



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 legal effect under Section 86B of the RMA

The following Provisions that are tracked changed (insertions Underlined, deletions ~~struck-out~~) in Blue indicate relief sought through the submission to align Plan Change 5 with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

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 Peacocke Structure Plan Area (53.3) with the vision to create a high-quality urban neighbourhood. The precinct/development area (55.104) is subject to its own planning framework due to the different outcomes that are envisaged throughout the structure plan precinct (55.104) 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. (KO)-The policy direction for the Peacocke Precinct recognises the unique natural (55.104) qualities of the Peacocke area and the ability to protect, appreciate and draw amenity from these natural qualities by need to (55.104) 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 a high density overlay which is located within walkable distances from the suburban local (53.28) centre, identified public transport routes and areas of amenity including the river and gully network, parks and community facilities (including schools) (24.2). This overlay enables the delivery of higher density



housing and in combination with the objectives and policies of the plan, will create an 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 a architectural and urban design perspective (55.104). 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. (55.104)

MRZ – PREC1-PSP: OBJECTIVES

Land use and development

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<u>MRZ – PREC1-PSP:OA</u>	<u>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:</u>	<u>MRZ - PREC1-PSP: PA</u> <u>MRZ - PREC1-PSP: PB</u> <u>MRZ - PREC1-PSP: PC</u> <u>MRZ - PREC1-PSP: PD</u> <u>MRZ - PREC1-PSP: PE</u>
<u>MRZ – PREC1-PSP:OB</u>	<u>A relevant medium density residential zone provides for a variety of housing types and sizes that respond to—</u> <u>(i) housing needs and demand; and</u> <u>(ii) the neighbourhood’s planned urban built character, including 3-storey buildings, and 5-storey buildings in the high density overlay area Increased Height Overlay Area.</u>	<u>MRZ - PREC1-PSP: PA</u> <u>MRZ - PREC1-PSP: PB</u> <u>MRZ - PREC1-PSP: PC</u> <u>MRZ - PREC1-PSP: PD</u> <u>MRZ - PREC1-PSP: PE</u>
MRZ - PREC1-PSP: O1	A range of housing types-typologies and densities (55.105) is available to meet the needs of all communities.	<u>MRZ - PREC1-PSP: P1</u>
MRZ - PREC1-PSP: O2	Residential activities remain the dominant activity in Residential Zones.	<u>MRZ - PREC1-PSP: P2</u> <u>MRZ - PREC1-PSP: P3</u> <u>MRZ - PREC1-PSP: P4</u> <u>MRZ - PREC1-PSP: P15</u>
MRZ - PREC1-PSP: O3	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.	<u>MRZ - PREC1-PSP: P17</u> <u>MRZ - PREC1-PSP: P18</u>
<u>MRZ - PREC1-PSP: O4</u>	<u>The Peacocke Precinct establishes is a well-connected, integrated (55.108) high amenity, medium density residential environment with areas of higher density</u>	<u>MRZ - PREC1-PSP: P5</u> <u>MRZ - PREC1-PSP: P21</u> <u>MRZ - PREC1-PSP: P22</u>



	<u><i>around identified activity nodes, corridors and areas of natural amenity.</i></u>	
<u><i>MRZ – PREC1- P5P: 05</i></u>	<u><i>Development in the (55.109) Peacocke MRZ maximises the use of land and infrastructure by providing (55.109) a range of housing typologies that are consistent with the neighbourhood's planned urban built character of two up (49.2/ 23.5/ 35.7) to three-storey buildings in the medium density zone and up to two (49.2/ 23.5/ 39.6) – five storey buildings within the high increase height overlay – density (55.109) area. (11.3)</i></u>	<u><i>MRZ – PREC1- P5P: P5</i></u> <u><i>MRZ – PREC1- P5P: P21</i></u> <u><i>MRZ – PREC1- P5P: P22</i></u>
<u><i>MRZ – PREC1 – P5P: 05 (24.3)</i></u>	<u><i>Development within the Peacocke Precinct is supported by schools (24.3)</i></u>	<u><i>MRZ-PREC1-P5P: P4</i></u> <u><i>MRZ – PREC1-P5P:P15 (24.3)</i></u>

