

4A Medium Density Residential Zone – MRZ

MRZ – PREC1-PSP: Medium Density Residential Zone **Peacocke Precinct**

This chapter is subject to the following plan changes:

Plan Change 5 – Peacocke Structure Plan decisions with new text underlined and deleted text removed.

The following provisions have legal effect under Section 86B (3) of the RMA

MRZ – PREC1-PSP: PURPOSE

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

The Peacocke Precinct provides for increased density across the entire Peacocke Structure Plan Area with the vision to create a high-quality urban neighbourhood. The precinct is subject to its own planning framework due to the different outcomes that are envisaged throughout the precinct compared to Hamilton City’s other Medium Density Zone locations and the unique environmental features that are present in the area. The policy direction for the Peacocke Precinct recognises the unique natural qualities of the Peacocke area and the ability to protect, appreciate and draw amenity from these natural qualities by) delivering a high amenity greenfield development that focuses on the creation of a walkable and cyclable environment.

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

In order to ensure a pleasant living environment, it is important that higher density housing is well designed both from an architectural and urban design perspective. This is because, when compared to lower density housing, there is less space to provide onsite amenity for individual properties and generally less flexibility to arrange smaller sites.

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MRZ – PREC1-PSP: OBJECTIVES

Land use and development

REFERENCE	OBJECTIVE	RELEVANT POLICIES
MRZ – PREC1-PSP: O1	A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:	MRZ - PREC1-PSP: P1 MRZ - PREC1-PSP: P2 MRZ - PREC1-PSP: P3 MRZ - PREC1-PSP: P4 MRZ - PREC1-PSP: P5
MRZ – PREC1-PSP: O2	A medium density residential zone provides for a variety of housing types and sizes that respond to— (i) housing needs and demand; and (ii) the neighbourhood’s planned urban built character, including 3-storey buildings, and 5-storey buildings in the Increased Height Overlay Area.	MRZ - PREC1-PSP: P1 MRZ - PREC1-PSP: P2 MRZ - PREC1-PSP: P3 MRZ - PREC1-PSP: P4 MRZ - PREC1-PSP: P5
MRZ - PREC1-PSP: O3	A range of housing typologies is available to meet the needs of all communities.	MRZ - PREC1-PSP: P6
MRZ - PREC1-PSP: O4	Residential activities remain the dominant activity in Residential Zones.	MRZ - PREC1-PSP: P7 MRZ - PREC1-PSP: P8 MRZ - PREC1-PSP: P9 MRZ - PREC1-PSP: P20
MRZ - PREC1-PSP: O5	Buildings and activities at the interface of Residential Zones with other zones will be compatible with the form and type of development anticipated in the adjacent zone.	MRZ - PREC1-PSP: P22 MRZ - PREC1-PSP: P23
MRZ - PREC1-PSP: O5	The Peacocke Precinct is a well-connected, integrated, high amenity, medium density residential environment with areas of higher density around identified activity nodes, corridors and areas of natural amenity.	MRZ - PREC1-PSP: P10 MRZ - PREC1-PSP: P19 MRZ - PREC1-PSP: P20
MRZ – PREC1 – PSP: O6	Development within the Peacocke Precinct is supported by schools	MRZ - PREC1-PSP: P9 MRZ – PREC1-PSP: P20

Amenity

REFERENCE	OBJECTIVE	RELEVANT POLICIES
MRZ - PREC1-PSP: O7	Activities in Residential Zones are compatible with residential amenity.	MRZ - PREC1-PSP: P8 MRZ - PREC1-PSP: P20 MRZ - PREC1-PSP: P21
MRZ - PREC1-PSP: O8	Residential dwellings within the Peacocke Precinct are designed and developed to create an attractive and safe urban environment, providing a high level of amenity: <ol style="list-style-type: none"> On site for residents; On adjoining sites; and For the transport corridor and public open spaces. 	MRZ - PREC1-PSP: P12 MRZ - PREC1-PSP: P24 MRZ - PREC1-PSP: P18

Infrastructure

REFERENCE	OBJECTIVE	RELEVANT POLICIES
MRZ - PREC1-PSP: O9	Residential development incorporates sustainable features and technologies.	MRZ - PREC1-PSP: P24

MRZ – PREC1-P: POLICIES

Land use and development

MRZ - PREC1-PSP: P1	Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments;
MRZ - PREC1-PSP: P2	Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga);
MRZ - PREC1-PSP: P3	Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance;
MRZ - PREC1-PSP: P4	Enable housing to be designed to meet the day-to-day needs of residents;
MRZ - PREC1-PSP: P5	Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
MRZ - PREC1-PSP: P6	Higher-density residential development should be located within and close to the <u>the Local Centre</u> , and <u>Neighbourhood</u> centres, education facilities and in areas serviced by passenger transport <u>and in close proximity to zoned open space</u> .



