D
iii. For 11 or more residents (including emergency housing)	D	D	D	D
<b>en</b> ) Emergency housing for up to 10 residents	P	P	P	P
<b>po</b> ) Papakainga	NC	NC	D	RD
<b>pp</b> ) Residential activities	P	P	P	P
<b>rq</b> ) Residential centre	D	NC	D	D
<b>sr</b> ) Rest home	D	NC	D	RD*
<b>Commercial Activities and Structures</b>				
<b>ts</b> ) Childcare facility				
i. For up to five children	P	P	P	P
ii. For six or more children	RD	D	RD	RD
<b>tt</b> ) Dairy	D	NC	RD	D
<b>uu</b> ) Tertiary education and specialised training facility	D	NC	RD	NC
<b>vv</b> ) Health care service	D	NC	D	NC
<b>xw</b> ) Home-based business	P	P	P	P
<b>yx</b> ) Homestay accommodation	P	P	P	P
<b>zy</b> ) Office, other than as a home-based business	NC	NC	D	NC
<b>aa</b> ) Places of assembly	D	NC	D	NC
<b>baa</b> ) Show homes	P	D	P	P
<b>ebb</b> ) Visitor accommodation	D	NC	D	D
<b>Community Activities and Structures</b>				
<b>ccc</b> ) Community centre	D	NC	RD	D
<b>eed</b> ) Marae	NC	NC	D	D
<b>fee</b> ) Places of worship	D	NC	D	D
<b>gff</b> ) School	D	NC	D	NC
<b>All Activities and Structures</b>				
<b>ggg</b> ) Demolition or removal of existing buildings (excluding as provided for by (hh) to (jj) and heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P	P

Activity	Special Residential Zone	Special Heritage Zone	Special Natural Zone	Rototuna North East Character Zone
<p>hh) Demolition or removal of existing dwellings on a front, corner or through site:</p> <p>i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4)</p> <p>ii. Hayes Paddock – original state houses and commercial building on Lot 129 DPS 930 (refer to Volume 2, Appendix 4, Figure 4-2)</p> <p>iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)</p>	-	NC	-	-
<p>jjj) Demolition or removal of a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)</p>	D	-	-	-
<p>kkj) Demolition or removal of a pre-1939 dwelling on a front, corner or through site within the Claudelands West Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)</p>	NC	-	-	-
<p>kk) Relocated buildings</p>	P	D	P	P
<p>lll) Informal recreation</p>	-	-	-	P
<p>mmm) Organised recreation</p>	-	-	-	P
<p>nnn) Any activity not listed above</p>	NC	NC	NC	NC

#### Note

##### 1. Consultation with Heritage New Zealand

A notified resource consent application will be served on Heritage New Zealand by Council for any application which affects any historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Act 1993). The Frankton Railway Village is registered as a historic area.

For a non-notified resource consent application, any development relating to a historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Trust Act 1993), consultation with Heritage New Zealand is recommended before an application is submitted to Council and Council may then require that written approval be obtained from Heritage New Zealand.

For a fuller understanding of the notification requirements of the Act, reference should be made to the Act itself, in particular section 95.

##### 2. Hamilton East Villas

The provisions of the Special Heritage Zone apply to the villa properties marked in Volume 2, Appendix 8, Schedule 8A: Built Heritage. For those unmarked properties located within this area and for non-villas (in respect of dwellings) situated on the same site as a villa, the provisions of the Special Residential Zone shall apply.

##### 3. For any activity not identified above see Section 1.1.8.1.

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## 5.3.2 — Development of 'Lot 2 DP425316' Lake Waiwhakareke Landscape Character Area

### 5.3.2.1 — Comprehensive Development Plan (CDP) — Process

- a) Urban development within "Lot 2 DP425316" will be subject to the preparation and approval of a CDP. (Refer to Volume 2, Appendix 1.2.2.8 for what is required in a CDP).
- b) Lot 2 DP425316 is required to have a consented CDP prepared prior to urban development occurring. Development within a CDP area may proceed in stages if staging has been defined as part of the consent granted for the CDP.
- c) All development and activities requiring resource consent are subject to consented CDP requirements.
- d) A CDP cannot be applied for without completion of an approved ICMP.

