

## 6 Business 1 to 6 Zones

### 6.1 Purpose

- a) Business resources commonly group around a series of centres in Hamilton and include activities such as retailing, offices, business and financial services, manufacturing, warehousing and associated parking, storage and display areas. These areas and the infrastructure that serves them are significant public and private resources and influence the urban form and function of all parts of the City.
- b) The grouping of business activities into centres provides an environment that will draw in other business and facilities. This agglomeration results in productivity gains arising from economies of scale and efficiencies of inter-connectedness.
- c) The focus of the business centres' hierarchy is to manage existing centres to ensure they retain and enhance their function, vitality, viability and amenity as focal points for a diverse range of activities needed by the community. Ongoing public investment is a significant element in any centres-based strategy.
- d) A centre is a cohesive or integrated set (cluster) of diverse land-use (business) activities, characterised by high pedestrian levels in a high-amenity public environment and supported by efficient and accessible passenger transport, infrastructure and services.
- e) A business centres' hierarchy has been developed that comprises five tiers. The overall aim being to re-establish the primacy of the Hamilton Central City and define its relationship with the sub-regional centres and suburban centres, in particular, with each centre comprising one or more of the following Business Zones.
  - i. The Central City Zone (refer to Chapter 7: Central City Zone)
  - ii. Sub-regional centres being at The Base and Chartwell that generally comprise some or all the following business zones:
    - Business 3 (sub-regional centre) Zone at The Base, the primary sub-regional centre
    - Business 3 (sub-regional centre) and Business 5 (suburban centre) Zone at Chartwell, the secondary sub-regional centre
  - iii. Suburban centres distributed around the City's residential neighbourhoods that comprise:
    - Business 5 (suburban centre ) Zone
    - Business 1 (commercial fringe) Zone
  - iv. Neighbourhood centres serving local residential areas that comprise the Business 6 (neighbourhood centre) Zone
  - v. Localised commercial activity supporting major visitor facilities that comprise the Business 2 (events facilities) Zone
- f) The approach taken in this plan is necessary to ensure that investment in infrastructure and services is programmed and used most efficiently. The

**Comment [HCC1]:**  
Porter Developments & Porter Properties,  
ENV-145

**Comment [HCC2]:**  
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approach will also support the primacy of the Central City and manage the range and scale of commercial development outside this area to ensure its function, vitality, viability and amenity is enhanced.

- g) Zoning and rule provisions provide for a range of activities, scale and format for managing the development of business centres, the principally retail role of the sub-regional centres, the community, mixed use and pedestrian focus of the suburban centres, the neighbourhood function of local facilities and the peak visitor demands associated with visitor facilities.
- h) The rule provisions reflect six distinctive business environments, which operate either individually or in combination with each other. In each Business Zone the distribution of office and retail development, outside the Central City Zone, is controlled to ensure that adverse effects on the Central City are avoided. Rules are more permissive in relation to community activities while residential activity above ground floor as part of appropriate mixed use is encouraged in suburban and neighbourhood centres. The intention is to encourage the establishment of retail and office activities back to the Central City. The retention, re-development and return of office activities to the Central City is critically important to maintaining a sizeable day-time population to support retail and other activities.
- i) The approach also aims to consolidate people-focused activities within cohesive and integrated business centres, supported by larger-format vehicle based activities in the fringes of these centres. This is reflected in the sub-regional centres zoning and in particular at Te Rapa North, where a grouping of large format activities has established within and on the edge of The Base retail centre.
- j) It is envisaged that future large format retail growth will be accommodated within existing centres and significant large format retail development beyond the identified out of centre zones is not envisaged for the Plan period. Commercial fringe and large format retail zoning provide for out-of-centre development such as offices and/or large format retail activities only in circumstances where their scale/floor area may not be appropriate in centres within the business hierarchy and it can be demonstrated that the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of lower order centres within the business hierarchy are not undermined. The Commercial fringe zoning also provides for a range of community facilities such as hospitals, health care centres, education and training centres that may not be appropriate for, or are unable to locate in centres.
- k) In some limited locations commercial development has occurred outside defined centres on large sites; Home Straight Park is one such example. It can be described as an integrated business park with a unique set of characteristics. These include being reliant on passing motor vehicle custom, shared access and common parking on site, common landscaping themes, and shared services supporting mixed use developments that include offices, small and large format retailing and commercial services.
- l) Hamilton East is also recognised as having a unique character, being an important residential and employment area situated close to the Central City, readily accessible from a walkable residential catchment, yet well served by public transport. A greater commercial role for Hamilton East is envisaged as an

**Comment [HCC3]:**  
Hills Laboratories, ENV-154

**Comment [HCC4]:**  
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**Comment [HCC5]:**  
Hills Laboratories, ENV-154

'overflow' or fringe commercial area to the Central City and as a stand alone suburban centre.