Amenity

REFERENCE	OBJECTIVE	RELEVANT POLICIES
<u><i>MRZ – PREC1- P5P: 07 (55.111)</i></u>	<u><i>Residential development produces good on-site amenity (</i></u>	<u><i>MRZ – PREC1- P5P: P7</i></u> <u><i>MRZ – PREC1- P5P: P8</i></u> <u><i>MRZ – PREC1- P5P: P9</i></u> <u><i>MRZ – PREC1- P5P: P10</i></u>
<u><i>MRZ - PREC1- P5P: O86</i></u>	<u><i>The development contributes to good neighbourhood amenity as the area matures.</i></u>	<u><i>MRZ - PREC1-P5P: P11</i></u> <u><i>MRZ - PREC1-P5P: P12</i></u> <u><i>MRZ - PREC1-P5P: P13</i></u> <u><i>MRZ - PREC1-P5P: P14</i></u>
<u><i>MRZ - PREC1- P5P: O97</i></u>	<u><i>Activities in Residential Zones are compatible with residential amenity.</i></u>	<u><i>MRZ - PREC1-P5P: P3</i></u> <u><i>MRZ - PREC1-P5P: P15</i></u> <u><i>MRZ - PREC1-P5P: P16</i></u>
<u><i>MRZ - PREC1- P5P: O108</i></u>	<u><i>Residential dwellings within the Peacocke Precinct are designed and developed to create an attractive and safe urban environment, providing a high level of amenity:</i></u> <u><i>1. On site for residents;</i></u> <u><i>2. On adjoining sites; and</i></u> <u><i>3. For the transport corridor and public open spaces.</i></u>	<u><i>MRZ -PREC1-P: P7</i></u> <u><i>MRZ -PREC1-P: P19</i></u> <u><i>MRZ -PREC1-P: P20</i></u>



Infrastructure

REFERENCE	OBJECTIVE	RELEVANT POLICIES
MRZ – PREC1- PSP: O11 (55.114)	Efficient use of land and infrastructure	MRZ – PREC1- PSP: P6 MRZ – PREC1- PSP: P23 MRZ – PREC1- PSP: P24 MRZ – PREC1- PSP: P25
MRZ - PREC1- PSP: O129	Residential development buildings make efficient use of water and energy resources. Incorporates sustainable features and technologies. (55.115)	MRZ - PREC1-PSP: P26

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MRZ – PREC1-P: POLICIES

Land use and development

MRZ - PREC1- PSP: PA	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: PB	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: PC	Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance:
MRZ - PREC1- PSP: PD	Enable housing to be designed to meet the day-to-day needs of residents:
MRZ - PREC1- PSP: PE	Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
MRZ - PREC1- PSP: P1	Higher-density residential development should be located within and close to the Central City the Local Centre, suburban and neighbourhood Neighbourhood centres, tertiary education facilities and hospital, and in areas serviced by passenger transport and in close proximity to zoned open space. (55.118)
MRZ - PREC1- PSP: P2	Manage the effects of non-residential activities while recognizing that some contribute to social cohesion and should locate in the MRZ. Non-residential activities should not establish in residential areas, unless the adverse effects on all zones are avoided, remedied or mitigated. (55.119)
MRZ - PREC1- PSP: P3	Home-based businesses shall: 1. Be ancillary to the residential activity of the site.



	<ol style="list-style-type: none"> 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: P4	Community facilities <u>(including schools) (24.4)</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: P5	<i>Ensure the efficient development of land by requiring development to demonstrate it is generally (44.15) consistent with the Peacocke Structure Plan.</i>

Amenity

MRZ - PREC1- PSP: P6	Residential land uses should <u>contribute towards mitigating be managed to avoid potential the (55.123)</u> effects, such as noise, from arterial transport corridors and state highways.
MRZ - PREC1- PSP: P7	<u>Residential-Building</u> design shall (55.124) 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. <i>Where offered</i>, 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>Principal living areas with sufficient outlook to create a sense of visual and acoustic privacy space. (55.124)</u>
MRZ - PREC1- PSP: P8	Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.
MRZ - PREC1- PSP: P9 (55.126)	<u>Building design and location shall protect the privacy of adjoining dwellings</u>
MRZ - PREC1- PSP: P109	<u>Promote comprehensive, integrated, high amenity development of the precinct in Development in areas identified for medium and high-density residential</u>



	<u>activities should be in</u> general accordance with the appropriate Design Assessment Criteria <u>and the Structure Plan (55.127).</u>
MRZ – PREC1- PSP: P11 (55.128)	The size and scale of buildings and structures shall be compatible with the locality.
MRZ – PREC1- PSP: P12 (55.129)	Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood
MRZ – PREC1- PSP: P13 (55.130)	Significant vegetation and trees should be preserved wherever possible
MRZ – PREC1- PSP: P14 (55.131)	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
MRZ - PREC1- PSP: P1510	Non-residential activities shall be of an appropriate size to maintain character of the site.
MRZ – PREC1- PSP: P16 (55.133)	Adverse effects of activities on the amenity values of the locality shall be minimised including: 1. Effects of noise, glare, odour, dust, smoke, fumes and other nuisances. 2. Effects on traffic, parking, and transport networks.
MRZ – PREC1- PSP: P17 (55.134)	Adverse effects of activities that cross zone boundaries shall be managed through setbacks, building design, and landscaping.
MRZ - PREC1- PSP: P1811	Buildings and structures on the boundary between Residential Zones and public areas shall incorporate CPTED principles.
MRZ - PREC1- PSP: P1912	<i>Dwellings within the Peacocke Structure Plan are designed and constructed to provide a high amenity environment public realm (55.136) by:</i> 1) <i>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. (55.136)</i> 2) <i>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. (55.136)</i> 3) <i>Providing high quality front yard landscaping that adds amenity to the streetscape.</i> 4) <i>Ensuring the visual dominance of garage doors and carparking is minimised.</i>