### 5.3.2.2 — Rules — Status of Activities

- a) An application for a CDP without an approved ICMP in place is a Non-Complying activity.
- b) A CDP requires an application for resource consent as a discretionary activity.
- c) The activity status of a CDP will be classified as Non-Complying if one or more activities that form part of the application are identified as Non-Complying activities in the Activity Status Table below (5.3.2.3).
- d) In the absence of an approved CDP, all activities listed in the Activity Status Table below (5.3.2.3) are Non-Complying activities unless they are identified as permitted activities in Column A.
- e) Activities within a CDP that fail to meet the one or more of the relevant standards in the Plan will be assessed as Discretionary activities with particular regard to the effects arising from the failure to meet the relevant standard or standards.
- f) The development of a CDP must take into account the approved ICMP and address any effects on surface run-off, ground water infiltration and ensure the water quality of Lake Waiwhakareke is maintained or enhanced.
- g) Once a CDP has been approved by Council, resource consent is required where identified in the Activity Status Table below (5.3.2.3) under Column B "With an approved CDP in place".
- h) Changes to the conditions of a CDP consent will be considered as a discretionary activity under section 127 of the Act, except where the proposed changes involve materially different effects or extended scope of the original application. In these instances a new CDP is required. There are some changes that can occur as permitted activities without the need for a new CDP consent. These activities are subject to compliance with the relevant standards in Rules 5.4 and 5.5, and are as follows:
  - i. — Maintenance, repair and minor alterations to existing buildings
  - ii. — Informal recreation and ancillary buildings

## 5.3.2.3 Activity Status Table

Activity	A	B
	Discretionary Approval (DA)	Discretionary Approval (DA) or other
<b>Residential Activities and Structures</b>		
a) Accessory buildings	NC	P
b) Alterations and additions (excluding as provided for by (c) and (d) and heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P
c) Apartments	NC	D
d) Ancillary residential unit		RD*
e) Ancillary residential structures		P
f) Detached dwelling: First detached dwelling per site		P
g) Detached dwelling: Second and subsequent detached dwellings per site		RD*
h) Duplex dwellings		RD*
i) Managed care facilities		P
i. For up to 9 residents		D
ii. For up to 10 residents (excluding emergency housing)		D
iii. For 11 or more residents (including emergency housing)		D
j) Emergency housing for up to 10 residents		P
k) Papakainga		D
l) Residential activities		P
m) Residential centre		D
n) Rest home	D	
<b>Commercial Activities and Structures</b>		
o) Childcare facility	NC	P
i. For up to five children		RD
ii. For six or more children		RD
p) Dairy		RD
q) Tertiary education and specialised training facility		RD
r) Health care service		D
s) Home based business		P
t) Homestay accommodation		P

Activity	A	B
	Discretionary approval CDA	Discretionary approval CDA in-place
<del>u) Office, other than as a home-based business</del>		NC
<del>v) Places of assembly</del>	NC	D
<del>w) Show homes</del>		P
<del>x) Visitor accommodation</del>		D
<b>Community Activities and Structures</b>		
<del>y) Community centre</del>	NC	RD
<del>z) Marae</del>		D
<del>aa) Places of worship</del>		D
<del>bb) School</del>		D
<b>All Activities and Structures</b>		
<del>cc) Demolition or removal of existing buildings (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</del>	P	P
<del>dd) Relocated buildings</del>	NC	P
<del>ee) Farming Activity</del>	P	NC
<del>ff) Any activity not listed above</del>	NC	NC

## 5.3.32 Activity Status – Peacocke Character Zone

### 5.3.32.1 Master Plan – Process within the Peacocke Character Zone

- Urban development in the Peacocke Character Zone will be subject to the preparation and approval of a Master Plan. (Refer to Volume 2, Appendix 1.2.2.3 for what is required in a Master Plan.)
- The Peacocke Character Zone has been divided into a number of neighbourhood areas (Volume 2, Appendix 2, Figure 2-3), each of which is required to have a Master Plan prepared prior to urban development occurring.
- The Master Plan must be prepared for the whole neighbourhood according to Volume 2, Appendix 1.2.2.3. The development of the master planned neighbourhood can proceed on a staged basis if staging has been defined as part of the consent granted for the Master Plan.
- Land use consents required under 5.4.13 may be incorporated into the consent process for a Master Plan as Discretionary Activities.