MRZ - PREC1- PSP: P7	<u>Manage the effects of non-residential activities while recognizing that some contribute to social cohesion and should locate in the MRZ.</u>
MRZ - PREC1- PSP: P8	Home-based businesses shall: <ol style="list-style-type: none"> 1. Be ancillary to the residential activity of the site. 2. Avoid adverse effects on the neighbourhood, character, amenity and the transport network. 3. Take place within dwellings or ancillary buildings. 4. Involve no outdoor storage of vehicles, equipment or goods visible from a public place. 5. Be compatible with the character and amenity of the locality, in terms of location, type and scale of activity, number of visitors to the site, and hours of operation.
MRZ - PREC1- PSP: P9	Community facilities (<u>including schools</u>) and community support activities (including managed care facilities and residential centres) shall: <ol style="list-style-type: none"> 1. Serve a local social or cultural need. 2. Be compatible with existing and anticipated residential amenity.
MRZ - PREC1- PSP: P10	<u>Ensure the efficient development of land by requiring development to demonstrate it is generally consistent with the Peacocke Structure Plan.</u>

Amenity

MRZ - PREC1- PSP: P11	Residential land uses should <u>contribute towards mitigating the</u> effects, such as noise, from arterial transport corridors and state highways.
MRZ - PREC1- PSP: P12	<u>Building</u> design achieves quality on-site amenity by providing: <ol style="list-style-type: none"> 1. Private, useable outdoor living areas that are located to the rear of the site. 2. Access to sunlight and daylight throughout the year. 3. Adequate service areas to accommodate typical residential living requirements. 4. Insulation to minimise adverse noise effects. 5. <u>Where offered</u>, parking and manoeuvring areas on-site to meet the needs, safety and convenience of residents. 6. Energy-efficient and sustainable design technologies where compatible with the scale and form of residential development. 7. <u>Sufficient outlook to create a sense of visual and acoustic privacy.</u>
MRZ - PREC1- PSP: P13	Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.
MRZ - PREC1- PSP: P14	<u>Promote comprehensive, integrated, high amenity development of the precinct in general accordance with the appropriate Design Assessment Criteria and the Structure Plan.</u>



MRZ - PREC1- PSP: P15	Non-residential activities shall be of an appropriate size to maintain character of the site.
MRZ - PREC1- PSP: P16	Buildings and structures on the boundary between Residential Zones and public areas shall incorporate CPTED principles.
<u>MRZ - PREC1- PSP: P17</u>	<u>Dwellings within the Peacocke Structure Plan are designed and constructed to provide a high amenity public realm by:</u> <ol style="list-style-type: none"> 1) <u>Providing passive surveillance of public spaces (including roads and areas of open space).</u> 2) <u>Encouraging buildings to be located towards the front of the site, so they front the street.</u> 3) <u>Providing high quality front yard landscaping that adds amenity to the streetscape.</u> 4) <u>Ensuring the visual dominance of garage doors and carparking is minimised.</u> 5) <u>Designing the facades of dwellings to provide visual interest and engage with the street; including through the provision of front porches, low fences, glazing, setbacks, direct pedestrian access and the management of parking.</u>
<u>MRZ - PREC1- PSP: P18</u>	<u>Ensure vehicle crossings are minimised on road frontages where narrow dwellings are proposed and where shared paths and separated cycle ways are located.</u>
<u>MRZ - PREC1- PSP: P19</u>	<u>Residential development is designed to manage effects of fixed lighting on adjacent areas within the Natural Open Space Zone and Significant Bat Habitat Areas.</u>
<u>MRZ - PREC1- PSP: P20</u>	<u>Residential development considers and responds to the future effects of climate change.</u>

Infrastructure

MRZ - PREC1- PSP: P21	New residential development shall be able to be adequately serviced in terms of Three Waters infrastructure.
MRZ - PREC1- PSP: P22	Residential development shall use land and infrastructure efficiently by: <ol style="list-style-type: none"> 1. Delivering target yields as indicated in DEV1-PSP: P14. 2. Staging and sequencing the development as indicated by <u>the Peacocke Structure Plans.</u> 3. Otherwise <u>being generally consistent with the Peacocke Structure Plan.</u>
MRZ - PREC1- PSP: P23	New buildings and activities shall <u>contribute to</u> mitigating effects from regionally significant infrastructure.