	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>
MRZ - PREC1- PSP: P2013	<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>
MRZ - PREC1- PSP: P2114	<u>Residential development is designed to manage effects of fixed lighting on adjacent areas of within the Natural Open Space Zone (53.31) and high-value long-tailed bat habitats (38.45).</u>
MRZ - PREC1- PSP: P2215	<u>Residential development considers and responds to the future effects of climate change.</u>

Infrastructure

MRZ - PREC1- PSP: P2316	New residential development shall be able to be adequately serviced in terms of Three Waters infrastructure.
MRZ - PREC1- PSP: P2417	Residential development shall use land and infrastructure efficiently by: <ol style="list-style-type: none"> 1. Delivering target yields from housing development in both greenfield growth areas and intensification areas, as indicated by rules or Structure Plans in DEV1-PSP: P14. (55.141) 2. Staging and sequencing the development as indicated by rules or the Peacocke Structure Plans. 3. Otherwise complying with being generally consistent with (44.17) the Peacocke Structure Plan. relevant Structure Plans.
MRZ - PREC1- PSP: P2518	New buildings and activities shall contribute to mitigating effects on and (55.142) from regionally significant infrastructure.
MRZ - PREC1- PSP: P2619	Development should encourage the efficient use of energy and water, by: <ol style="list-style-type: none"> 1. Incorporating water-sensitive techniques. 2. Reducing the use of reticulated electricity (37.4). 3. <u>Utilizing solar energy.</u> 4. <u>Providing for electric bikes an electric vehicle (37.4) charging network throughout the area.</u>



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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<u>MRZ - PREC1- PSP: R1</u>	<u>Accessory Buildings</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>PREC1-P R36 – R48, PREC1-P R34 – R47</u> 	<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"> <u>A – General Criteria</u>

<u>MRZ - PREC1- PSP: R2</u>	<u>Ancillary residential structure</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>PREC1-P R36 – R48, PREC1-P R34 – R47</u> 	<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"> <u>A – General Criteria</u>

<u>MRZ - PREC1- PSP: R3</u>	<u>Single Dwelling on a site One, Two or three residential units on a site</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>Only one dwelling is provided per site.</u> <u>PREC1-P R36 – R48, PREC1-P R34 – R47</u> 	<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"> <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 PER-1- 12: 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. PREC1-P R34 – R47</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><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>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>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</u></p>	
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	<p><u>machines) is provided, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.</u></p> <p><u>PER-6</u></p> <p>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></p> <p>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></p> <p>1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</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> <ol style="list-style-type: none"> <u>PREC1-P R36 – R48. PREC1-P R34 – R47</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>
<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"> <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> <u>Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</u> <u>Not exceed 30% of the total gross floor area of buildings on the site.</u> <u>Not generate any trips by a heavy motor vehicle.</u> <u>Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</u> <u>Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</u> <u>Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</u> <u>Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Non complying</u></p>



	<p>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></p> <p>10. <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>	
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<u>MRZ - PREC1- PSP: R8</u>	<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>1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</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>

<u>MRZ - PREC1- PSP:R9</u>	<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"> 1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u> 2. <u>Shall be staffed by a maximum number of two staff at any time.</u> 3. <u>Shall be located on a front, corner or through site.</u> 4. <u>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"> 1. <u>A - General</u>

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<u>MRZ - PREC1- PSP: R10</u>	<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>PREC1-P R36 – R48. PREC1-P R34 – R47</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>

<u>MRZ - PREC1- PSP: R11</u>	<u>Organised 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>PREC1-P R36 – R48. PREC1-P R34 – R47</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>

<u>MRZ - PREC1- PSP: R12</u>	<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>	<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>PREC1-P R36 – R48. PREC1-P R34 – R47</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"> <u>A - General</u>

<u>MRZ - PREC1- PSP: R13</u>	<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>	<p><u>Activity Status: Permitted</u></p> <p><u>Where the following are complied with:</u></p>	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p>