### 5.3.32.2 Master Plan – Status of Activities

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- a) The activity status of activities in the Peacocke Character Zone is contained within the Activity Status Table (refer to Rule 5.3.3.3):
  - i. Column A identifies the activity status of activities in the absence of a Master Plan.
  - ii. Column B identifies the activity status for activities that are part of a Master Plan application process and approval.
  - iii. Column C identifies the activity status for activities that are inconsistent with the approved Master Plan.
- b) The activity status for the preparation of or amendment to a Master Plan application within the Peacocke Character Zone will be deemed non-complying if an activity that forms part of the application:
  - i. Is identified as a non-complying activity in the related Column B of the Activity Status Table (refer to Rule 5.3.3.3).
- c) Once a consent for a Master Plan has been granted and implemented, any activity within that neighbourhood is permitted, provided it:
  - i. Is in general accordance with an approved Master Plan for the neighbourhood;  
or
  - ii. Any activity that is listed in Column C as a permitted activity is permitted, subject to compliance with relevant standards in Rule 5.4.
- d) Unless otherwise stated, a Master Plan for each area identified in the Peacocke Character Zone requires resource consent as a discretionary activity.
- e) All activities identified in Column A of Rule 5.3.3.3 are non-complying activities in the absence of an approved Master Plan unless the activity is identified as a permitted activity.
- f) Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Transport Assessment as stated under Rule 25.14.4.3.
- g) Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Catchment Management Plan as stated under Rule 25.13.4.1.
- h) Activities identified in Chapter 25 City Wide that have been addressed as part of an approved Master Plan are not required to obtain a separate resource consent.
- i) Retail activities identified as part of an approved master plan within the Peacocke Character Zone are required to comply with the standards set out in Chapter 6: Business 5 and 6 Zones.

## 5.3.3.3 Activity Status Table – Peacocke Character Zone

Activity	Peacocke Character Zone		
	A	B	C
	In the absence of a Master Plan	Forming part of the Master Plan process and approval	Inconsistent with an approved Master Plan
<b>Residential Activities and Structures</b>			
a) Accessory buildings	P	P	RD
b) Apartments	NC	D	D
c) Ancillary residential unit	P	D	D
d) Ancillary residential structures	P	P	P
e) Single dwelling: first residential unit per site	P	P	D
f) Single dwelling: second and subsequent residential units per site	NC	D	D
g) Duplex dwellings	NC	D	D
h) Managed care facilities			
i. For up to nine residents	NC	P	P
ii. For up to 10 residents (excluding emergency housing)	NC	D	D
iii. For 11 or more (including emergency housing)	NC	D	D
i) Emergency housing for up to 10 residents	NC	P	P
j) Papakainga	NC	D	D
k) Residential activities	P	P	P
l) Residential centre	NC	D	D
m) Rest home	NC	D	D
<b>Commercial Activities and Structures</b>			
n) Childcare facility			
i. For up to 5 children	NC	P	P
ii. For 6 or more children	NC	D	D
o) Dairy	NC	D	D
p) Tertiary education and specialised training facility	NC	D	NC
q) Health care service	NC	D	D

Activity	Peacocke Character Zone		
	A	B	C
	In the absence of a Master Plan	Forming part of the Master Plan process and approval	Inconsistent with an approved Master Plan
r) Home-based business	P	P	P
s) Homestay accommodation	P	P	P
t) Office, other than as a home-based business	NC	D	D
u) Places of assembly	NC	D	NC
v) Retail activity, other than as a home-based business	NC	D	D
w) Show homes	NC	D	D
x) Visitor accommodation	NC	D	D
<b>Community Activities and Structures</b>			
y) Community centre	NC	D	D
z) Activities ancillary to any permitted activity, including health care services, library, offices, retail, workshops, depots, storage	NC	D	NC
aa) General Recreation	NC	D	NC
bb) Informal recreation and ancillary buildings	P	P	P
cc) Marae	NC	D	NC
dd) Places of worship	NC	D	D
ee) School	NC	D	NC
<b>All Activities and Structures</b>			
ff) Alterations and additions to any building except: i. Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage	P	P	P
gg) Demolition or removal of existing buildings (excluding as provided for by (hh), and heritage buildings scheduled in Schedule 8A, Appendix 8: Historic Heritage)	P	P	P
hh) Demolition or removal of an accessory building	P	P	P
ii) Interior alterations	P	P	P
jj) Maintenance and repair to existing buildings and structures	P	P	P
kk) Production stalls	P	NC	NC
ll) Relocated buildings	P	P	P
mm) Rural Production	P	NC	NC
nn) Rural industry	D	NC	NC