MRZ - PREC1- PSP: P24	Development should encourage the efficient use of energy and water, by: <ol style="list-style-type: none"> 1. Incorporating water-sensitive techniques. 2. <u>Utilizing solar energy.</u> 3. <u>Providing for electric bikes an electric vehicle charging network throughout the area.</u>
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MRZ – PREC1-PSP: RULES – ACTIVITY STATUS

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

Refer to Appendix 1.3 Assessment Criteria for matters of discretion.

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

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

MRZ - PREC1- PSP: R3	One, Two or three residential units on a site	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p>	<p>Activity Status where compliance is not achieved with <u>PER-1: Restricted Discretionary.</u></p>



	<p><u>PER-1</u></p> <p>1. <u>PREC1-P R34 – R48</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A – General</u></p>
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<u>MRZ - PREC1- PSP: R4</u>	<u>Managed care facilities</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p>1. <u>PREC1-P R34 – R48</u></p> <p><u>PER-2</u></p> <p>1. <u>No more than 9 people, including staff and their dependents reside on site.</u></p> <p><u>PER-3</u></p> <p>2. <u>Within one calendar month of its occupancy, the Agency/person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council’s Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.</u></p> <p>a) <u>Proposed number of residents.</u></p> <p>b) <u>The anticipated number of visitors to the site per week and daily visiting hours.</u></p> <p>c) <u>Anticipated full time equivalent staff at the facility.</u></p>	<p><u>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p> <p><u>Activity status where compliance is not achieved with PER-2: Discretionary</u></p> <p><u>Activity Status where compliance is not achieved with PER-3 – PER-7: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>

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	<p>d) <u>Regular and emergency contact details to enable prompt and effective contact if necessary.</u></p> <p>e) <u>The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.</u></p> <p><u>PER-4</u></p> <p>3. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <p>a) <u>At least 15m² per resident in the General Residential Zone.</u></p> <p>b) <u>At least 12m² per resident in the Residential Intensification Zone.</u></p> <p>c) <u>A minimum dimension of not less than 4m.</u></p> <p>d) <u>An area capable of containing a 6m diameter circle.</u></p> <p>e) <u>At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.</u></p> <p>f) <u>Comprise not more than 35% impermeable surface area.</u></p> <p>g) <u>For the exclusive use of the residents.</u></p> <p>h) <u>Readily accessible for all residents.</u></p> <p>i) <u>Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></p> <p><u>PER-5</u></p> <p>4. <u>A service area shall be provided that has:</u></p> <p>a) <u>A minimum area of 20m² with a minimum dimension of 3m.</u></p> <p>b) <u>In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.</u></p>	
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	<p><u>PER-6</u> 5. <u>Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</u></p> <p><u>Per-7</u> 6. <u>No part of any site or premises used as a managed care facility shall contain a secure unit.</u></p>	
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<u>MRZ - PREC1- PSP: R5</u>	<u>Emergency housing</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u> 1. <u>PREC1-P R34 – R48</u></p> <p><u>PER-2</u> 1. <u>No more than 10 people, including staff and their dependents reside on site.</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p> <p><u>Activity status where compliance is not achieved with PER-2: Non Complying</u></p>

<u>MRZ - PREC1- PSP: R6</u>	<u>Residential activities</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u> 1. <u>PREC1-P R34 – R48</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>



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<u>MRZ - PREC1- PSP: R7</u>	<u>Home based business</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> 1. <u>For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:</u> <ol style="list-style-type: none"> a) <u>Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</u> b) <u>Not exceed 30% of the total gross floor area of buildings on the site.</u> c) <u>Not generate any trips by a heavy motor vehicle.</u> d) <u>Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</u> e) <u>Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</u> f) <u>Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</u> g) <u>Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</u> h) <u>Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</u> i) <u>Have only one sign with a maximum area of 0.6m², a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Non complying</u></p>



MRZ - PREC1- PSP: R8	<u>Homestay accommodation</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <p><u>4. PREC1-P R34 – R48</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>A - General</u></p>