	<u>PER-1</u> 1. <u>PREC1-P R36—R4840. PREC1-P R34 – R47</u>	<u>Matters of discretion are restricted to:</u> 1. <u>A - General</u>
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<u>MRZ - PREC1- PSP: R14</u>	<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> 2. <u>PREC1-P R36—R48. PREC1-P R34 – R47</u> 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>	<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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<u>MRZ—PREC1- PSP: R15</u>	<u>Duplex Dwelling*</u>
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<p><u>Medium density residential zone – Peacocke Precinct</u></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> <p>1. <u>PREC1-P R36 – R48.</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>	<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> <p>1. <u>A – General</u></p>
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<p>MRZ - PREC1- PSP: R16 R15</p> <p><u>Terrace dwelling (Peacocke Precinct)* Four or more residential units on a site*</u></p>		
<p><u>Medium density residential zone – Peacocke Precinct</u></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> <p><u>The maximum number of units in a Terraced Dwelling (Peacocke Precinct) building is no more than 6.</u></p> <p><u>RDIS-2</u></p> <p>1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>4. <u>B – Design and Layout</u></p> <p>5. <u>C – Character and Amenity</u></p> <p>6. <u>P – Peacocke Structure Plan</u></p>	<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> <p>1. <u>A - General</u></p> <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> <p>1. <u>A - General</u></p>

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<p>MRZ – PREC1- PSP: R17</p> <p><u>Apartment Building (Peacocke Precinct)*</u></p>		
<p><u>Medium density residential zone – Peacocke Precinct</u></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> <p>1. <u>PREC1-P R36 – R48.</u></p>	<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>



	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. B – Design and Layout</u> <u>2. C – Character and Amenity</u> <u>3. P – Peacocke Structure Plan</u> 	<p><u>2. A – General</u></p>
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<p>MRZ - PREC1- PSP: R18 R16</p>	<p>Papakainga*</p>	
<p>Medium density residential zone – Peacocke Precinct</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>1. PREC1-P R36 – R48. PREC1-P R34 – R47</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. B – Design and Layout</u> <u>2. C – Character and Amenity</u> <u>3. 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>1. A - General</u>

<p>MRZ - PREC1- PSP: R19 R17</p>	<p>Rest Home*</p>	
<p>Medium density residential zone – Peacocke Precinct</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>1. PREC1-P R36 – R48. PREC1-P R34 – R47</u> <u>2. Maximum occupancy shall be 10 residents (including live-in staff).</u> <u>3. The maximum density for rest homes shall be:</u> <ol style="list-style-type: none"> <u>a. One person per 50m² of net site area.</u> <u>4. An outdoor living area shall be provided that:</u> <ol style="list-style-type: none"> <u>a. Is for the exclusive use of the residents.</u> <u>b. Is readily accessible to all residents.</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>



	<ul style="list-style-type: none"> c. <u>Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.</u> d. <u>Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.</u> <p>5. <u>The outdoor living area shall be provided communally which shall comprise:</u></p> <ul style="list-style-type: none"> a. <u>At least 12m² per resident.</u> b. <u>A minimum dimension of not less than 4m.</u> c. <u>At least capable of containing a 6m-diameter circle.</u> 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>6. <u>A service area shall be provided with areas and dimensions as follows:</u></p> <ul style="list-style-type: none"> a. <u>Minimum area of 20m².</u> b. <u>Minimum dimension of 3m.</u> 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><u>Matters of discretion are restricted to:</u></p> <ul 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> 	
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MRZ - PREC1- PSP: R20 R18	Dairy	
Medium density residential zone –	Activity Status: Restricted Discretionary Non-Complying (13.12)	Activity Status where compliance not achieved:



<p><u>Peacocke Precinct</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>1. PREC1-P R36 – R48. PREC1-P R34 – R47</u> <u>2. The gross floor area of retail activity on the site shall not exceed 100m².</u> <u>3. The hours of operation shall be 0700-2200 hours.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. B – Design and Layout</u> <u>2. C – Character and Amenity</u> <u>3. P – Peacocke Structure Plan</u> 	<p><u>Not applicable. 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>
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<p><u>MRZ - PREC1- PSP: R21 R19</u></p>	<p><u>Childcare facility</u></p>	
<p><u>Medium density residential zone – Peacocke Precinct</u></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>1. PREC1-P R36 – R48. PREC1-P R34 – R47</u> <u>2. The Childcare Facility shall not be part of a multiunit residential development.</u> <u>3. The activity shall be located on a front, corner or through site.</u> <u>4. 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>1. B – Design and Layout</u> <u>2. C – Character and Amenity</u> <u>3. 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>1. A - General</u>

