

Part 29D Neighbourhood Centre

For the avoidance of doubt, and notwithstanding the rules which follow, all activities (or applications for consent for such activities) must also comply with such other provisions as may affect the activity or site and which are specified in Parts [7](#), [8](#), [10](#), [11](#), [12](#), [15](#), [22](#), [26](#), [50](#), [51](#), [52](#), [53](#) and [54](#) of this plan. Where the activity involves the use of a SIGN erected on private property, the SIGN shall be consistent with matters set out in Rule [15.4](#).

29D.1 General Rules - Neighbourhood Centres

1. These requirements apply where a NEIGHBOURHOOD CENTRE is identified on a structure plan (refer to [Part 54](#)), on the [planning maps](#), or where a Business Zone is identified as being a specified NEIGHBOURHOOD CENTRE on the planning maps.
2. The location of a NEIGHBOURHOOD CENTRE on a structure plan is indicative and not exact (refer [3](#) below).
3. The exact location of a NEIGHBOURHOOD CENTRE identified on a Structure Plan Map will be confirmed upon the identification of a LOT or LOTS for that purpose on an approved subdivision scheme plan.
4. Upon approval of a LOT or LOTS for a NEIGHBOURHOOD CENTRE, the rules in Part 29D shall apply.

29D.2 Permitted Activities - Neighbourhood Centres

The following activities are Permitted activities in an area or LOT identified as a NEIGHBOURHOOD CENTRE.

(NOTE: Within the following list, the words in CAPITALS are defined in [Part 50.](#))

1. CONVENIENCE RETAILING ACTIVITIES no greater than 150m² GROSS FLOOR AREA for each tenancy
2. OFFICES no greater than 200m² GROSS FLOOR AREA for each tenancy
3. CAFÉ, RESTAURANT, TAKEAWAY
4. TRAVELLERS' ACCOMMODATION
5. CHILD CARE AND LEARNING CENTRES not exceeding 400m² total GROSS FLOOR AREA
6. HEALTH CENTRES not exceeding 400m² total GROSS FLOOR AREA
7. VETERINARY CENTRES not exceeding 400m² total GROSS FLOOR AREA
8. COMMUNITY FACILITIES not exceeding 400m² total GROSS FLOOR AREA
9. DWELLING HOUSE(S), MEDIUM DENSITY HOUSING, RESIDENTIAL BUILDING(S) or MULTI-UNIT HOUSING located at first floor or above (note this does not preclude entrances, stairs, parking and lobbies at GROUND LEVEL)
10. Minor alterations to BUILDINGS which involve minor cosmetic alterations or repairs and do not significantly change the design, appearance and character of the existing BUILDING.

29D.3 Restricted Discretionary Activities - Neighbourhood Centres

- (i) Restricted Discretionary activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) Applications will be assessed in terms of the matters set out in [Rule 29D.7](#), and any conditions of consent will only relate to those matters (or other matters as provided by the Act).
- (iii) The information submitted with the application must be in terms of [Part 52](#) but only to the extent needed to enable a thorough assessment in terms of [Rule 29D.7](#). The application must also clearly demonstrate compliance with any stated standards applicable to the activity.
- (iv) Except as provided for by section 95A of the Resource Management Act 1991, applications for Restricted Discretionary Activities will be considered without notification or the need to obtain approval of, or serve notice on, affected persons.
- (v) The activities listed below are Restricted Discretionary activities in a NEIGHBOURHOOD CENTRE.

(NOTE: Within the list, the words in CAPITALS are defined in [Part 50](#).)

- I. BUILDINGS and DEVELOPMENT in a NEIGHBOURHOOD CENTRE complying with Rules [29D.6.1](#) to [29D.6.8](#).

29D.4 Discretionary Activities - Neighbourhood Centres

- (i) Discretionary activities require a resource consent, and the consent may be granted (conditionally or unconditionally) or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) Applications will be assessed in terms of the matters set out in [Part 53](#), but the Council will first consider the standards and assessment criteria applicable to Permitted, and Restricted Discretionary activities in the zone.
- (iii) The information submitted with the application must be in terms of Part 52.
- (iv) The activities listed below are Discretionary activities in a NEIGHBOURHOOD CENTRE.

1. Any activity which does not comply with the development or performance standards in [Rule 29D.6](#).
2. DWELLING HOUSE(S), MEDIUM DENSITY HOUSING, RESIDENTIAL BUILDING(S) or MULTI-UNIT HOUSING located at GROUND LEVEL or preceding the construction of a NEIGHBOURHOOD CENTRE on a SITE identified for such a centre on an approved subdivision scheme plan.
3. CHILD CARE AND LEARNING CENTRES, COMMUNITY FACILITIES and HEALTH CENTRES not provided for as permitted activities.

29D.5 Non-Complying Activities - Neighbourhood Centres

- (i) Non-complying activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) Applications will be assessed in terms of the matters set out in [Part 53](#), and where consent is granted, conditions of consent may be imposed.
- (iii) The information submitted with the application must be in terms of [Part 52](#).
- (iv) The activities listed below are non-complying activities in a NEIGHBOURHOOD CENTRE.

(NOTE: Within the list, the words in CAPITALS are defined in [Part 50](#).)

- I. Any activity not otherwise provided for by Rules [29D.2](#), [29D.3](#) or [29D.4](#) above.

29D.6 Development and Performance Standards for all Activities - Neighbourhood Centres

- (i) All activities in a NEIGHBOURHOOD CENTRE shall comply with the standards set out below.
- (ii) In order to ascertain compliance, the Council may request such information and plans as may be necessary, including any technical data or expert assessment as is appropriate to the circumstances.

29D.6.1 HEIGHT

1. BUILDING HEIGHT RELATIVE TO BOUNDARIES

[Rule 27A.5.4](#) applies.

2. HEIGHT The maximum HEIGHT of BUILDINGS shall be 10 metres.

Refer to definitions of [BUILDING](#) and [HEIGHT](#), [Part 50](#).

Explanation

Controls limiting height are intended to reflect the typical characteristics of the areas to which they have been applied.

Buildings and structures that are over the height limit can be perceived as out of scale with their surroundings and can overshadow and visually dominate adjoining properties.

29D.6.2 YARDS

[Rule 27A.5.5](#) applies.

29D.6.3 PARKING SPACES

[Rule 29.5.6](#) applies.

29D.6.4 LOADING SPACES

[Rule 29.5.7](#) applies.

29D.6.5 VEHICLE CROSSINGS AND DRIVEWAYS

[Rule 29.5.8](#) applies.

29D.6.6 STANDARDS FOR RESIDENTIAL BUILDINGS / DWELLING HOUSE

[Rule 29.5.13](#) applies.

29D.6.7 STORMWATER MANAGEMENT – VOLUME CONTROL

[Rule 29.5.17](#) applies.

29D.6.8 NOISE

[Rule 29.6.1](#) applies.

29D.6.9 ODOUR

[Rule 29.6.2](#) applies.

29D.6.10 VIBRATION

[Rule 29.6.3](#) applies.

29D.6.11 LIGHT SPILL AND GLARE

[Rule 29.6.4](#) applies.

29D.6.12 CONTAMINANTS

[Rule 29.6.5](#) applies.

29D.6.13 MAINTAINING AMENITY PLANTINGS

[Rule 29.6.6](#) applies.

29D.6.14 HOURS OF OPERATION FOR LICENSED PREMISES

[Rule 29.6.7](#) applies.

29D.7 Assessment of Restricted Discretionary Activities - Neighbourhood Centres

For BUILDINGS and DEVELOPMENT in NEIGHBOURHOOD CENTRES complying with R 29D.6.1 to 29D.6.8, Council has restricted its discretion to consideration of the following matters:

(a) Location and Size

Whether the NEIGHBOURHOOD CENTRE is located in general accordance with a structure plan (refer to [Part 54](#)) or as identified on the planning maps, and is of a size to serve local convenience needs but not undermine the function of a Town Centre as the primary RETAILING ACTIVITIES centre.

(b) The Design Assessment Criteria contained in [Appendix 29D.1](#) as relevant:

- (i) Whether the proposal is in accordance with the NEIGHBOURHOOD CENTRE Design Assessment Criteria in [Appendix 29D.1](#).
- (ii) Whether the DEVELOPMENT can appropriately manage vehicle access, loading, trip generation and car parking.
- (iii) Whether the design and layout of the DEVELOPMENT can ensure that activities (including outdoor activities) can adequately avoid, remedy or mitigate adverse effects on ADJOINING PROPERTIES.

(c) Servicing

Whether the DEVELOPMENT can be adequately serviced for stormwater (having regard to the recommendations of the adopted stormwater catchment management plan and/or an approved stormwater discharge consent), wastewater, water supply, water supply for fire fighting purposes and utilities.

(d) Earthworks, silt and sediment control.

(e) Design of DWELLING HOUSE(S), RESIDENTIAL BUILDINGS, MULTI-UNIT HOUSING and MEDIUM DENSITY HOUSING by reference to the relevant provisions of the MEDIUM DENSITY HOUSING Design Assessment Criteria in [Part 27B](#).

(f) The provisions of a relevant structure plan (refer to [Part 54](#)).

29D.8 Assessment of Discretionary Activities - Neighbourhood Centre

Applications for Discretionary Activity Resource Consent will be assessed with regard to the following matters (to the extent that they are relevant):

- (a) The assessment criteria for Restricted Discretionary Activities (Rule 29D.7);
- (b) The matters identified in [Part 53](#) of the plan;
- (c) Whether any adverse effects on the environment will be satisfactorily avoided, remedied or mitigated;
- (d) Whether the scale and intensity of the DEVELOPMENT and use is such that the adverse effects on the amenity and character of the surrounding area will be minor.
- (e) Whether the DEVELOPMENT can be adequately serviced for stormwater (having regard to the recommendations of an adopted stormwater catchment management plan and/or an approved stormwater discharge consent) (, wastewater, water supply, water supply for fire fighting purposes and utilities.
- (f) Whether any residential DEVELOPMENT (other than above GROUND LEVEL) on land identified for a NEIGHBOURHOOD CENTRE, will preclude the construction of an appropriately-sized centre, having regard to the viability of the centre, the ultimate size of the catchment that the centre can service, and the land area required to accommodate the centre.
- (g) Any relevant matters in [Parts 27A](#) and [29](#) in respect to a non-compliance with a development or performance standard.
- (h) Whether the DEVELOPMENT is consistent with the objectives and policies for a structure plan area (refer to [Part 54](#)) and [Part 19](#), particularly objectives and policies of [Part 19.5](#);
- (i) Any other relevant matter under section 104 of the Resource Management Act 1991.

Appendix 29D.1 Neighbourhood Centre Design Assessment Criteria

Purpose of Appendix 29D.1

In the residential areas of identified structure plans (refer [Part 54](#) or the [planning maps](#)) buildings and development in a 'Neighbourhood Centre' (refer to [Part 50](#) Definitions) is a restricted discretionary activity. Such applications are assessed in terms of a series of matters, to which the Council will restrict the exercise of its discretion.

One of the matters which the Council will have regard to is:

"whether the proposal is in accordance with the Neighbourhood Centre Design Assessment Criteria in Appendix 29D.1".

The Appendix sets out the assessment criteria under several 'Design Elements'. Accompanying illustrations are intended to support the text and represent good design solutions, but are not intended to represent the only design solution. All illustrations are illustrative and indicative only.

Appendix 29D.1 Information Requirements

The applicant shall provide a written assessment describing how the criteria for each design element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged.

It is recognised that certain proposals will not achieve absolute accordance with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular design element:

- whether site constraints inhibit the ability to address the criterion, and/or;
- how the intention of the criterion is met by the proposal, and/or;
- whether the proposal represents a better design solution than that suggested by the criterion.

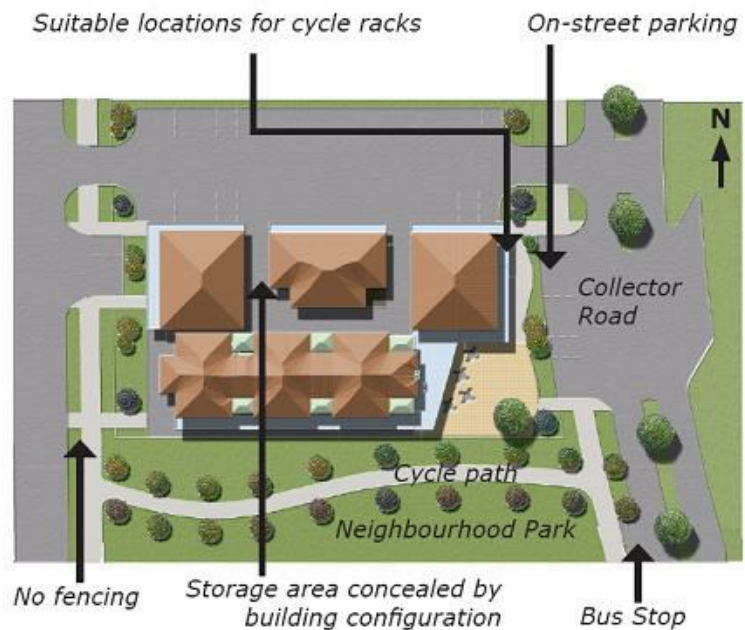
Appendix 29D.1 Design Element 1: Planning, Position and Orientation

Waikato District Plan - Waikato Section

1. A Neighbourhood Centre should be a single contiguous development located only in areas shown on a Structure Plan (refer to [Part 54](#)) or the planning maps.
2. A Neighbourhood Centre should be located on a site that directly abuts the relevant Neighbourhood Park, a collector road, and at least one other road.
3. If possible, fencing on the boundary between a Neighbourhood Centre and the related Neighbourhood Park should be avoided. Any fencing forward of the line of the buildings should be generally low in height and visually permeable.
4. Neighbourhood Centres should accommodate most associated parking on site, but should provide some on-street parking on one or more of the frontage roads, preferably in 90 degree bays.
5. Where buildings do not front roads, landscaped areas should be provided between the building and the main road frontage, and parking in these areas should not be the most visually prominent element.

Illustrative Examples of Neighbourhood Centres

Illustrative Neighbourhood Centre Concept for Helenslee Block (Pokeno Structure Plan)



Illustrative Neighbourhood Centre Concept for Hitchen Block (Pokeno Structure Plan)



6. Outdoor storage should be concealed from view from the Neighbourhood Park and adjoining residential dwellings by the configuration of the building, and concealed from view from the public roads by either the configuration of the building (preferred) or screen fencing.
7. Cycle racks should be provided at a convenient and sheltered location.

Explanation:

Design Element 1 pertains to aspects of site planning of Neighbourhood Centres in relation to adjoining features.

Where the Neighbourhood Centre is shown on a structure plan this will be in a location best suited to serve growth area covered by that structure plan. The intention of Neighbourhood Centres is to provide a focal point for the residential growth areas. It is also to provide supporting convenience retail facilities central to the most significant residential growth areas, provided that the scale of such activities will not detrimentally affect the viability of a Town Centre. Criterion 1 clarifies this.

The locations, through structure planning, have been carefully chosen as destinations maximising opportunities for residents to easily walk, cycle or drive to, as well as being places to stop off at, as part of another journey. The centres are also intended to support usage and enjoyment of a Neighbourhood Park that will be created as part of the subdivision process. Criterion 2 thus describes site position requirements in more detail than can be determined from a structure plan alone.

The relationship of the built development to the Neighbourhood Park and any adjoining collector road is very important. To achieve this, buildings will typically be built along much of the interface with the Park and road (and without parking or vehicle accessways between the building and the park and road). Development which opens out directly towards the park site with outside spaces (e.g. patios with outside café tables) is strongly encouraged. Service, loading and storage areas must not occur along the park frontage.

Consequently, fences and walls (including retaining walls) along a park boundary or in between a boundary and the building line should generally be avoided. If used, fencing should be only low (1.2m or less). The word “generally” recognizes that exceptions might be made where there is a clearly functional need for a section of higher fencing forward of the line of the building. An example would be where a childcare component of the facility has an outdoor play area abutting the park which requires a higher fence for safety reasons, or a small section of access or loading area requires

Waikato District Plan - Waikato Section

screening from the park. As a guide, not more than 20% of the boundary should be fenced in this way, and the fence should be open if possible, or constructed of a material that will not attract tagging.

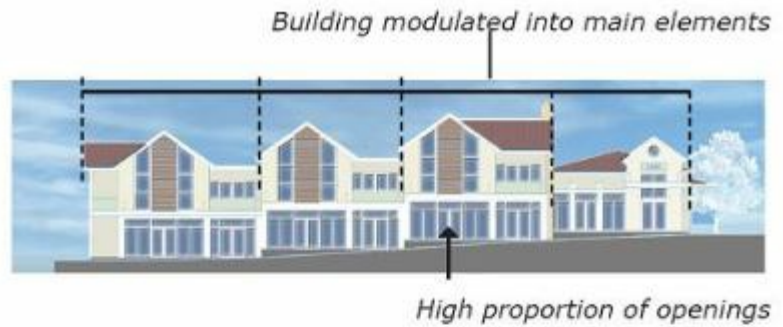
Criteria 5 and 6 relate to parking design. Convenient parking is often part of the success for neighbourhood retail facility. Thus some on-street 90 degree parking is encouraged. The design and location of the parking should not dominate the development when viewed from adjoining public areas, particularly the park and the collector road. Parking areas broken up into two or three locations would be appropriate as well as convenient for users.

Ideally, all storage should be internal because outdoor storage, particularly of skips and wheelie bins, requires careful design consideration, particularly given that the sites envisaged for neighbourhood centres will have the majority or even all of the boundaries abutting public space. The configuration of the building to internalise or hide the outdoor storage is the best solution, though screen fencing may be used for views from the public road. Not being able to see an outdoor storage facility (or significant associated screen fencing) from the Neighbourhood Park should be the priority.

Criterion 7 has a requirement for bike racks. A particularly convenient location is likely to be close to a related collector road, depending on the configuration of the development.

Appendix 29D.1 Design Element 2: External Appearance

1. The buildings of a Neighbourhood Centre should be built generally along the boundaries with the related Neighbourhood Park and collector road, and designed to address these respective boundaries with an active frontage treatment.
2. When viewed from any public space the buildings should create visual interest through modulation, articulation, roof form, openings, and variation, and avoid a continuous flat or blank building frontage to the public space.
3. Canopies should be provided along the collector road frontage (as a minimum) and other locations as required for dry access to the main entry(s) from at least some of the car parking.



Canopies along and near collector road frontage



Height proportions and forms complementary to residential development



Area of taller building near corner, highlighted with architectural element (chimney)



4. Buildings should exhibit proportions and forms complementary to nearby residential development.
5. Building height should provide interest and identity or define local landmarks.
6. Corners of buildings should be emphasised and are appropriate locations for architectural elements that are higher than the other buildings on-site.
7. Signage should be designed to fit with the building and be located on the building rather than being freestanding (refer to [Rule 15.4](#)).

Signage at appropriate locations within elevation



Explanation:

Design Element 2 pertains to the public face of the built development, in particular where it relates to a collector road and a Neighbourhood Park which the Neighbourhood Centre site will abut.

Unattractive car parking and vehicle circulation areas at the fronts of properties dominate many existing retail developments, with buildings set well back from the road frontage. Criterion 1 encourages the siting and elevational design of buildings (and de facto the concealing of parking areas) in a manner which provides active definition to the most important edges of the development and promotes informal surveillance of adjoining roads and the Neighbourhood Park.

The term “active frontage” may be interpreted as meaning developments that address a park and collector road rather than turning their backs on them. On these elevations the main entries and windows should be concentrated, and a significant proportion of doors, windows and display frontages at the ground floor level should be included. Blank walls should be avoided, particularly at ground level.

Neighbourhood Centres will be highly visible from adjoining roads, and typically from the adjoining Neighbourhood Park. Careful attention to design detail is required at the public interface generally to avoid any adverse external visual or scale effects, to contribute positively to the amenity and enjoyment of the road and Neighbourhood Park, and to help ensure that the Neighbourhood Centre becomes a valued and highly regarded centrepiece for its local community.

Waikato District Plan - Waikato Section

Canopies are required in Criterion 3 for the shelter that they provide, and the opportunity they present to break up the mass of a building.

A Neighbourhood Centre will be larger in floor area and bulk than a typical dwelling, so Criterion 4 encourages reference to the proportions and forms of nearby residential development. This is likely to be achieved by the use of design devices such as breaking the building bulk up into 'house size' elements, and utilising roof forms, similar to those found in the area (i.e. likely to be pitched roofs and domestic materials). Secondary elements such as balconies, canopies, porches, bay windows, dormers and pediments should also be used to break up continuous mass and large roof forms.

Two storey buildings are encouraged under Criterion 5 to give prominence and identity to the development, provide an edge to the Park, and provide opportunity for a mix of uses. Corners of the development, in particular the corner formed by the boundaries with the Neighbourhood Park and collector road, are appropriate places for this emphasis to be added.

Appendix 29D.1 Design Element 3: Mix of Activities

1. If possible, a Neighbourhood Centre should contain a mix of activities and should have several separate tenancies for the whole complex.



Cafes and restaurants adjacent to park

2. Activities which open out towards (and ideally have outdoor spaces facing or overlooking the edge of) a Neighbourhood Park, such as cafes and restaurants, are particularly encouraged.

3. Any childcare facility should have a safe and secure out-door play area and a separate access. Parking and drop off for childcare activities should be provided in an identified and marked area close to the entrance to the childcare facility.



Outdoor area for cafe

Demarcated childcare drop-off

Childcare outdoor play (open fencing)

4. Any upstairs residential dwellings should be provided with a usable and private balcony or similar outdoor space, directly accessible from the main living area (refer to [standards of Part 29D](#)).

5. Glazing from the main living area of upstairs residential dwellings should have outlook over the Neighbourhood Park or a road as a preference (refer to [standards of Part 29D](#)).

Balconies for upstairs residential dwellings or offices facing park



6. The main entrance to the upstairs residential dwellings from the outside should be provided separately from the entrance to the ground floor tenancies.

Explanation:

Design Element 3 pertains to the mix of activities in a Neighbourhood Centre.

By definition a Neighbourhood Centre may include retail development (shops, cafes, etc.) and commercial services (offices) that service the day-to-day needs of the local community, childcare centres, and residential dwellings above ground level.

Criterion 1 calls for a mix of these types of activities in a Neighbourhood Centre in order to add variety and choice of services, while emphasising the importance of local convenience shops (dairies etc) as part of the mix. Cafes and restaurants are also encouraged (Criterion 2) because of their capacity to provide informal security for the Neighbourhood Park over longer hours, and their potential to establish a sense of place and focus for the neighbourhood.

Childcare facilities may also be part of the mix, provided certain design issues are recognised (Criterion 3).

The opportunity to live in close proximity to where one works or shops adds to both the lifestyles of the residents and the vitality of the neighbourhood and contributes to after-hours security. Accordingly, residential activities above ground level are encouraged in Neighbourhood Centres. Any such development is expected to be apartment-style, and will enable a lifestyle less dependent on large areas of private open space.

Criteria 4 through 6 are intended to provide additional guidance in the consideration of residential components above other activities in mixed-use developments, should any be proposed.