**Comment [HCC6]:**  
Hills Laboratories, ENV-154

- m) The adoption of the business centres hierarchy is consistent with the commercial development framework promoted in the Regional Policy Statement. This recognises the Hamilton Central City as the primary commercial, civic and social centre in the region ahead of the sub-regional centres of The Base and Chartwell. See Figures 6.1a and 6.1b.

**Figure 6.1a:** Chartwell Sub-regional Centre



**Figure 6.1b: The Base Sub-regional Centre**

**Comment [HCC7]:**  
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ENV-145



## 6.2 Objectives and Policies: Business 1 to 6 Zones

### Sub-regional Centres

Objective	Policies
<p><b>6.2.1</b> The Base and Chartwell function as sub-regional centres for business activities providing a scale and diversity of retail floorspace, entertainment facilities and limited offices while not undermining the primacy, vitality, viability, function and amenity of the Central City.</p>	<p><b>6.2.1a</b> The further development of sub-regional centres, the range and trading format of activities and traffic management shall contribute to the development of a cohesive and integrated centre, commensurate with their role in serving an extensive catchment, whilst avoiding adverse effects on the functionality, vitality, viability and amenity of the Central City.</p>
	<p><b>6.2.1b</b> Development provides for a diverse range of activities but remains predominantly retail and of a scale that will sustain the centres and complement but not undermine the primary role of the Central City.</p>
	<p><b>6.2.1c</b> The anticipated high levels of travel demand is proactively managed to optimise opportunities for passenger transport, walking and cycling.</p>
	<p><b>6.2.1d</b> Development maintains and enhances the amenity values of the centre as a destination for sub-regional visitors.</p>
	<p><b>6.2.1e</b> The scale and nature of activities within sub-regional centres do not generate significant adverse effects on neighbouring amenity values.</p>
	<p><b>6.2.1f</b> Residential development is discouraged from establishing in sub-regional centres.</p>
<p><b>Explanation</b></p> <p><i>The Regional Policy Statement acknowledges the primacy of the Central City while noting the role of two sub-regional centres in meeting the needs of large sections of the community living within and beyond the City boundary.</i></p> <p><i>The sub-regional centres provide for an integrated pattern of diverse activities which principally include retail activities in a mix of mall and small scale speciality stores, offices, large format retail, limited offices, community services, entertainment facilities and some visitor accommodation with easy access to the strategic transport network.</i></p> <p><i>The previous planning framework has enabled an unplanned dispersal of retail and</i></p>	

*office development which has contributed to the underperformance of some elements of the Central City with consequential effects on its function, amenity and vitality. Therefore, when considering development outside the Central City, it is important to consider the potential for that to result in adverse effects on the role of the Central City. Individual or cumulative establishment of commercial development that may jeopardise the function, vitality and amenity of the Central City should be avoided or managed.*

*The Base sub-regional centre is significantly larger than the Chartwell sub-regional centre, and with existing consents has greater potential to accommodate additional business activities. Accordingly there is a distinction in rules that apply between the two sub-regional areas.*

*Assessment criteria related to the establishment of offices, retail activities and community facilities apply to further development of the two sub-regional centres.*

*Any further development at the two sub-regional centres needs to be carefully managed to safeguard the transport network and ensure consistency with neighbouring activities.*

## Suburban Centres

Objective	Policies
<p><b>6.2.2</b> A distribution of suburban centres that provide a mixed use environment with health-care services, goods, services and employment at a scale appropriate to suburban catchments, while not undermining the primacy, function, vitality, amenity or viability of the Central City.</p>	<p><b>6.2.2a</b> Suburban centres are to be retained, expanded, and provided at a scale and nature appropriate to the needs of the surrounding residential areas, taking into account the need for any expansion to avoid adverse affects on the functionality, vitality, viability and amenity values of the Central City.</p>
	<p><b>6.2.2b</b> Suburban centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported.</p>
	<p><b>6.2.2c</b> Suburban centres act as focal points for local community development through the control of size, scale, built form and diversity of activity.</p>
	<p><b>6.2.2d</b> Expansion of existing suburban centres is integrated with existing activities and transport networks.</p>
	<p><b>6.2.2e</b> A comprehensive, urban design-led approach is used to determine the form of suburban centres intended to serve new growth areas.</p>