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MRZ - PREC1- PSP: R22 R20	<u>Visitor accommodation</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<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 R36 – R48. PREC1-P R34 – R47</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: R23 R21	<u>Emergency service facilities</u>	
<u>Medium density residential zone – Peacocke Precinct</u>	<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 R36 – R48. PREC1-P R34 – R47</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: R24 R22	<u>Community centre</u>	
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<p><u>Medium density residential zone – Peacocke Precinct</u></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"> 1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u> 2. <u>The maximum gross floor area of all buildings on a site shall not exceed 250m².</u> 3. <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u> 4. <u>Once per calendar year a special event may operate from 0700-0200 hours.</u> 5. <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"> 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 PER-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>
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<p><u>MRZ - PREC1- PSP: R25 R23</u></p> <p><u>Medium density residential zone – Peacocke Precinct</u></p>	<p><u>Place of worship</u></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"> 1. <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u> 2. <u>The maximum gross floor area of all buildings on a site shall not exceed 250m².</u> 3. <u>The hours of operation shall be restricted to 0700 – 2200 hours.</u> 4. <u>Once per calendar year a special event may operate from 0700-0200 hours.</u> 5. <u>The display or storage of materials, except for permitted signage shall not be visible from outside the table.</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"> 1. <u>A – General</u>
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	<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> 	
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MRZ - PREC1- PSP: R26 R24	Retirement Village*	
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 R36 – R48. PREC1-P R34 – R47</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>

MRZ - PREC1- PSP: R27 R25	Residential centre	
Medium density residential zone – Peacocke Precinct	<p><u>Activity Status: Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u> 	<p><u>Activity Status where compliance not achieved: Discretionary</u></p>

MRZ - PREC1- PSP: R28R26	School	
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<p>Medium density residential zone – Peacocke Precinct</p>	<p>Activity Status: <u>Restricted Discretionary</u> <u>Where the following are complied with:</u></p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R35, R37, R39, R40-47.</u> <u>Minimum setback from all other boundaries of 5m;</u> <u>Maximum total site coverage of 40%.</u> <u>The activity shall be located on a front corner or through site.</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 Amenities</u> <u>G – Transportation</u> <u>P – Peacocke Structure plan (24.3 – consequential changes to support changes to obs and pols)</u> 	<p><u>Activity Status where compliance not achieved:</u> <u>Discretionary</u></p> <p><u>Activity Status where compliance is not achieved with RDIS-1-1-5: Restricted Discretionary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General (MoE – consequential changes to support changes to obs and pols)</u>
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<p>MRZ - PREC1- PSP: R29 R27</p>	<p>Marae</p>	
<p>Medium density residential zone – Peacocke Precinct</p>	<p>Activity Status: <u>Discretionary</u> <u>Where the following are complied with:</u></p> <p><u>DIS-1</u></p> <ol style="list-style-type: none"> <u>PREC1-P R36 – R48. PREC1-P R34 – R47</u> 	<p><u>Activity Status where compliance not achieved:</u> <u>Discretionary</u></p>

<p>MRZ - PREC1- PSP: R30 R28</p>	<p>Office</p>	
<p>Medium density residential zone – Peacocke Precinct</p>	<p>Activity Status: <u>Non Complying</u></p>	<p><u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u></p>

<p>MRZ - PREC1- PSP: R31 R29</p>	<p>Retail</p>	
<p>Medium density residential zone – Peacocke Precinct</p>	<p>Activity Status: <u>Non Complying</u></p>	<p><u>Activity Status where compliance not achieved:</u> <u>Not applicable.</u></p>



MRZ - PREC1- PSP: R32 R30	<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>

MRZ - PREC1- PSP: R33 R31	<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>

MRZ - PREC1- PSP: R34 R32	<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>

MRZ - PREC1- PSP: R35 R33	<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>

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MRZ – PREC1-PSP: RULES – DEVELOPMENT STANDARDS:



MRZ – PREC1-PSP: R36 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 (53.33)(Peacocke Precinct)</u> b) <u>Apartment buildings (Peacocke Precinct)</u> c) <u>Retirement Villages (Peacocke Precinct) (23.7/ Sub 49.3)</u>	<u>60%.</u>

MRZ - PREC1-PSP: R37 R35 Permeable surfaces and landscaping

1)	<u>Minimum permeable surface required across the entire site</u>	<u>Minimum 20%</u>
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MRZ - PREC1-PSP: R37 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>	
2)	<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>
3)	<u>Specimen trees shall be planted within the front yard landscaping area required by R36 - 1-2-1 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) and Retirement Villages (Peacocke Precinct). (Sub 49.3)</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:</u> <u>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>	



	<p>a) Single dwellings and Duplex dwellings and apartment buildings (Peacocke Precinct).</p> <p>b) Terrace dwelling (Peacocke Precinct) with a dwelling width 6m or greater.</p> <p>Terrace dwelling (Peacocke Precinct) with a dwelling width of less than 6m</p> <p>a) <u>one footpath with a maximum width of 1.2m leading to the front door; and</u></p> <p>b) <u>one car pad with a maximum width of 3m if no garage is provided; and</u></p> <p>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. (53.34)</u></p>	<p>Minimum 50%.</p> <p>Minimum 40%</p> <p>Minimum 30%</p>
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MRZ - PREC1-PSP: R38 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 High-Density Increased Height Overlay</u>	<u>16m</u>