MRZ - PREC1- PSP:R9	<u>Show homes</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>1. PREC1-P R34 – R48</u> <u>2. Shall be staffed by a maximum number of two staff at any time.</u> <u>3. Shall be located on a front, corner or through site.</u> <u>4. Shall have a maximum activity duration of two years from the time of first occupation.</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. A - General</u> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> Plan Change 5 Peacocke Structure Plan </div>

MRZ - PREC1- PSP: R10	<u>Informal recreation</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>1. PREC1-P R34 – R48</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. A - General</u>



MRZ - PREC1- PSP: R11	<u>Organised recreation</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>PREC1-P R34 – R48</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>

MRZ - PREC1- PSP: R12	<u>Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>PREC1-P R34 – R48</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>

MRZ - PREC1- PSP: R13	<u>Maintenance, repair and alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>PREC1-P R34 – R48</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>

MRZ - PREC1- PSP: R14	<u>Relocated buildings</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> 1. <u>PREC1-P R34 – R48</u>	<u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u>



	<ol style="list-style-type: none"> 1. <u>Any relocated building intended for use as a dwelling (excluding previously used accessory buildings) must have previously been designed, built and used as a dwelling.</u> 2. <u>A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building.</u> 3. <u>All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</u> 4. <u>The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.</u> 	<ol style="list-style-type: none"> 1. <u>A - General</u> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> Plan Change 5 Peacocke Structure Plan </div>
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MRZ - PREC1- PSP: R15	Four or more residential units on a site*	
Medium density residential zone – Peacocke Precinct	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u> The maximum number of units in a Terraced Dwelling (Peacocke Precinct) is no more than 6.</p> <p><u>RDIS-2</u> 1. <u>PREC1-P R34 – R48</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>B – Design and Layout</u> 2. <u>C – Character and Amenity</u> 3. <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with RDIS-1 1): Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>A - General</u> <p><u>Activity Status where compliance is not achieved with RDIS-2-2): Restricted Discretionary.</u></p>



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MRZ - PREC1- PSP: R16	Papakainga*	
Medium density residential zone – Peacocke Precinct	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>

MRZ - PREC1- PSP: R17	Rest Home*	
Medium density residential zone – Peacocke Precinct	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <u>Maximum occupancy shall be 10 residents (including live-in staff).</u> <u>The maximum density for rest homes shall be:</u> <ol style="list-style-type: none"> <u>One person per 50m² of net site area.</u> <u>An outdoor living area shall be provided that:</u> <ol style="list-style-type: none"> <u>Is for the exclusive use of the residents.</u> <u>Is readily accessible to all residents.</u> <u>Is free of driveways, manoeuvring areas, parking</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>



	<p><u>spaces, accessory buildings and service areas.</u></p> <p>d. <u>Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.</u></p> <p>5. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <p>a. <u>At least 12m² per resident.</u></p> <p>b. <u>A minimum dimension of not less than 4m.</u></p> <p>c. <u>At least capable of containing a 6m-diameter circle.</u></p> <p>d. <u>At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.</u></p> <p>6. <u>A service area shall be provided with areas and dimensions as follows:</u></p> <p>a. <u>Minimum area of 20m².</u></p> <p>b. <u>Minimum dimension of 3m.</u></p> <p>c. <u>Provided that where a fully equipped laundry (both washing and drying machines) is provided in rest home, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>B – Design and Layout</u></p> <p>2. <u>C – Character and Amenity</u></p> <p>3. <u>P – Peacocke Structure Plan</u></p>	<div style="border: 1px solid black; background-color: #e0e0e0; padding: 5px; width: fit-content; margin: auto;"> Plan Change 5 Peacocke Structure Plan </div>
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<u>MRZ - PREC1- PSP: R18</u>	<u>Dairy</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non-Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>



<p>MRZ - PREC1- PSP: R19</p> <p>Medium density residential zone – Peacocke Precinct</p>	<p>Childcare facility</p>	
	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <u>The Childcare Facility shall not be part of a multiunit residential development.</u> <u>The activity shall be located on a front, corner or through site.</u> <u>The activity shall have a maximum gross floor area for all buildings of 250m².</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>

<p>MRZ - PREC1- PSP: R20</p> <p>Medium density residential zone – Peacocke Precinct</p>	<p>Visitor accommodation</p>	
	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <u>The maximum occupancy for visitor accommodation shall be 12 guests.</u> <u>Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>



MRZ - PREC1- PSP: R21	Emergency service facilities	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: <u>Restricted Discretionary</u></p> <p>Where the following are complied with:</p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p>Activity Status where <u>compliance not achieved with PER-1: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>A – General</u>

