

**Chapter 4 - Residential Zones**  
**Chapter 4A - Peacocke Medium Density**  
**Residential Zone**



**Hamilton**  
**City Council**  
Te kaunihera o Kirikiriroa



## 4A Medium Density Residential Zone – MRZ

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

Provisions that are not tracked changed (insertions underlined, deletions ~~struck-out~~), have been transferred from the Hamilton Operative District Plan 2017 under s58I of the RMA for the purposes of complying with the format requirement of the National Planning Standards.

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

#### MRZ – PREC1-PSP: ISSUES

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

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

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

In order to ensure a pleasant living environment, it is important that higher density housing is well designed. This is because, when compared to lower density housing, there is less space to provide onsite amenity for individual properties and generally less flexibility to arrange smaller sites. For this reason,



council reserves discretion over the development of multi-unit housing including duplex dwellings, terrace dwellings and apartments throughout the zone.

## MRZ – PREC1-PSP: OBJECTIVES

### Land use and development

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

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### Amenity

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<b>MRZ - PREC1-PSP: O6</b>	Residential development produces good on-site amenity.	<a href="#">MRZ - PREC1-PSP: P7</a> <a href="#">MRZ - PREC1-PSP: P8</a> <a href="#">MRZ - PREC1-PSP: P9</a> <a href="#">MRZ - PREC1-PSP: P10</a>
<b>MRZ - PREC1-PSP: O7</b>	The development contributes to good neighbourhood amenity as the area matures.	<a href="#">MRZ - PREC1-PSP: P11</a> <a href="#">MRZ - PREC1-PSP: P12</a> <a href="#">MRZ - PREC1-PSP: P13</a>



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

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## Infrastructure

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

## MRZ – PREC1-P: POLICIES

### Land use and development

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

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## Amenity

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

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

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## Infrastructure

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

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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.

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

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

<b><u>MRZ - PREC1- PSP: R3</u></b>	<b><u>Single Dwelling on a site</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <li><u>Only one dwelling is provided per site.</u></li> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<p><u>Activity Status where compliance is not achieved with PER-1-1: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>



		<p><u>Activity Status where compliance is not achieved with PER-1-2: 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: 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 R36 – R48.</u></p> <p><u>PER-2</u></p> <p>2. <u>No more than 9 people, including staff and their dependents reside on site.</u></p> <p><u>PER-3</u></p> <p>3. <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><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>



	<p>c) <u>Anticipated full time equivalent staff at the facility.</u></p> <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>4. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <p>a) <u>At least 15m<sup>2</sup> per resident in the General Residential Zone.</u></p> <p>b) <u>At least 12m<sup>2</sup> 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>5. <u>A service area shall be provided that has:</u></p> <p>a) <u>A minimum area of 20m<sup>2</sup> with a minimum dimension of 3m.</u></p> <p>b) <u>In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m<sup>2</sup> with a minimum dimension of 2m.</u></p>	
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	<p><u>PER-6</u></p> <p>6. <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></p> <p>7. <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></p> <p>1. <u>PREC1-P R36 – R48.</u></p> <p><u>PER-2</u></p> <p>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></p> <p>1. <u>PREC1-P R36 – R48.</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>A - General</u></p>



<b><u>MRZ - PREC1- PSP: R7</u></b>	<b><u>Home based business</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <li>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></li> <li>2. <u>Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</u></li> <li>3. <u>Not exceed 30% of the total gross floor area of buildings on the site.</u></li> <li>4. <u>Not generate any trips by a heavy motor vehicle.</u></li> <li>5. <u>Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</u></li> <li>6. <u>Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</u></li> <li>7. <u>Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</u></li> <li>8. <u>Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</u></li> <li>9. <u>Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</u></li> <li>10. <u>Have only one sign with a maximum area of 0.6m<sup>2</sup>, a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</u></li> </ol>	<p><u>Activity Status where compliance not achieved with PER-1: Non complying</u></p>

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<b><u>MRZ - PREC1- PSP: R8</u></b>	<b><u>Homestay accommodation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<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"> <li><u>A - General</u></li> </ol>

<b><u>MRZ - PREC1- PSP:R9</u></b>	<b><u>Show homes</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> <li><u>Shall be staffed by a maximum number of two staff at any time.</u></li> <li><u>Shall be located on a front, corner or through site.</u></li> <li><u>Shall have a maximum activity duration of two years from the time of first occupation.</u></li> </ol>	<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"> <li><u>A - General</u></li> </ol>