MRZ - PREC1-PSP: R39 R38 Setbacks

	<u>Boundary</u>	<u>Minimum Distance</u>
1)	<u>Transport corridor boundary</u>	<u>≥1.5m</u>
2)	<u>Garage door or carport facing towards a transport corridor shall be set back from the transport corridor boundary</u> <u>Garage doors or carports must either be setback 1.5m, or 5m or greater, from the transport corridor boundary.</u>	<u>5m</u>
3)	<u>Side yards</u>	<u>1m</u>
4)	<u>One side yard per site where:</u>	<u>0m</u>



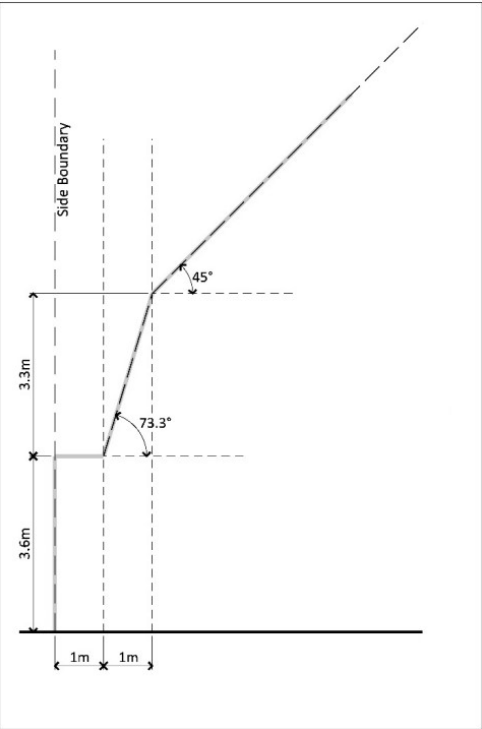
	<p>a) <u>Legal provision is made for access and maintenance; and</u></p> <p>b) <u>Neighbours consent is obtained; and</u></p> <p>c) <u>The opposite side yard is a minimum of 2m.</u></p> <p><u>OR</u></p> <p>d) <u>It is a common/party wall;</u></p>	
<u>5)</u>	<u>Rear yard</u>	<u>1m</u>
<u>6)</u>	<u>Rear 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 (applies to buildings and swimming pools) (23.10)</u>

MRZ - PREC1-PSP: R40 R39 Height in relation to boundary



<p>1)</p>	<p><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)</p>	<p><u>For buildings located in the Peacocke Precinct - Increased Height Overlay Area: For the transport corridor boundary:</u></p> <p>a) Along the transport corridor boundary, the top storey of any building over 12 ±0m in height shall be set back by a minimum of 3m.</p>	
<p>2)</p>	<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>	
<p>3)</p>	<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</u></p>	



	<p><u>additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).</u></p> <p><u>Alternative height in relation to boundary</u></p> 	
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MRZ - PREC1-PSP: R41 R40 Public interface

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>	
2)	<u>For four or more residential units on a site, the following shall apply:</u>	
	<ul style="list-style-type: none"> 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> b. <u>For apartment buildings containing four or more residential units, and retirement village buildings (49.5), 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> 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> 	



<u>2)</u>	<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>	
<u>3)</u>	<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>	

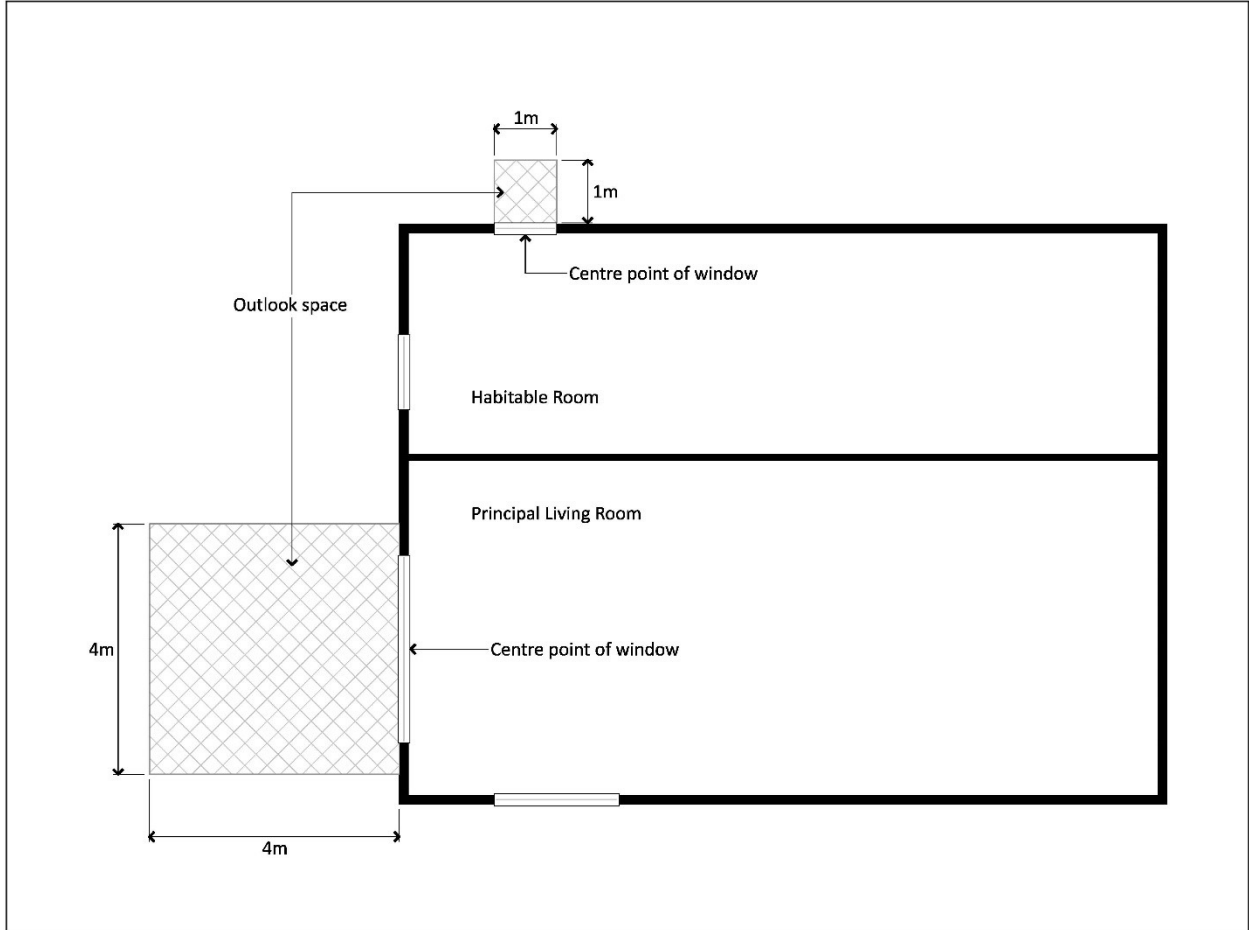
MRZ - PREC1-PSP: R43 R41 Outlook Space

<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"> <u>a) be clear and unobstructed by buildings;</u> <u>b) 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> <u>c) not extend over an outlook spaces or outdoor living space required by another dwelling.</u>



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.

Outlook spaces may be under or over a balcony.



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

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: R44 R42 Outdoor living area

<u>1</u>	<u>These standards do not apply to managed care facilities or rest homes.</u>		
<u>2</u>	<u>Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</u>		
	<ul style="list-style-type: none"> 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> 		
<u>3</u>	<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>		
	<ul style="list-style-type: none"> a. <u>For the shared use of all residents on site, and</u> b. <u>Readily accessible from all residential units on site.</u> 		
<u>4</u>	<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>
<u>a.</u>	<u>Single residential dwellings, Duplex dwellings Terrace dwelling (Peacocke Precinct)</u>	<ul style="list-style-type: none"> i) <u>35m²;</u> ii) <u>Or where located in the High Density Overlay: 20m²</u> 	<p><u>No width contributing to the complying area less than 4.0m.</u></p> <p><u>Outside the High Density Overlay, as an alternative, the open space may be split, allowing a front courtyard of at least 8m² with a minimum depth of 1.8m, the balance shall be provided in the rear yard with no dimension less than 4.0m.</u></p>
<u>b.</u>	<u>Apartment Building (Peacocke Precinct)</u>	<ul style="list-style-type: none"> i) <u>Ground Floor: 20m²</u> ii) <u>Where the sole outdoor living area is above ground floor:</u> <ul style="list-style-type: none"> - <u>A studio unit and one-bedroom residential unit: 5m²</u> 	<ul style="list-style-type: none"> i) <u>No dimension less than 2.5m</u> ii) <u>No dimension less than 1.8m</u>



DISTRICT PLAN

		<u>-A residential unit with two or more bedrooms: 12m²</u>	
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<u>2</u>	<u>Outdoor living areas shall have minimum areas and dimensions as follows:</u>
	<p>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</p> <p>(a) where located at ground level, has no dimension less than 3 metres; and</p> <p>(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</p> <p>(c) is accessible from the residential unit; and</p> <p>(d) may be—</p> <p style="padding-left: 40px;">(i) grouped cumulatively by area in 1 communally accessible location; or</p> <p style="padding-left: 40px;">(ii) located directly adjacent to the unit; and</p> <p>(e) is free of buildings, parking spaces, and servicing and manoeuvring areas.</p>
<u>3</u>	<p>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—</p> <p>(a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and</p> <p>(b) is accessible from the residential unit; and</p> <p>(c) may be—</p> <p style="padding-left: 40px;">(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p style="padding-left: 40px;">(ii) located directly adjacent to the unit.</p>

MRZ - PREC1-PSP: R45 R43 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>	<p>a. <u>A minimum of 5m² 10m² that may be made up of two separate areas incorporating:</u></p> <p style="padding-left: 20px;">i. <u>6m² for clothes drying</u></p> <p style="padding-left: 20px;">ii. <u>4m² for rubbish storage.</u></p> <p>b. <u>Service areas shall have a minimum dimension of 1.5m</u></p>
<u>3</u>	<u>Terrace dwellings and Apartment buildings (Peacocke Precinct).</u>	<p><u>Individual or communal</u></p> <p>a. <u>A minimum of 10m² 5m²</u></p>



DISTRICT PLAN

		<i>b. <u>Minimum dimension of 1.5m</u></i>
<u>4</u>	<i><u>Community centres, visitor accommodation, conference facilities</u></i>	<i>a. <u>A minimum of 10m²</u> b. <u>Minimum dimension of 1.5m</u></i>
<u>5</u>	<i><u>Dairies (may be indoor or outdoor)</u></i>	<i>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></i>
<u>6</u>	<i><u>All service areas</u></i>	<i>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></i>

MRZ - PREC1-PSP: R46 R44 Fences and Walls

<u>Rule</u>	<u>Requirement</u>
<u>1</u>	<i><u>Front and side boundary fences or walls located forward of the front building line of the dwelling.</u></i> <i><u>Maximum height 1.2m</u></i>
<u>2</u>	<i><u>Fences or walls adjoining Open Space Zone.</u></i> <i><u>Maximum height 1.5m</u></i>
<u>3</u>	<i><u>All other boundary fences or walls.</u></i> <i><u>Maximum height 1.8m</u></i>
<u>4</u>	<i><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></i>
<u>5</u>	<i><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></i>
<u>6</u>	<i><u>This rule shall not apply to any fence and/or wall which:</u></i> <i><u>following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or</u></i> <i><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. (55.188)</u></i>



	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.
	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.
	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: <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. (55.188)

MRZ - PREC1-PSP: ~~R47~~ R45 Separation and Privacy

<u>1</u>	<u>Residential buildings shall be set back at least 3m 2m from the nearest part of any other residential building on the same site, except:</u>
	<u>a. No separation is required between buildings that are attached.</u>
	<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>

MRZ - PREC1-PSP: ~~R48~~ R46 Residential unit size

<u>1</u>	<u>For four or more units on a site, the minimum floor area required in respect of each residential unit shall be:</u>										
	<table border="1"> <thead> <tr> <th><u>Form of Residential Unit</u></th> <th><u>Floor Area</u></th> </tr> </thead> <tbody> <tr> <td><u>Studio unit</u></td> <td><u>Minimum 35m²</u></td> </tr> <tr> <td><u>1 bedroom unit</u></td> <td><u>Minimum 45m²</u></td> </tr> <tr> <td><u>2 bedroom unit</u></td> <td><u>Minimum 55m²</u></td> </tr> <tr> <td><u>3 or more bedroom unit</u></td> <td><u>Minimum 90m²</u></td> </tr> </tbody> </table>	<u>Form of Residential Unit</u>	<u>Floor Area</u>	<u>Studio unit</u>	<u>Minimum 35m²</u>	<u>1 bedroom unit</u>	<u>Minimum 45m²</u>	<u>2 bedroom unit</u>	<u>Minimum 55m²</u>	<u>3 or more bedroom unit</u>	<u>Minimum 90m²</u>
<u>Form of Residential Unit</u>	<u>Floor Area</u>										
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<u>3 or more bedroom unit</u>	<u>Minimum 90m²</u>										
<u>2</u>	<u>This rule shall not apply to any managed care facility, rest home, dementia care or serviced apartments within a retirement village. (23.14)</u>										



MRZ - PREC1-PSP: R42 R47 Accessory buildings and Parking

<u>For four or more residential units on a site:</u>		
<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 MRZ – PREC1-PSP: R47– 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-MRZ – PREC1-PSP: R35 - Permeable surfaces and R36 landscaping and R41 MRZ – PREC1-PSP: R40, one external carpark may be provided in the front yard.</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