MRZ - PREC1- PSP: R22	Community centre	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: <u>Restricted Discretionary</u></p> <p>Where the following are complied with:</p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <u>The maximum gross floor area of all buildings on a site shall not exceed 250m².</u> <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u> <u>Once per calendar year a special event may operate from 0700-0200 hours.</u> <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p>Activity Status where <u>compliance not achieved with PER-1: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>A – General</u>

MRZ - PREC1- PSP: R23	Place of worship	
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<p>Medium density residential zone – Peacocke Precinct</p>	<p><u>Activity Status: Restricted Discretionary</u></p> <p>Where the following are complied with:</p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <u>The maximum gross floor area of all buildings on a site shall not exceed 250m².</u> <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u> <u>Once per calendar year a special event may operate from 0700-0200 hours.</u> <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>
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<p>MRZ - PREC1- PSP: R24</p> <p>Medium density residential zone – Peacocke Precinct</p>	<p>Retirement Village*</p> <p><u>Activity Status: Restricted Discretionary</u></p> <p>Where the following are complied with:</p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R34 – R48</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance is not achieved with RDIS-1-1: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A - General</u>
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<p>MRZ - PREC1- PSP: R25</p> <p>Medium density residential zone –</p>	<p>Residential centre</p> <p><u>Activity Status: Discretionary</u></p> <p>Where the following are complied with:</p>	<p><u>Activity Status where compliance not achieved: Discretionary</u></p>
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Peacocke Precinct	DIS-1 1. PREC1-P R34 – R48	
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MRZ - PREC1- PSP: R26	School	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Restricted Discretionary Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> 1. PREC1-P R35, R37, R39, R40-48. 2. Minimum setback from all other boundaries of 5m; 3. Maximum total site coverage of 40%. 4. The activity shall be located on a front corner or through site. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. B – Design and Layout 2. C – Character and Amenity 3. G – Transportation 4. P – Peacocke Structure plan 	<p>Activity Status where compliance is not achieved with RDIS-1-1-5: Restricted Discretionary.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. A – General

MRZ - PREC1- PSP: R27	Marae	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Discretionary Where the following are complied with:</p> <p>DIS-1</p> <ol style="list-style-type: none"> 1. PREC1-P R34 – R48 	<p>Activity Status where compliance not achieved: Discretionary</p>

MRZ - PREC1- PSP: R28	Office	
Medium density residential zone – Peacocke Precinct	<p>Activity Status: Non Complying</p>	<p>Activity Status where compliance not achieved: Not applicable.</p>

MRZ - PREC1- PSP: R29	Retail	
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DISTRICT PLAN

<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable</u>
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Peacocke Structure
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<u>MRZ - PREC1- PSP: R30</u>	<u>Places of assembly</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>MRZ - PREC1- PSP: R31</u>	<u>Health care services</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>MRZ - PREC1- PSP: R32</u>	<u>Tertiary Education and specialised training facility</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>

<u>MRZ - PREC1- PSP: R33</u>	<u>Any activity not listed above</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Non Complying</u>	<u>Activity Status where compliance not achieved: Not applicable.</u>



MRZ – PREC1-PSP: RULES – DEVELOPMENT STANDARDS:

MRZ – PREC1-PSP: R34 Maximum Site coverage

1)	<u>The maximum site coverage for:</u> a) <u>Single dwellings.</u> b) <u>Duplex dwellings.</u>	<u>50%</u>
2)	<u>The maximum site coverage for:</u> a) <u>Terrace Dwellings (Peacocke Precinct).</u> b) <u>Apartment buildings (Peacocke Precinct).</u> c) <u>Retirement Villages (Peacocke Precinct).</u> d) <u>Transpower – Hamilton Communication Centre.</u>	<u>60%.</u>

MRZ - PREC1-PSP: R35 Permeable surfaces

1)	<u>Minimum permeable surface required across the entire site</u>	<u>Minimum 20%</u>
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MRZ - PREC1-PSP: R36 Landscaping