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<b><u>MRZ - PREC1- PSP: R10</u></b>	<b><u>Informal recreation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<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"> <li><u>A - General</u></li> </ol>



<b><u>MRZ - PREC1- PSP: R11</u></b>	<b><u>Organised recreation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>PREC1-P R36 – 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>

<b><u>MRZ - PREC1- PSP: R12</u></b>	<b><u>Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>PREC1-P R36 – 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>

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<b><u>MRZ - PREC1- PSP: R13</u></b>	<b><u>Maintenance, repair and alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>PREC1-P R36 – 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>

<b><u>MRZ - PREC1- PSP: R14</u></b>	<b><u>Relocated buildings</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Permitted</u>  <u>Where the following are complied with:</u>  <u>PER-1</u> 1. <u>PREC1-P R36 – 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"> <li>2. <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></li> <li>3. <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></li> <li>4. <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></li> <li>5. <u>The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.</u></li> </ol>	<ol style="list-style-type: none"> <li>1. <u>A - General</u></li> </ol>
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Plan Change 5  
Peacocke Structure  
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<b>MRZ - PREC1- PSP: R15</b>	<b>Duplex Dwelling*</b>	
<b>Medium density residential zone – Peacocke Precinct</b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance is not achieved with RDIS-1-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>A - General</u></li> </ol>





<b><u>MRZ - PREC1- PSP: R16</u></b>	<b><u>Terrace dwelling (Peacocke Precinct)*</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u> <u>The maximum number of units in a building is no more than 6.</u></p> <p><u>RDIS-2</u> <u>1. PREC1-P R36 – R48.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>4. B – Design and Layout</u></li> <li><u>5. C – Character and Amenity</u></li> <li><u>6. P – Peacocke Structure Plan</u></li> </ol>	<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"> <li><u>1. A - General</u></li> </ol> <p><u>Activity Status where compliance is not achieved with RDIS-2-2: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>1. A - General</u></li> </ol>

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<b><u>MRZ - PREC1- PSP: R17</u></b>	<b><u>Apartment Building (Peacocke Precinct)*</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u> <u>1. PREC1-P R36 – R48.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>1. B – Design and Layout</u></li> <li><u>2. C – Character and Amenity</u></li> <li><u>3. P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance is not achieved with RDIS-1-1: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>2. A - General</u></li> </ol>



<b><u>MRZ - PREC1- PSP: R18</u></b>	<b><u>Papakainga*</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>A - General</u></li> </ol>

<b><u>MRZ - PREC1- PSP: R19</u></b>	<b><u>Rest Home*</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> <li>2. <u>Maximum occupancy shall be 10 residents (including live-in staff).</u></li> <li>3. <u>The maximum density for rest homes shall be:</u> <ol style="list-style-type: none"> <li>a. <u>One person per 50m<sup>2</sup> of net site area.</u></li> </ol> </li> <li>4. <u>An outdoor living area shall be provided that:</u> <ol style="list-style-type: none"> <li>a. <u>Is for the exclusive use of the residents.</u></li> <li>b. <u>Is readily accessible to all residents.</u></li> <li>c. <u>Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u></li> <li>d. <u>Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.</u></li> </ol> </li> </ol>	<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"> <li>1. <u>A - General</u></li> </ol>

Plan Change 5  
Peacocke Structure  
Plan



	<p>5. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <ol style="list-style-type: none"> <li>a. <u>At least 12m<sup>2</sup> per resident.</u></li> <li>b. <u>A minimum dimension of not less than 4m.</u></li> <li>c. <u>At least capable of containing a 6m-diameter circle.</u></li> <li>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></li> </ol> <p>6. <u>A service area shall be provided with areas and dimensions as follows:</u></p> <ol style="list-style-type: none"> <li>a. <u>Minimum area of 20m<sup>2</sup>.</u></li> <li>b. <u>Minimum dimension of 3m.</u></li> <li>c. <u>Provided that where a fully equipped laundry (both washing and drying machines) is provided in rest home, then the service area can be reduced to a minimum of 16m<sup>2</sup> with a minimum dimension of 2m</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	
<p><b>MRZ - PREC1- PSP: R20</b></p>	<p><b><u>Dairy</u></b></p>	
<p><b><u>Medium density residential zone – Peacocke Precinct</u></b></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"> <li>1. <u>PREC1-P R36 – R48.</u></li> <li>2. <u>The gross floor area of retail activity on the site shall not exceed 100m<sup>2</sup>.</u></li> <li>3. <u>The hours of operation shall be 0700-2200 hours.</u></li> </ol> <p><u>Matters of discretion are restricted to:</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> <ol style="list-style-type: none"> <li>1. <u>A – General</u></li> </ol>