	<p><b>6.2.2f</b> Recognise Hamilton East as a fringe employment node to the Central City, but ensure potential adverse effects on adjoining areas (including the Central City) and the safety and efficiency of the transport network are avoided.</p>
	<p><b>6.2.2g</b> Recognise that the expansion of healthcare services and facilities maintain viable and accessible medical services and hospital facilities to the regional and city-wide community.</p>
<p><b>Explanation</b></p>	
<p><i>Suburban centres anchor the City's main residential areas and provide a range of activities and services that can reduce reliance on car travel for meeting day-to-day requirements. These centres provide multi-purpose destinations for customers. Parking is provided onsite and these centres are generally well served by passenger transport.</i></p> <p><i>Suburban centres vary in size and character between 10,000-20,000m<sup>2</sup> gross floor area and generally serve between 10,000-30,000 people. Supermarkets commonly anchor these centres and between 20-30 outlets, comprising a variety of smaller specialist retailers, provide retail, limited office, community and other services to the suburban population on an integrated basis. Often another large format retailer is located in the centre. Service stations may also be a feature.</i></p> <p><i>Opportunities exist for limited expansion and intensification to ensure the centres continue to meet the needs of growing populations and provide a focal point for communities. Residential activity above ground floor level in suburban centres enhances mixed use outcomes.</i></p> <p><i>Recognition has been made for the hospital facilities at Hamilton East.</i></p> <p><i>Carefully planned suburban centres will help to anchor and support residential and community development.</i></p>	

## Neighbourhood Centres

Objective	Policies
<p><b>6.2.3</b> A distribution of locally based centres that provide services and health-care services capable of meeting the day-to-day needs of their immediate neighbourhoods.</p>	<p><b>6.2.3a</b> Activities within neighbourhood centres principally serve their immediate neighbourhood.</p>
	<p><b>6.2.3b</b> The scale and nature of activities within neighbourhood centres shall not generate significant adverse amenity effects on surrounding residential areas and transport networks.</p>
	<p><b>6.2.3c</b> Residential activities above ground floor commercial uses are encouraged as part of mixed</p>

	use development.
<b>Explanation</b>	
<p><i>Neighbourhood centres provide a limited range of everyday goods and services and essentially serve a walk-in population. Being situated within residential areas it is essential that the range and scale of activities is compatible with neighbouring residential activity and local amenity values. Very limited opportunities exist for expansion of these centres.</i></p> <p><i>Neighbourhood centres are small in land area and shop sizes are between 100-300m<sup>2</sup> with the overall floorspace for a centre between 500-5,000m<sup>2</sup>. The anchor store is likely to be a superette.</i></p>	

### Major Event Facilities

Objective	Policies
<p><b>6.2.4</b> Significant City events destinations are supported by complementary commercial activities.</p>	<p><b>6.2.4a</b> A limited range of commercial activities can establish outside recognised business centres where they shall directly relate to major events facilities within the City.</p>
	<p><b>6.2.4b</b> The range and scale of activity and built form do not undermine the role of any business centre and are consistent with the amenity values of neighbouring areas.</p>
<b>Explanation</b>	
<p><i>The provision of support activities in the immediate locality of significant events destinations can enhance the attraction of such facilities and meet community needs without adversely affecting the role of business centres. Such activities will assist in meeting the demands of occasional peak visitor numbers but will require careful management to ensure they will not undermine the amenity values of neighbouring areas. Securing additional commercial development in a limited number of locations aims to bring benefits to, and strengthen the attraction and viability of these stand alone facilities.</i></p>	

### Out-of-Centre Development – Large Format Retail Zone

**Comment [HCC8]:**  
Porter Developments & Porter Properties, ENV-145

Objective	Policies
<p><b>6.2.5</b> Significant large format retail development beyond the out of centre zones identified is not envisaged for the Plan period. These limited zones provide for</p>	<p><b>6.2.5a</b> Large format trading activities may be permitted to locate outside zoned business centres where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. Appropriately zoned land is not available within the Central City, or sub-regional centres or</li> </ul>

<p>out-of-centre development comprising a range of moderate to low intensity commercial uses (offices and/or large format retail activities and community services) only in circumstances where the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres in the business hierarchy are not undermined.</p>	<p>suburban centres; and</p> <ul style="list-style-type: none"> <li>ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres; and</li> <li>iii. The proposal does not add to the continued loss of developable industrial land to retail uses.</li> </ul> <p><b>6.2.5b</b> Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated and the safety and efficiency of the transport network is maintained.</p>
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Comment [HCC9]: Bunnings, ENV-160

**Explanation**

*It is envisaged that future large format retail growth will be accommodated within existing centres for the life of the Plan, however, it is acknowledged that not all business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances provided there are no suitable alternatives within the centres and the business hierarchy will not be undermined.*

*The extent to which the new large format trading activities replicate and challenge the functions as to result in adverse effects that are more than minor on the existing services and facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centres Assessment Report (refer to 1.2.2.19).*

### Out-of-Centre Development – Commercial Fringe Zone

Objective	Policies
<p><b>6.2.6</b> Significant large format retail development beyond the out of centre zones identified is not envisaged for the Plan period. These limited zones provide for out-of-centre development comprising a range of moderate to low intensity commercial uses (offices and/or large format retail activities) only in circumstances where the primacy, function, vitality, viability and amenity of the Central City, the function,</p>	<p><b>6.2.6a</b> Large format trading activities may be permitted to locate outside zoned business centres where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. Appropriately zoned land is not available within the Central City, or sub-regional centres or suburban centres; and</li> <li>ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres; and</li> <li>iii. The proposal does not add to the continued loss of developable industrial land to retail uses.</li> </ul>