1)	<u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u>	
2)	<u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u>	
3)	<u>Specimen trees shall be planted within the landscaping area required by R36 at a planted size of 80L as required below:</u>	
	a) <u>Single dwelling.</u>	<u>One per dwelling unit.</u>
	b) <u>Duplex dwelling.</u>	<u>One per dwelling unit.</u>
	c) <u>Terrace dwellings (Peacocke Precinct), Apartment Buildings (Peacocke Precinct) and Retirement Villages (Peacocke Precinct).</u>	<u>Minimum of one tree per site with an additional tree for every 10m of frontage.</u>
4)	<u>For four or more residential units on a site, the following shall also apply: On front, corner and through sites, landscaping planted in grass, shrubs and trees shall be required forward of the front building line with the exception of:</u>	



	<ul style="list-style-type: none"> a) <u>one footpath with a maximum width of 1.2m leading to the front door; and</u> b) <u>one car pad with a maximum width of 3m if no garage is provided; and</u> c) <u>one driveway with a maximum width of 3m if a single or tandem garage is provided or with a maximum width of 6m if a double garage is provided.</u> 	
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MRZ - PREC1-PSP: R37 Building height

	<u>Location</u>	<u>Height limit (maximum)</u>
1)	<u>Peacocke Precinct.</u>	<u>12m – Maximum of 3 storeys</u>
2)	<u>Peacocke Precinct Increased Height Overlay.</u>	<u>16m</u>

MRZ - PREC1-PSP: R38 Setbacks

	<u>Boundary</u>	<u>Minimum Distance</u>
1)	<u>Transport corridor boundary.</u>	<u>1.5m</u>
2)	<u>Garage doors or carports must either be setback 1.5m, or 5m or greater, from the transport corridor boundary.</u>	
3)	<u>Side yards.</u>	<u>1m</u>
4)	<u>One side yard per site where:</u> <ul style="list-style-type: none"> a) <u>Legal provision is made for access and maintenance; and</u> b) <u>Neighbours consent is obtained; and</u> c) <u>The opposite side yard is a minimum of 2m.</u> <u>OR</u> <ul style="list-style-type: none"> d) <u>It is a common/party wall;</u> 	<u>0m</u>
5)	<u>Rear yard.</u>	<u>1m</u>
6)	<u>Rear yard where it adjoins a rear lane.</u>	<u>0m</u>
7)	<u>Waikato Riverbank and Gully.</u>	<u>6m (applies to buildings and swimming pools)</u>
8)	<u>Significant Bat Habitat Area boundary.</u>	<u>5m (applies to buildings and swimming pools)</u>



MRZ - PREC1-PSP: R39 Height in relation to boundary

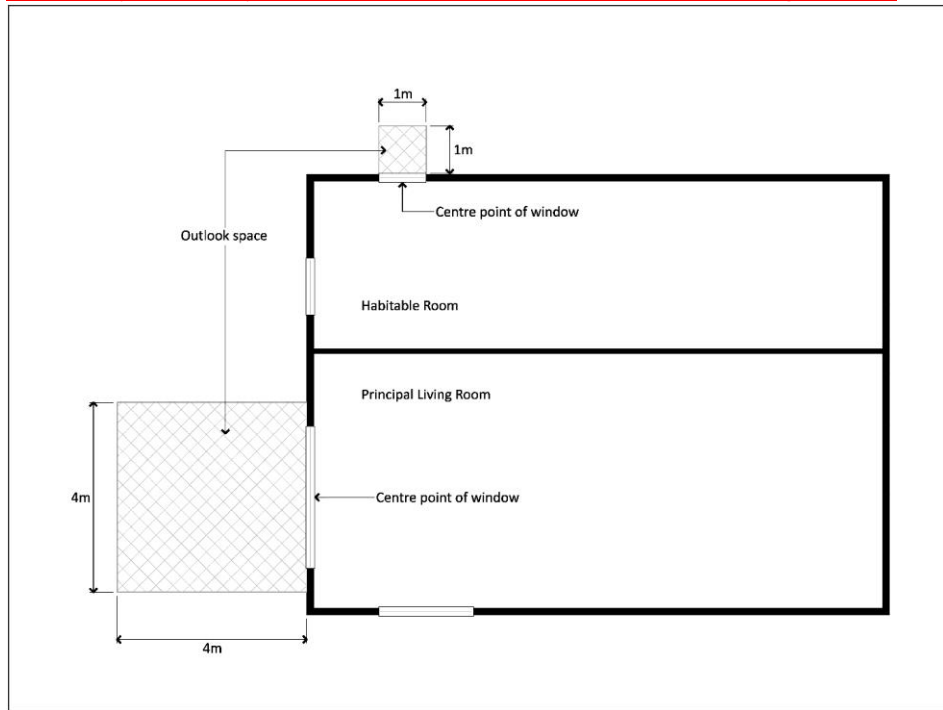
<p>1) <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p><u>This standard does not apply to—</u></p> <p>(a) <u>_____ a boundary with a road;</u></p> <p>(b) <u>_____ existing or proposed internal boundaries within a site;</u></p> <p>(c) <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>	
<p>2) <u>For buildings located in the Peacocke Precinct - Increased Height Overlay Area:</u></p> <p>a) <u>Along the transport corridor boundary, the top storey of any building over 12m in height shall be set back by a minimum of 3m.</u></p>	

MRZ - PREC1-PSP: R40 Public interface

<p>1) <u>Any residential unit facing the street must have a minimum of 20% of the street facing façade in glazing. This can be in the form of windows or doors.</u></p>	
<p>2) <u>For four or more residential units on a site, the following shall apply:</u></p> <p>a. <u>For single dwellings, duplex dwellings and terrace dwellings, each dwelling unit must have a separate pedestrian access, separate from any driveway, that is provided from the transport corridor or an area of public open space.</u></p> <p>b. <u>For apartment buildings containing four or more residential units, and retirement village buildings, a pedestrian access, separate from any driveway, must be provided from the transport corridor or an area of public open space to the entrance to the building.</u></p> <p>c. <u>At least one habitable room of each residential unit shall have a clear glazed window facing the transport corridor from which the transport corridor is not blocked by any accessory building.</u></p>	

MRZ - PREC1-PSP: R41 Outlook Space

An outlook space must be provided for each residential unit as specified in this clause.
An outlook space must be provided from habitable room windows as shown in the diagram below.



The minimum dimensions for a required outlook space are as follows:
(a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
(b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

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Outlook spaces may be under or over a balcony.

Outlook spaces required from different rooms within the same building may overlap.

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Outlook spaces must:

- a) be clear and unobstructed by buildings;
- b) not extend over an outlook spaces or outdoor living space required by another dwelling.

MRZ - PREC1-PSP: R42 Outdoor living area

1	<u>These standards do not apply to managed care facilities or rest homes.</u>
2	<u>Outdoor living areas shall have minimum areas and dimensions as follows:</u>
	<u>A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,—</u>
	<u>(a) where located at ground level, has no dimension less than 3 metres; and</u>
	<u>(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and</u>
	<u>(c) is accessible from the residential unit; and</u>
	<u>(d) may be—</u>
	<u>_____ (i) grouped cumulatively by area in 1 communally accessible location; or</u>
	<u>_____ (ii) located directly adjacent to the unit; and</u>
	<u>(e) is free of buildings, parking spaces, and servicing and manoeuvring areas.</u>
3	<u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u>
	<u>(a) is at least 8m² and has a minimum dimension of 1.8m; and</u>
	<u>(b) is accessible from the residential unit; and</u>
	<u>(c) may be—</u>
	<u>(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u>
	<u>(ii) located directly adjacent to the unit.</u>

MRZ - PREC1-PSP: R43 Service Areas

1	<u>Each residential unit, except for when a communal area is provided, shall be provided with a service area that is:</u>	
	<u>Typology</u>	<u>Minimum requirements per Residential unit:</u>
2	<u>Single dwellings and Duplex dwellings</u>	<u>A minimum of 5m² Service areas and shall have a minimum dimension of 1.5m</u>



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3	<u>Terrace dwellings and Apartment buildings (Peacocke Precinct).</u>	<u>Individual or communal</u> a. <u>A minimum of 5m²</u> b. <u>Minimum dimension of 1.5m</u>
4	<u>Community centres, visitor accommodation, conference facilities</u>	a. <u>A minimum of 10m²</u> b. <u>Minimum dimension of 1.5m</u>
5	<u>Dairies (may be indoor or outdoor)</u>	a. <u>Minimum 10m²</u> b. <u>Minimum dimension 1.5m</u> c. <u>Readily accessible to service vehicles</u> d. <u>Indoor service area separately partitioned.</u> e. <u>Outdoor service area; all-weather dust-free surface.</u>
6	<u>All service areas</u>	a. <u>Clothes drying areas shall be readily accessible from each residential unit.</u> b. <u>Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5.</u> c. <u>Rubbish and recycling areas required for each residential unit shall be located where bins can be moved for roadside collection without requirement for them to be moved through the residential unit (excluding garages).</u> d. <u>Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.</u>