	<ol style="list-style-type: none"> <li>1. <u><i>B – Design and Layout</i></u></li> <li>2. <u><i>C – Character and Amenity</i></u></li> <li>3. <u><i>P – Peacocke Structure Plan</i></u></li> </ol>	
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<b><u>MRZ - PREC1- PSP: R21</u></b>	<b><u>Childcare facility</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> <li>2. <u>The Childcare Facility shall not be part of a multiunit residential development.</u></li> <li>3. <u>The activity shall be located on a front, corner or through site.</u></li> <li>4. <u>The activity shall have a maximum gross floor area for all buildings of 250m<sup>2</sup>.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u><i>B – Design and Layout</i></u></li> <li>2. <u><i>C – Character and Amenity</i></u></li> <li>3. <u><i>P – Peacocke Structure Plan</i></u></li> </ol>	<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"> <li>1. <u><i>A - General</i></u></li> </ol>

<b><u>MRZ - PREC1- PSP: R22</u></b>	<b><u>Visitor accommodation</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> <li>2. <u>The maximum occupancy for visitor accommodation shall be 12 guests.</u></li> <li>3. <u>Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</u></li> </ol>	<p><u>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"> <li>1. <u><i>A – General</i></u></li> </ol>



	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	
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<b>MRZ - PREC1- PSP: R23</b>	<b>Emergency service facilities</b>	
<b>Medium density residential zone – Peacocke Precinct</b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>A - General</u></li> </ol>

<b>MRZ - PREC1- PSP: R24</b>	<b>Community centre</b>	
<b>Medium density residential zone – Peacocke Precinct</b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> <li><u>The maximum gross floor area of all buildings on a site shall not exceed 250m<sup>2</sup>.</u></li> <li><u>The hours of operation shall be restricted to 0700 – 2200 hours.</u></li> <li><u>Once per calendar year a special event may operate from 0700-0200 hours.</u></li> </ol>	<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"> <li><u>A – General</u></li> </ol>



	<p>5. <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	
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<b><u>MRZ - PREC1- PSP: R25</u></b>	<b><u>Place of worship</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>1. <u>PREC1-P R36 – R48.</u></li> <li>2. <u>The maximum gross floor area of all buildings on a site shall not exceed 250m<sup>2</sup>.</u></li> <li>3. <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u></li> <li>4. <u>Once per calendar year a special event may operate from 0700-0200 hours.</u></li> <li>5. <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>B – Design and Layout</u></li> <li>2. <u>C – Character and Amenity</u></li> <li>3. <u>P – Peacocke Structure Plan</u></li> </ol>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. <u>A – General</u></li> </ol>

<b><u>MRZ - PREC1- PSP: R26</u></b>	<b><u>Retirement Village*</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <li>2. <u>PREC1-P R36 – R48.</u></li> </ol>	<p><u>Activity Status where compliance is not achieved with RDIS-1-1: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p>



	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <li><u>B – Design and Layout</u></li> <li><u>C – Character and Amenity</u></li> <li><u>P – Peacocke Structure Plan</u></li> </ol>	<ol style="list-style-type: none"> <li><u>A - General</u></li> </ol>
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<b><u>MRZ - PREC1- PSP:R27</u></b>	<b><u>Residential centre</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u>  <u>DIS-1</u> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<u>Activity Status where compliance not achieved:</u> <u>Discretionary</u>

<b><u>MRZ - PREC1- PSP: R28</u></b>	<b><u>School</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u>  <u>DIS-1</u> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<u>Activity Status where compliance not achieved:</u> <u>Discretionary</u>

<b><u>MRZ - PREC1- PSP: R29</u></b>	<b><u>Marae</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u>  <u>DIS-1</u> <ol style="list-style-type: none"> <li><u>PREC1-P R36 – R48.</u></li> </ol>	<u>Activity Status where compliance not achieved:</u> <u>Discretionary</u>