Activity	Peacocke Character Zone		
	A	B	C
	In the absence of a Master Plan	Forming part of the Master Plan process and approval	Inconsistent with an approved Master Plan
oo) Intensive farming	NC	NC	NC
pp) Walkways and cycleways	RD*	D	D
qq) Any activity not listed above	NC	NC	NC

### 5.3.4.3 Activity Status Table – Temple View Zone

#### 5.3.4.3.1 ~~Comprehensive Development Plan—Process~~ within the Temple View Zone

- a) The ~~five precincts within the~~ Temple View Zone ~~is divided into three Comprehensive Development Plan (CDP) areas~~ (see Volume 2, Appendix 4, Figure 4-5). ~~The establish a clear direction of the types of activities anticipated in each precinct and how the five precincts interact and are connected.~~ ~~ment of the CDP areas are to~~ This ensures that any development within the Character Area maintains and enhances its special character and development within the Heritage Area maintains and enhances the heritage values of the area ~~whilst complementing and maintaining the overall character of the zone.~~
- b) ~~Applications for a CDP must be for the whole CDP area as identified in Volume 2, Appendix 4, Figure 4-5, however development within the CDP area may proceed in stages. (Refer to Volume 2, Appendix 1.2.2.8 for what is required in a CDP.)~~
- c) ~~All development and activities are subject to consented CDP requirements.~~
- d) ~~The establishment of the final alignment of the CDP boundary between CDP Area 1 and CDP Area 2 (refer Volume 2, Appendix 4, Figure 4-5) shall be done as part of the consent process for either CDP Area 1 or CDP Area 2.~~
- e) ~~Apart from the exceptions set out below, development of any land in the Character Area and Heritage Area cannot be commenced unless it is in accordance with a consented CDP.~~
- f) ~~Land use consents and requirements under 5.4.13 can be incorporated into the consent process for Comprehensive Development Plan as Discretionary Activities.~~

#### 5.3.4.2 ~~Comprehensive Development Plan—Status of Activities~~

- a) The activity status of activities in the Temple View Zone is contained within the Activity Status Table (refer to Rule 5.3.4.3):
- i. ~~Column A identifies the activity status of activities in the absence of a Comprehensive Development Plan.~~

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- ii. ~~Column B identifies the activity status for activities that are part of an application process and approval for, or amendment of, a Comprehensive Development Plan.~~
- iii. ~~Column C identifies the activity status for activities that were not consented for in a Comprehensive Development Plan once the CDP has been implemented.~~
- b) ~~The activity status for the preparation of or amendment to a Comprehensive Development Plan application within the Temple View Zone will be deemed non-complying if an activity that forms part of the application:~~
  - i. ~~Is identified as a non-complying activity in the related Column B of the Activity Status Table (refer to Rule 5.3.4.3).~~
- c) ~~Any activity that is listed in Column C of the Activity Status Table as permitted activity is permitted, subject to compliance with relevant standards in Rule 5.4.~~
- d) ~~Unless otherwise stated, a Comprehensive Development Plan for each area identified in the Temple View Zone requires resource consent as a discretionary activity.~~
- e) ~~All activities identified in Column A of Rule 5.3.4.3 are non-complying activities in the absence of an approved Comprehensive Development Plan unless the activity is identified as a permitted activity.~~
- f) ~~Activities identified in Chapter 25 City Wide that have been addressed as part of an approved Master Plan or Comprehensive Development Plan are not required to obtain a separate resource consent.~~
- g) ~~Retail activities identified as part of an approved Comprehensive Development Plan within the Temple View Zone are required to comply with the standards set out in Chapter 6: Business 5 and 6 Zones.~~

Proposed Plan Change 6- Notified Version

Proposed Plan Change 3- Temple View- Notified Version

5.3.43.32 Activity Status Table – Temple View Zone

Activity	Temple View Zone						
	A	CDP Area 1 and CDP Area 2 Character Area				CDP Area 3 Heritage Area	
		B	C			B	C
		<del>In the absence of a CDP</del>	<del>Part of an application for a CDP Precinct 1</del>	<del>Activities not included in a granted CDP Precinct 2</del>	<del>Precinct 3</del>	<del>Precinct 4</del>	<del>Part of an application for a CDP</del>
	<b>Residential Activities and Structures</b>						