Comment [HCC11]: Hills Laboratories, ENV-154

<p>vitality, viability and amenity of the sub-regional centres and the function of the lower order centres in the business hierarchy are not undermined.</p>	<p><b>6.2.6b</b> Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated and the safety and efficiency of the transport network is maintained.</p>
<p><b>Explanation</b></p>	
<p><i>It is acknowledged that not all business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances, provided there are no suitable alternatives within the existing centres and the business hierarchy will not be undermined.</i></p> <p><i>The extent to which the new large format trading activities replicate and challenge the functions as to result in adverse effects that are more than minor on the existing services and facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centre Assessment Report (refer to 1.2.2.19).</i></p>	
<p><b>Objective</b></p>	<p><b>Policies</b></p>
<p><b>6.2.7</b> Provide for a range of community facilities that may not be appropriate for, or are not able to locate in centres in the business hierarchy.</p>	<p><b>6.2.7a</b> Enable a range of community activities such as hospitals, health care centres, education and training centres to establish outside recognised business centres that are:</p> <ul style="list-style-type: none"> <li>i. difficult to accommodate within centres due to their scale and functional requirements; and</li> <li>ii. more appropriately located outside of the Central City, sub-regional and suburban centre zones.</li> </ul> <p><b>6.2.7b</b> Avoid small-scale retail activities locating within the zone except for restaurants, cafes and licensed premises.</p>
<p><b>Explanation</b></p>	
<p><i>This zone provides for a mix of industrial and healthcare services that may not be appropriate for, or are unable to locate in centres. This includes activities ranging from light industrial, research and innovation activities, hospitals, health care services, education and training centres which whilst preferred in centres is recognised that this is not always possible due to scale and functional requirements. These activities are considered non-threatening to the function, primacy, vitality, viability and amenity of existing centres within the business hierarchy and so can reasonably be expected to locate in close proximity to existing centres in a fringe location.</i></p> <p><i>Residential activity is not envisaged due to the primary focus on suburban and neighbourhood centres for apartment living, presence of industrial activities within this zone and the need to preserve land for out-of-centre commercial opportunities.</i></p>	

**Comment [HCC10]:**  
Bunnings, ENV-160

**Comment [HCC12]:**  
Hills Laboratories, ENV-154

## 6.3 Rules – Activity Status Table

	Character (for information only)					
	Commercial fringe	Major Event Facilities	Sub-Regional centre	Large Format Retail	Suburban Centre	Neighbourhood Centre
Business Zone	1	2	3	4	5	6
<b>Buildings</b>						
a) New buildings, alterations and additions*	RD	RD	RD	RD	RD	RD
b) Minor works	P	P	P	P	P	P
c) Accessory buildings	RD	RD	RD	RD	RD	RD
d) Demolition, removal, maintenance or repair of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P	P	P	P
e) Demolition or removal of existing buildings on Lot 129 DPS 930	-	-	-	-	-	NC
<b>Industry</b>						
f) Industrial activity						
i. excluding light or service industry	D	NC	C	D	NC	NC
ii. noxious or offensive activities	NC	NC	NC	NC	NC	NC
g) Light industry	RD	D	D	D	D	NC
h) Service industry	P	D	P	P	D	D
i) Transport depot	RD	D	NC	D	D	NC
j) Emergency service facility*	RD	D	RD	RD	RD	D
k) Research and innovation activities	RD	NC	NC	NC	NC	NC
<b>Offices</b>						
l) Ancillary office	P	P	P	P	P	P

**Comment [HCC13]:**  
Hills Laboratories, ENV-154;  
Chartwell Investments, ENV-152;  
Bunnings, ENV-160;  
McDonald's Restaurants (New Zealand), ENV-164;  
Property Council New Zealand, ENV-169