MRZ - PREC1-PSP: R44 Fences and Walls

Rule	Requirement
1 <u>Front and side boundary fences or walls located forward of the front building line of the dwelling.</u>	<u>Maximum height 1.2m</u>
2 <u>Fences or walls adjoining Open Space Zone.</u>	<u>Maximum height 1.5m</u>
3 <u>All other boundary fences or walls.</u>	<u>Maximum height 1.8m</u>
<u>Note 1. For the purpose of the Building Act 2004 any retaining wall with a fall height greater than 1.0m requires the provision of a fall protection fence or similar of not less than 1.0m high. For the purpose of this rule this fall protection will be considered as an integral part of the retaining wall and the combined height will be assessed as the overall height of both structures.</u>	
<u>Note 2: Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.</u>	



	<p>Note 3: Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building. This shall not apply to any fence and/or wall which:</p> <ul style="list-style-type: none"> a) following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or b) is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property boundary not in common ownership.
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MRZ - PREC1-PSP: R45 Separation and Privacy

1	Residential buildings shall be set back at least 2m from the nearest part of any other residential building on the same site, except:
	<ul style="list-style-type: none"> a. No separation is required between buildings that are attached. b. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance shall be a minimum of 1.5m.

MRZ - PREC1-PSP: R46 Residential unit size

1	For four or more units on a site, the minimum floor area required in respect of each residential unit shall be:										
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Form of Residential Unit</th> <th style="text-align: left;">Floor Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit.</td> <td>Minimum 35m²</td> </tr> <tr> <td>1 bedroom unit.</td> <td>Minimum 45m²</td> </tr> <tr> <td>2 bedroom unit .</td> <td>Minimum 55m²</td> </tr> <tr> <td>3 or more bedroom units.</td> <td>Minimum 90m²</td> </tr> </tbody> </table>	Form of Residential Unit	Floor Area	Studio unit.	Minimum 35m ²	1 bedroom unit.	Minimum 45m ²	2 bedroom unit .	Minimum 55m ²	3 or more bedroom units.	Minimum 90m ²
Form of Residential Unit	Floor Area										
Studio unit.	Minimum 35m ²										
1 bedroom unit.	Minimum 45m ²										
2 bedroom unit .	Minimum 55m ²										
3 or more bedroom units.	Minimum 90m ²										
2	This rule shall not apply to any managed care facility, rest home, dementia care or serviced apartments within a retirement village.										

MRZ - PREC1-PSP: R47 Accessory buildings and Parking

For four or more residential units on a site:	
1)	Parking, whether provided in an accessory building or parking pad, shall form no more than 50% of the width of the ground floor front façade of the residential unit that is visible from the transport corridor, except where MRZ – PREC1-PSP: R47– 4 applies.
2)	Any accessory building must be setback at least 1m from the front building line of the dwelling.



3)	<u>Where the width of any duplex dwelling unit or terrace dwelling unit is less than 7.5m, no accessory building shall be located on the façade facing the primary transport boundary and garaging is to be provided by a rear lane.</u>	
4)	<u>For dwellings with a width of less than 7.5m, that comply with the requirements of MRZ – PREC1-PSP: R35 - Permeable surfaces and R36 landscaping and MRZ – PREC1-PSP: R40, one external carpark may be provided in the front yard.</u>	

MRZ – PREC1-PSP: R48 National Communications Centre

<u>MRZ – PREC1-PSP: R48</u>	<u>Alterations and additions to existing buildings, and new buildings for the purpose of operating the National Communications Centre, within the Transpower – Hamilton Communication Centre site shown on Figure 2-1 (Volume 2, Appendix 2 Structure Plans)</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <ol style="list-style-type: none"> 1. <u>PREC1-P R36 – Maximum Building Coverage</u> 2. <u>PREC1-P R37 – Permeable Surfaces</u> 3. <u>PREC1-P R38 – Building Heights</u> 4. <u>PREC1-P R39 – Setbacks</u> 5. <u>PREC1-P R40 – Height in Relation to Boundary</u> 	<u>Activity Status where compliance not achieved with PER-1:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>A - General</u>

MRZ – PREC1-P: OTHER RESOURCE CONSENT INFORMATION

Refer to Chapter 1: Plan Overview for guidance on the following:

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following:



- [Definitions and Terms Used in the District Plan](#)
- [Information Requirements](#)
- [Discretionary and Non-Complying Activities Assessment Criteria](#)
- [Design Guides](#)
- [Other Methods of Implementation](#)