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



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

<b><u>MRZ - PREC1- PSP: R32</u></b>	<b><u>Places of assembly</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b><u>MRZ - PREC1- PSP: R33</u></b>	<b><u>Health care services</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>

<b><u>MRZ - PREC1- PSP: R34</u></b>	<b><u>Tertiary Education and specialised training facility</u></b>	
<b><u>Medium density residential zone – Peacocke Precinct</u></b>	<b><u>Activity Status: Non Complying</u></b>	<b><u>Activity Status where compliance not achieved: Not applicable.</u></b>





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

### **MRZ - PREC1-PSP: R36 Maximum site coverage**

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

### **MRZ - PREC1-PSP: R37 Permeable surfaces and landscaping**

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



### **MRZ - PREC1-PSP: R38 Building height**

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

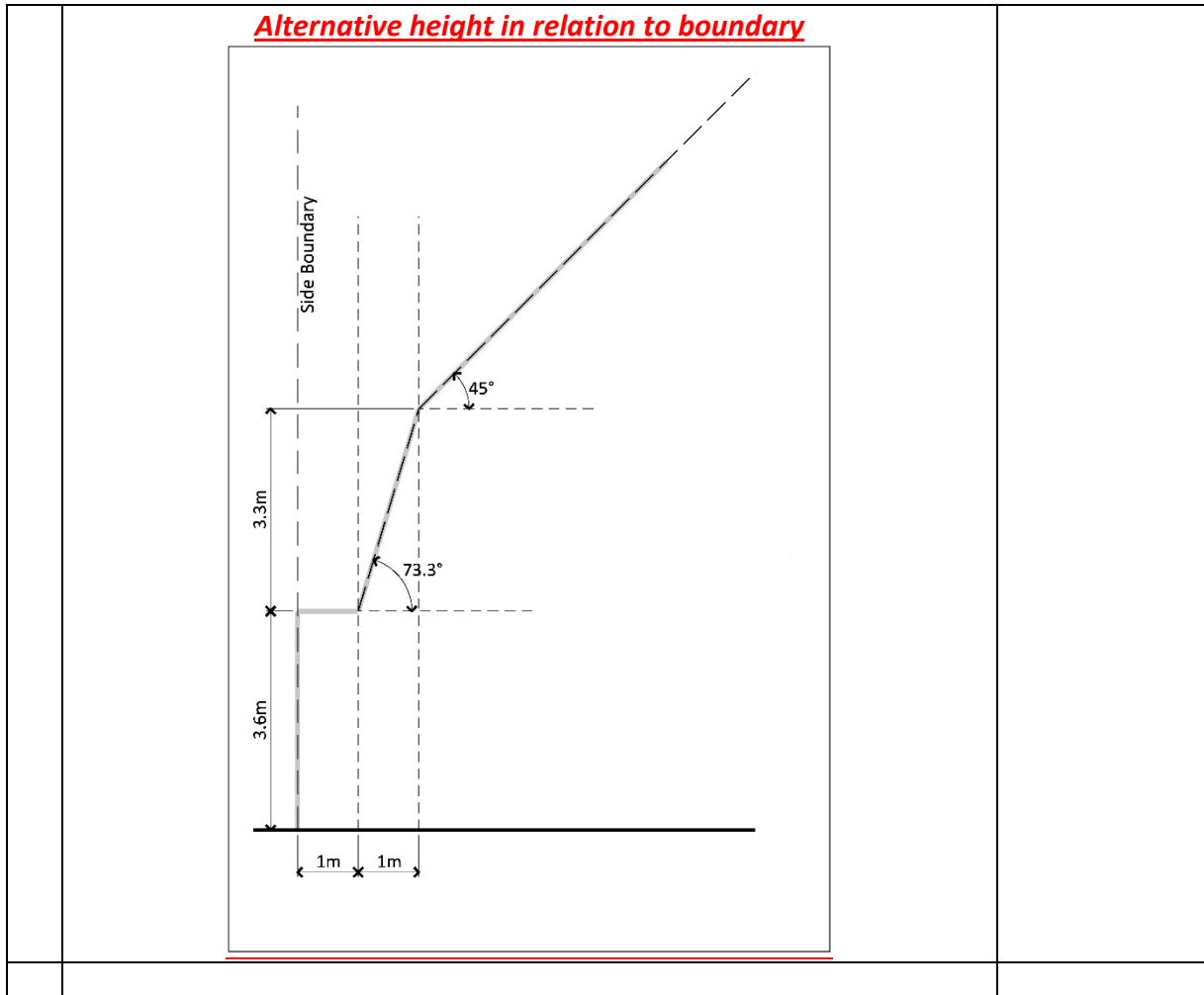
### **MRZ - PREC1-PSP: R39 Setbacks**

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



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

1)	<p><u>For the transport corridor boundary:</u></p> <p>a) <u>The top storey of any building over 10m in height shall be set back by a minimum of 3m.</u></p>	
2)	<p><u>For side and rear boundaries, no part of any building shall protrude through a height control plane rising at an angle of 45 degrees.</u></p> <p><u>This angle is to be measured from 3m above ground level at all boundaries.</u></p> <p><u>Except that no height control plane shall apply:</u></p> <p>a) <u>Where a boundary adjoins a rear lane.</u></p> <p>b) <u>Where there is existing or proposed internal boundaries within a site.</u></p> <p>c) <u>Where there is an existing or proposed common wall between two buildings on adjacent sites.</u></p>	
3)	<p><u>As an alternative to R42(2), the following alternative height in relation to boundary may be used for development that is within 20m of the transport corridor boundary.</u></p> <p><u>Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).</u></p>	



**MRZ - PREC1-PSP: R41 Public interface**

<b><u>1</u></b>	<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, 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>
<b><u>2</u></b>	<u>At least one habitable room of the 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>
<b><u>3</u></b>	<u>Any wall facing the street must consist of at least 20% glazing (If a garage door is contained in the wall facing the street the area of the garage door is not to be included in the calculation of the 20% glazing area).</u>



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

<u>1</u>	<u>Parking, whether provided in an accessory building, or parking pad, shall form no more than 50% of the width of the ground floor front façade of the residential unit that is visible from the transport corridor, except where R42 – 4 applies.</u>
<u>2</u>	<u>Any accessory building must be setback at least 1m from the front building line of the dwelling.</u>
<u>3</u>	<u>Where the width of any duplex dwelling unit or terrace dwelling unit is less than 7.5m, no accessory building shall be located on the façade facing the primary transport boundary and garaging is to be provided by a rear lane.</u>
<u>4</u>	<u>For dwellings with a width of less than 7.5m, that comply with the requirements of R37-<b>Permeable surfaces and landscaping</b> and R41, one external carpark may be provided in the front yard.</u>

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

<u>1</u>	<u>An outlook space must be provided from the face of a building containing windows to a habitable room. If a room has two or more external faces with windows, the outlook space must be provided from the face with the largest area of glazing.</u>
<u>2</u>	<u>The main living room of a dwelling must have an outlook space with a minimum dimension of 6m depth and 4m width.</u>
<u>3</u>	<u>The principal bedroom of a dwelling must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</u>
<u>4</u>	<u>All other habitable rooms must have an outlook space of 1m in depth and 1m in width.</u>
<u>5</u>	<u>The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u>
<u>6</u>	<u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies</u>
<u>7</u>	<u>The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</u>
<u>8</u>	<u>Outlook spaces may be within the site, over a public street, or other public open space.</u>
<u>9</u>	<u>Outlook spaces required from different rooms within the same building may overlap.</u>
<u>10</u>	<u>Outlook spaces may overlap where they are on the same wall plane</u>
<u>11</u>	<u>Outlook spaces must:</u> <ul style="list-style-type: none"> <li>a) <u>be clear and unobstructed by buildings;</u></li> <li>b) <u>not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in R44-8 above; and</u></li> <li>c) <u>not extend over an outlook spaces or outdoor living space required by another dwelling.</u></li> </ul>



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

1	<u>These standards do not apply to managed care facilities or rest homes.</u>		
2	<u>Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</u> a. <u>For the exclusive use of each residential unit.</u> b. <u>Readily accessible from a living area inside the residential unit.</u> c. <u>Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas</u>		
3	<u>Communal open space for 4 or more residential units and apartment buildings (Peacocke Precinct) shall comply with R45-2 c) as well as being:</u> a. <u>For the shared use of all residents on site, and</u> b. <u>Readily accessible from all residential units on site.</u>		
4	<u>Outdoor living areas shall have minimum areas and dimensions as follows:</u>		
	<u>Typology</u>	<u>Outdoor Living area per residential unit</u>	<u>Shape</u>
a.	<u>Single residential dwellings, Duplex dwellings Terrace dwelling (Peacocke Precinct)</u>	<u>i) 35m<sup>2</sup>; ii) Or where located in the High Density Overlay: 20m<sup>2</sup></u>	<u>No width contributing to the complying area less than 4.0m.  Outside the High Density Overlay, as an alternative, the open space may be split, allowing a front courtyard of at least 8m<sup>2</sup> with a minimum depth of 1.8m, the balance shall be provided in the rear yard with no dimension less than 4.0m.</u>
b.	<u>Apartment Building (Peacocke Precinct)</u>	<u>i) Ground Floor: 20m<sup>2</sup> ii) Where the sole outdoor living area is above ground floor:  - <u>A studio unit and one-bedroom residential unit: 5m<sup>2</sup></u> - <u>A residential unit with two or more bedrooms: 12m<sup>2</sup></u></u>	<u>i) No dimension less than 2.5m ii) No dimension less than 1.8m</u>



## MRZ - PREC1-PSP: R45 Service Areas

<u>1</u>	<u>Each residential unit, except for when a communal area is provided shall be provided with a service area that is:</u>	
	<u>Typology</u>	<u>Minimum requirements per Residential unit:</u>
<u>2</u>	<u>Single dwellings and Duplex dwellings</u>	<ul style="list-style-type: none"> <li>a. <u>A minimum of 10m<sup>2</sup> that may be made up of two separate areas incorporating:</u> <ul style="list-style-type: none"> <li>i. <u>6m<sup>2</sup> for clothes drying</u></li> <li>ii. <u>4m<sup>2</sup> for rubbish storage.</u></li> </ul> </li> <li>b. <u>Service areas shall have a minimum dimension of 1.5m</u></li> </ul>
<u>3</u>	<u>Terrace dwellings and Apartment buildings (Peacocke Precinct).</u>	<u>Individual or communal</u> <ul style="list-style-type: none"> <li>a. <u>A minimum of 10m<sup>2</sup></u></li> <li>b. <u>Minimum dimension of 1.5m</u></li> </ul>
<u>4</u>	<u>Community centres, visitor accommodation, conference facilities</u>	<ul style="list-style-type: none"> <li>a. <u>A minimum of 10m<sup>2</sup></u></li> <li>b. <u>Minimum dimension of 1.5m</u></li> </ul>
<u>5</u>	<u>Dairies (may be indoor or outdoor)</u>	<ul style="list-style-type: none"> <li>a. <u>Minimum 10m<sup>2</sup></u></li> <li>b. <u>Minimum dimension 1.5m</u></li> <li>c. <u>Readily accessible to service vehicles</u></li> <li>d. <u>Indoor service area separately partitioned.</u></li> <li>e. <u>Outdoor service area; all-weather dust-free surface.</u></li> </ul>
<u>6</u>	<u>All service areas</u>	<ul style="list-style-type: none"> <li>a. <u>Clothes drying areas shall be readily accessible from each residential unit</u></li> <li>b. <u>Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5.</u></li> <li>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></li> <li>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></li> </ul>



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

<b><u>Rule</u></b>	<b><u>Requirement</u></b>
<b><u>1</u></b>	<b><u>Front and side boundary fences or walls located forward of the front building line of the dwelling.</u></b>
	<b><u>Maximum height 1.2m</u></b>
<b><u>2</u></b>	<b><u>Fences or walls adjoining Open Space Zone.</u></b>
	<b><u>Maximum height 1.5m</u></b>
<b><u>3</u></b>	<b><u>All other boundary fences or walls.</u></b>
	<b><u>Maximum height 1.8m</u></b>
<b><u>4</u></b>	<b><u>Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.</u></b>
<b><u>5</u></b>	<b><u>Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building.</u></b>
<b><u>6</u></b>	<b><u>This rule shall not apply to any fence and/or wall which:</u></b>
	<b><u>following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or</u></b>
	<b><u>is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property boundary not in common ownership.</u></b>
	<b><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></b>

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

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





**MRZ - PREC1-PSP: R48 Residential unit size**

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

**MRZ – PREC1-P: OTHER RESOURCE CONSENT INFORMATION**

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

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

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

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