**Comment [HCC14]:**  
Hills Laboratories, ENV-154

**Comment [HCC15]:**  
Porter Developments & Porter Properties, ENV-145

	Character (for information only)					
	Commercial fringe	Major Event Facilities	Sub-Regional centre	Large Format Retail	Suburban Centre	Neighbourhood Centre
Business Zone	1	2	3	4	5	6
<b>m) Office*</b>						
i. <250m <sup>2</sup> GFA per site	P	P	P	D	P	D
ii. 250m <sup>2</sup> – 500m <sup>2</sup> GFA per site	RD	D	D	NC	D	NC
iii. >500m <sup>2</sup> GFA per site whereby site excludes Unit Titles and Cross Leases in i – iii above	D	NC	NC	NC	NC	NC
<b>n) Offices</b>						
i. up to 11,350m <sup>2</sup> GFA on The Base site shown on Figure 6.1b	-	-	P	-	-	-
ii. >11,350m <sup>2</sup> GFA on The Base site shown on Figure 6.1b	-	-	NC	-	-	-
<b>Retail/Commercial</b>						
<b>o) Ancillary retail</b>	P	P	P	P	P	P
<b>p) Retail*</b>						
i. <150m <sup>2</sup> GFA per tenancy	D	P	P	D	P	P
ii. 150m <sup>2</sup> - 399m <sup>2</sup> GFA per tenancy	D	D	P	D	P	D
iii. 400m <sup>2</sup> - 999m <sup>2</sup> GFA per tenancy	RD	D	P	RD	D	NC
Except for Hamilton East	NC	-	-	-	-	-
iv. >1,000m <sup>2</sup> GFA per tenancy	D	NC	P	RD	NC	NC
Except for Hamilton East	NC	-	-	-	-	-

**Comment [HCC16]:**  
Chartwell Investments, ENV-152

**Comment [HCC17]:**  
Hills Laboratories, ENV-154

**Comment [HCC18]:**  
Parkwood Trade Centre, ENV- 176

**Comment [HCC19]:**  
Tainui Group Holdings, ENV-149

**Comment [HCC20]:**  
Tainui Group Holdings, ENV-149

**Comment [HCC21]:**  
Chartwell Investments, ENV-152

**Comment [HCC22]:**  
The National Trading Company of New Zealand, ENV-170

**Comment [HCC23]:**  
Progressive Enterprises, ENV-173

	Character (for information only)					
	Commercial fringe	Major Event Facilities	Sub-Regional centre	Large Format Retail	Suburban Centre	Neighbourhood Centre
Business Zone	1	2	3	4	5	6
q) Total retail floorspace in categories o) to p) and t) to v) i. up to 103,700m <sup>2</sup> GFA on The Base site shown on Fig 6.1b ii. >103,700m <sup>2</sup> GFA on The Base site shown on Fig 6.1b	-	-	P	-	-	-
r) Any retail floorspace described in o) to p) and t) to v) comprised in tenancies less than 400m <sup>2</sup> GFA that exceeds a total of 34,300m <sup>2</sup> GFA on The Base site shown on Fig 6.1b	-	-	RD	-	-	-
s) Banks i. <200m <sup>2</sup> GFA ii. >200m <sup>2</sup> GFA	P NC	NC NC	P P	NC NC	P P	P NC
t) Yard-based retail i. <400m <sup>2</sup> GFA ii. >400m <sup>2</sup> GFA	NC NC	NC NC	D D	P P	D NC	D NC
u) Supermarket*	RD	NC	RD	RD	RD	NC
v) Building Improvement Centres	NC	NC	D	P	D	NC
w) Wholesale retail and trade supplies	NC	NC	NC	P	NC	NC
x) Restaurants, cafes and licensed premises i. <200m <sup>2</sup> GFA ii. >200m <sup>2</sup> GFA	P P	P P	P P	D NC	P P	P D
y) Commercial places of assembly i. excluding cinemas and bowling alleys ii. cinemas and bowling alleys only	NC NC	P NC	P P	P NC	P P	NC NC

**Comment [HCC24]:**  
Tainui Group Holdings, ENV-149

**Comment [HCC25]:**  
Tainui Group Holdings, ENV-149

**Comment [HCC26]:** The National Trading Company of New Zealand, ENV-170

**Comment [HCC27]:**  
Bunnings, ENV-160

**Comment [HCC28]:**  
Parkwood Trade Centre, ENV- 176

	Character (for information only)					
	Commercial fringe	Major Event Facilities	Sub-Regional centre	Large Format Retail	Suburban Centre	Neighbourhood Centre
Business Zone	1	2	3	4	5	6
z) Drive-through services						
i. excluding automotive fuel retailing	RD	RD	RD	RD	RD	NC
ii. automotive fuel retailing only	RD	NC	D	RD	D	NC
aa) Parking lots and parking buildings	P	P	P	P	D	NC
Except for sites in Hamilton East	D	-	-	-	-	-
<b>Community</b>						
bb) Passenger transport facility	P	P	P	P	P	P
cc) Health-care services						
i. above ground floor	P	NC	P	D	P	P
ii. <250m <sup>2</sup> GFA	P	NC	P	D	P	P
iii. 250m <sup>2</sup> – 1,000m <sup>2</sup> GFA at ground floor	P	NC	P	D	P	RD
iv. >1,000m <sup>2</sup> GFA at ground floor	P	NC	P	RD	RD	D
dd) Health-care services and hospital including Whanau Ora						
i. up to 10,750m <sup>2</sup> GFA on The Base site shown on Fig 6.1b	-	-	P	-	-	-
ii. > 10,750m <sup>2</sup> GFA on The Base site shown on Fig 6.1b	-	-	NC	-	-	-
ee) Childcare facility	P	RD	P	P	P	P
ff) Community centres	P	RD	P	P	P	P
gg) Tertiary education and specialised training facilities						
i. above ground floor	P	NC	P	D	P	P
ii. <250m <sup>2</sup> GFA	P	RD	P	D	P	P
iii. 250m <sup>2</sup> - 1,000m <sup>2</sup> GFA	P	RD	D	D	D	NC

**Comment [HCC29]:**  
McDonald's Restaurants, ENV-164

**Comment [HCC30]:**  
Tainui Group Holdings, ENV-149

	Character (for information only)					
	Commercial fringe	Major Event Facilities	Sub-Regional centre	Large Format Retail	Suburban Centre	Neighbourhood Centre
Business Zone	1	2	3	4	5	6
iv. >1,000m <sup>2</sup> GFA	P	RD	D	NC	NC	NC
hh) Public art	P	P	P	P	P	P
ii) Hospital	D	NC	NC	NC	NC	NC
Residential						
jj) Ancillary residential units*	RD	RD	RD	RD	RD	RD
kk) Single dwellings and duplex dwellings	NC	NC	NC	NC	NC	D
ll) Apartments*						
i. at ground floor	NC	NC	NC	NC	NC	NC
ii. above ground floor	NC	NC	NC	NC	RD	RD
mm) Residential centres	D	D	D	D	D	D
nn) Visitor accommodation*	RD	RD	RD	D	D	NC
oo) Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions					

**Comment [HCC31]:**  
Porter Developments & Porter Properties, ENV-145;  
Tainui Group Holdings, ENV-149

**Comment [HCC32]:**  
Portland Park, ENV-177;  
Hills Laboratories, ENV-154

**Comment [HCC33]:**  
Porter Developments & Porter Properties, ENV-145

**Note**

1. For any activity not identified above, see Section 1.1.8.1.
2. Refer to Chapter 1.1.9 for activities marked with an asterisk (\*)

## 6.4 Rules – General Standards

### 6.4.1 Maximum Building Height

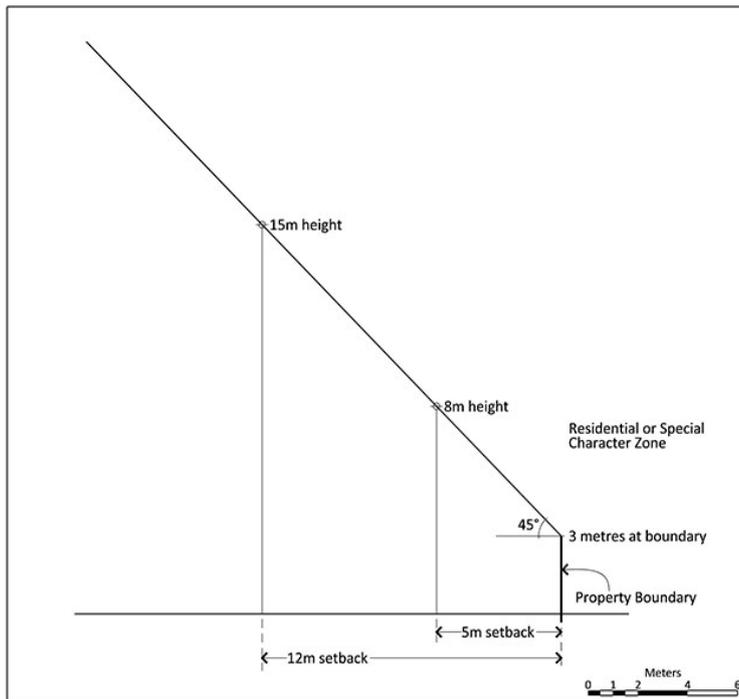
Business Zones	Height of buildings
a) Business 3, 4 (where adjoining Industrial Zone)	20m
b) Business 1, 2, 4, 5	15m
c) Business 6	10m
d) Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.1(a), (b) and (c) above	

**Comment [HCC34]:**  
Hills Laboratories, ENV-154

### 6.4.2 Height in Relation to Boundary

- a) Where any boundary adjoins a Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.
- b) Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.2(a) above.

**Figure 6.4c:** Height control plane for boundaries adjoining any residential or special character zone



### 6.4.3 Building Setbacks

Front boundary	Minimum distance
a) All Business Zones	5m when fronting an arterial transport corridor
Rear and side boundaries	Minimum distance
b) Business 1, 2, 5	5m where the boundary adjoins a Residential or Special Character Zone
c) Business 4	5m (except for any internal site boundary within the Business 4 Zone)
d) Business 6	1.5m where the boundary adjoins a Residential or Special Character Zone

## 6.4.4 Building Intensity

a) The following maximum building intensities (floor area ratios) shall apply.

Business Zones	Maximum ratio of floor area to net site area
i. Business Zones 1, 3, 5	2:1
ii. Business Zones 2, 4, 6	1:1

b) In determining the floor-area ratio:

- i. Floor space used for parking within Business Zones 3 and 5 shall be excluded when it does not increase the maximum permitted floor area by more than 50%.
- ii. Underground parking is fully excluded.

## 6.4.5 Service Areas

a) Any building shall provide service areas as follows.

- i. At least one service area of not less than 10m<sup>2</sup> or 1% of the gross floor area of the building, whichever is the greater.
- ii. Any additional service areas shall not:
  - Be less than 5m<sup>2</sup>
  - Have a minimum dimension of less than 2.5m
- iii. Any outdoor service area shall be maintained with an all-weather, dust-free surface.
- iv. A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.
- v. Any service area shall not encroach on to areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

## 6.4.6 Outdoor Storage

a) Any outdoor storage area used for the storage of goods or materials shall:

- i. Be laid out and used in a manner that does not conflict with vehicle access.
- ii. Be maintained with an all-weather, dust-free surface.
- iii. Be located away from public view or otherwise screened by fencing and landscaping.
- iv. Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

## 6.4.7 Residential Development

a) Only one ancillary residential unit is allowed per site.

b) Except for providing an entrance, no residential activities shall be undertaken at ground-floor level.

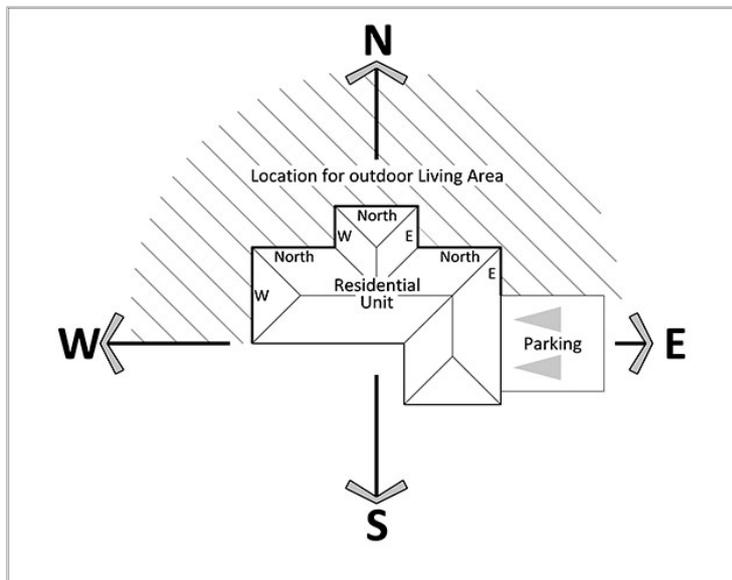
**Comment [HCC35]:**  
Portland Park, ENV-177;  
Parkwood Gateway Holdings, ENV-175

- c) The following standards shall apply to residential units, including apartments above ground floor, residential centres and ancillary residential units. Unless specifically noted, they do not apply to visitor accommodation.
- d) Density
- i. Minimum densities within the Business Zones shall be 30 residential units per hectare based on net site area.
  - ii. Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule 6.4.9 (d) shall be applied on a pro rata basis relative to the percentage of development that is residential (e.g. where a development is made up of 40% residential activities, a density requirement of 40% of 30 residential units/ha (30 dwellings/ha x 40%) shall be required).
- e) Outdoor Living Areas
- i. Each residential unit shall be provided with an outdoor living area that is:
    - For the exclusive use of each residential unit.
    - Readily accessible from a living area inside the residential unit.
    - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
    - Located on a side of the residential unit which faces north of east or west (refer Figure 6.4d).

**Comment [HCC36]:**  
Property Council New Zealand, ENV-169

**Comment [HCC37]:**  
Property Council New Zealand, ENV-169

**Figure 6.4d:** Outdoor living area – north of east or west



- ii. Outdoor living areas for residential units shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit <sup>1</sup>	Shape
Ancillary residential units	12m <sup>2</sup>	No dimension less than 2.5m
Apartments above ground-floor level	12m <sup>2</sup>	No dimension less than 2.5m
All other residential units	40m <sup>2</sup>	Capable of containing a 5m diameter circle

<sup>1</sup> The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

**Note**

1. Any communal open space is optional and is additional to the above provisions.

f) Storage Areas

Each residential unit shall be provided with a service area:

- Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
- A minimum of 1.8m long by 1m high by 1m deep.

g) Residential Unit Size

- i. The minimum gross floor area required in respect of each residential unit shall be:

Form of Residential Unit	Gross Floor Area
Studio unit	Minimum 40m <sup>2</sup>
1 bedroom unit	Minimum 45m <sup>2</sup>
2 bedroom unit	Minimum 70m <sup>2</sup>
3 or more bedroom unit	Minimum 90m <sup>2</sup>

**Comment [HCC38]:**  
Property Council New Zealand, ENV-169

- ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.

**Comment [HCC39]:**  
Property Council New Zealand, ENV-169

h) Daylight Standards

Residential units shall be designed to achieve the following minimum daylight standards.

- i. Living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.
- ii. Bedrooms: a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

iii. No more than one bedroom in an apartment may rely on natural light borrowed from another naturally lit room provided:

- The maximum distance of the bedroom from the natural light source window shall be 6m.
- The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.

i) External Outlook Area

Each residential unit shall have an external outlook area that:

- i. Is provided from each face of the building containing windows to habitable rooms. Where windows to a habitable room are provided from two or more faces of a building, outlook areas shall be provided from the face with the greatest window area.
- ii. Has a minimum depth of 6m, perpendicular from the window.

**Comment [HCC40]:**  
Property Council New Zealand, ENV-169

## 6.4.8 Active Frontages

- a) No roller doors, or similar, which may obscure windows or entranceways may be installed on the front of any building fronting a public space within Business Zone 5 (Suburban Centre) and Business Zone 6 (Neighbourhood Centre).

**Note**

1. For the purpose of clarification, security grilles which allow views between the street and premises are an acceptable means of compliance with this standard.

## 6.4.9 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

## 6.5 Rules – Specific Standards

### 6.5.1 Rototuna Western Neighbourhood Centre

There shall be:

- a) A maximum individual gross floor area of 250m<sup>2</sup> for each office activity.
- b) A maximum individual gross floor area of 250m<sup>2</sup> for each education and training facility.

- c) A front building setback of 10m maximum when fronting an arterial transport corridor.
- d) No service areas within the front building setback or forward of the front building line.
- e) A maximum of 50% of the ground floor wall of any activity facing the road/ transport corridor or public space shall consist of clear glazing and be capable of displaying goods and services.

### 6.5.2 Rotokauri Suburban Centre Primary Frontage Interface

- a) For buildings within the primary frontage as defined in Volume 2, Appendix 2, Figure 2-13 Rotokauri Suburban Centre Concept Plan:
  - i. Buildings shall include a minimum of two storeys of usable floor space.
  - ii. The width of any ground floor tenancy shall not exceed a maximum of 1.5 times the height of the building above that tenancy. For the purposes of this standard, tenancy is defined as ‘the gross floor area occupied by way of exclusive use by a tenant and includes both freehold and leasehold areas’.
  - iii. A minimum of 75% of the ground floor wall facing the main shopping street, as defined in the Rotokauri Suburban Centre Concept Plan set out in Volume 2, Appendix 2, Figure 2-13, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.
  - iv. A continuous verandah not less than 2.5m deep shall be provided which extends along the full street frontage, except that no verandah over a footpath may encroach to within 600mm from the kerb.
- b) There shall be no vehicle access or parking within the primary frontage area.

## 6.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

- a) In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New buildings, alterations and additions to buildings, and accessory buildings*	<ul style="list-style-type: none"> <li>B – Design and Layout</li> </ul>
ii. Ancillary residential units*	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> </ul>
iii. Light industry and transport depots (goods)	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> <li>F – Hazards and Safety</li> </ul>
iv. Emergency service facility*	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> <li>F – Hazards and Safety</li> </ul>
v. Retail activities*	<ul style="list-style-type: none"> <li>H – Function, Vitality and Amenity of Centres</li> </ul>
vi. Offices*	<ul style="list-style-type: none"> <li>H – Function, Vitality and Amenity of Centres</li> </ul>
vii. Drive-through services	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> </ul>
viii. Community centres, tertiary education and specialised training facilities	<ul style="list-style-type: none"> <li>C – Character and Amenity</li> </ul>
ix. Apartments and visitor accommodation*	<ul style="list-style-type: none"> <li>C – Character and Amenity</li> </ul>
x. Health-care services	<ul style="list-style-type: none"> <li>C – Character and Amenity</li> </ul>
xi. Supermarkets*	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> </ul>
xii. Supermarkets (Business 1 and 4 – out of centre zones)	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> <li>H – Function, Vitality and Amenity of Centres</li> </ul>
xiii. Research and Innovation activities	<ul style="list-style-type: none"> <li>B – Design and Layout</li> <li>C – Character and Amenity</li> <li>F – Hazards and Safety</li> </ul>

**Comment [HCC41]:**  
Bunnings, ENV-160

**Comment [HCC42]:**  
The National Trading Company of New Zealand, ENV-170

**Comment [HCC43]:**  
McDonald's Restaurants, ENV-164

**Comment [HCC44]:**  
The National Trading Company of New Zealand, ENV-170

**Note**

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

## 6.7 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
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation