

Table 1: Recommended changes as a result of Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

Provision as notified	Notified version	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 Requirement	Commentary	Recommendation
Chapter 4A Objectives				
Nil	Nil	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:	Include new objective reflecting MDRS requirements.	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:
Nil	Nil	A relevant residential zone provides for a variety of housing types and sizes that respond to— (i) housing needs and demand; and (ii) the neighbourhood’s planned urban built character, including 3-storey buildings,	Include new objective reflecting MDRS requirements and include additional drafting to recognise the additional development enabled by the Increased Height Overlay.	A relevant residential zone provides for a variety of housing types and sizes that respond to— (i) housing needs and demand; and (ii) the neighbourhood’s planned urban built character, including 3-storey buildings, and 5-storey buildings in the high density overlay area Increased Height Overlay Area.

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Nil				
Nil	Nil	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:	Include new policy reflecting MDRS requirements.	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:
Nil	Nil	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):	Include new policy reflecting MDRS requirements.	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):
Nil	Nil	Encourage development to achieve attractive and safe streets and public open	Include new policy reflecting MDRS requirements.	Encourage development to achieve attractive and safe streets and public open

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		spaces, including by providing for passive surveillance:		spaces, including by providing for passive surveillance:
Nil	Nil	Enable housing to be designed to meet the day-to-day needs of residents:	Include new policy reflecting MDRS requirements.	Enable housing to be designed to meet the day-to-day needs of residents:
Nil	Nil	Provide for developments not meeting permitted activity status, while encouraging high-quality developments.	Include new policy reflecting MDRS requirements.	Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
Chapter 4A Rules – Activity Status				
MRZ - PREC1- PSP: R3	Single Dwellings – Permitted Activity	1 – 3 Residential Units on a site: Permitted Activity 4 or more Residential Units on a site: Restricted	This requirements means that there is no longer a need to refer to residential typologies in the Peacocke Precinct. Amend activity status to provide for MDRS requirements	New Rule: One, two or three residential units on a site – Permitted Activity
MRZ - PREC1- PSP: R15	Duplex Dwelling – Restricted Discretionary			New Rule: Four or more residential units on a site – Restricted Discretionary
MRZ - PREC1- PSP: R16	Terrace Dwelling (Peacocke Precinct) – Restricted Discretionary			Matters of Discretion limited to: B – Design and Layout
MRZ - PREC1- PSP: R17	Apartment Building (Peacocke Precinct) – Restricted Discretionary			

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				C – Character and Amenity P – Peacocke Structure Plan
Chapter 4A Rules – Development Standards				
MRZ – PREC1-PSP: R36 Site Coverage	<p><u>The maximum site coverage for:</u></p> <p>a) <u>Single dwellings</u></p> <p>b) <u>Duplex dwellings</u></p> <p><u>50%</u></p> <hr/> <p><u>The maximum site coverage for:</u></p> <p>c) <u>Terrace Dwellings (Peacocke Precinct)</u></p> <p>d) <u>Apartment buildings (Peacocke Precinct)</u></p> <p><u>60%.</u></p>	Maximum Building Coverage of 50%	S77H of the Amendment Act allows for standards that are more enabling than the MDRS Standards, therefore it is appropriate to retain the building coverage standards, with a small amendment to change the rule from “site coverage” to “building coverage” to be consistent with the compulsory drafting of the Act	<p><u>The maximum site building coverage for:</u></p> <p>c) <u>Single dwellings</u></p> <p>d) <u>Duplex dwellings</u></p> <p><u>50%</u></p> <p><u>The maximum site building coverage for:</u></p> <p>a) <u>Terrace Dwellings (Peacocke Precinct)</u></p> <p>b) <u>Apartment buildings (Peacocke Precinct)</u></p> <p><u>60%.</u></p>
MRZ – PREC1-PSP: R37 Permeable surfaces	<u>Minimum permeable surface required across the entire site – 20%</u>	No permeable surface requirements.	Management of Permeable surfaces is an important aspect of achieving the outcomes of the Peacocke Integrated Catchment Management Plan and	No change.

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and Landscaping			therefore a matter considered to be required to give effect to Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River.	

<p>MRZ – PREC1-PSP: R37 Permeable surfaces and Landscaping</p>	<p><u>On front, corner and through sites, landscaping planted in grass, shrubs and trees shall be required forward of the front building line.</u></p> <ul style="list-style-type: none"> a) <u>Single dwellings and Duplex dwellings and apartment buildings (Peacocke Precinct). Min 50%</u> b) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width 6m or greater. Min 40%</u> c) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width of less than 6m. Min 30%</u> <p><u>Specimen trees shall be planted within the front yard landscaping area required by R39 - 1-2-1 at a planted size of 80L as required below:</u></p> <p><u>Single dwelling - One per dwelling unit.</u> <u>Duplex dwelling - One per dwelling unit.</u> <u>Terrace dwellings (Peacocke Precinct) and Apartment Buildings (Peacocke Precinct)</u></p> <ul style="list-style-type: none"> - <u>Minimum of one tree per site with an additional tree for every 10m of frontage.</u> 	<p><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.</u></p> <p><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></p>	<p>Landscaping requirements of the MDRS to be incorporated into Chapter 4A.</p> <p>It is recommended to maintain tree planting requirements to maintain tree coverage to assist with shading, urban heat island effect and increased amenity. The provision of specimen trees will not compromise the delivery of density required by the MDRS and will not add excessive cost to development.</p> <p>Due to the restriction on not being able to control where landscaping is located, and the reduction in the front yard setback to 1.5m as required by MDRS, it is recommended to remove the requirement for trees to be located in the front setback.</p> <p>Front yard landscaping requirements are recommended to be retained for where four or more residential units are proposed on a site to achieve high on-site amenity outcomes and</p>	<p><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.</u></p> <p>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p><u>Specimen trees shall be planted within the front yard landscaping area required by R39 - 1-2-1 at a planted size of 80L as required below:</u></p> <p><u>Single dwelling - One per dwelling unit.</u> <u>Duplex dwelling - One per dwelling unit.</u> <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> <u>For four or more residential units on a site, the following shall also apply:</u></p>
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			contribute to a high amenity streetscapes.	<p><u>On front, corner and through sites, landscaping planted in grass, shrubs and trees shall be required forward of the front building line.</u></p> <ul style="list-style-type: none">a) <u>Single dwellings and Duplex dwellings and apartment buildings (Peacocke Precinct). Min 50%</u>b) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width 6m or greater. Min 40%</u>c) <u>Terrace dwelling (Peacocke Precinct) with a dwelling width of less than 6m. Min 30%</u>
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<p><u>MRZ - PREC1-PSP: R38 Building height</u></p>	<p>Peacocke Precinct: 12m – Maximum of 3 storeys Peacocke Precinct High Density Increased Height Overlay: 16m</p>	<p>11m + 1m for 50% for roof elevation</p>	<p>The provisions as notified are more enabling than the MDRS standards and therefore no change is recommended.</p>	<p>Peacocke Precinct: 12m – Maximum of 3 storeys Peacocke Precinct High Density Increased Height Overlay: 16m</p>
<p><u>MRZ - PREC1-PSP: R39 Setbacks</u></p>	<p>Transport corridor boundary: 3m Garage door or carport facing towards a transport corridor shall be set back from the transport corridor boundary: 5m</p> <p>Side yards: 1m</p> <p>One side yard per site where:</p> <ul style="list-style-type: none"> a) Legal provision is made for access and maintenance; and b) Neighbours consent is obtained; and c) The opposite side yard is a minimum of 2m. <p>OR</p> <ul style="list-style-type: none"> d) It is a common/party wall; 0m <p>Rear yard: 1m</p> <p>Rear yard where it adjoins a rear lane: 0m</p>	<p>Yard Minimum depth</p> <p>Front 1.5 metres Side 1 metre Rear 1 metre (excluded on corner sites)</p>	<p>Setback requirements should be amended to be aligned with MDRS requirements.</p> <p>The notified provisions allow for zero-yard setbacks where certain conditions are able to be met. This provides increased development flexibility and should be maintained as provided under s77H of the Amendment Act.</p> <p>To manage effects of carparking, amendments to the carparking standard are proposed that provide flexibility for garage door setbacks consistent with the requirements of the MDRS i.e. 1.5m setback or, requiring sufficient space to be provided that spaces are not used to</p>	<p>Transport corridor boundary: 1.5m</p> <p>Garage door or carport facing towards a transport corridor shall be set back from the transport corridor boundary: 1.5m or more than 5m.</p> <p>Side yards: 1m</p> <p>One side yard per site where:</p> <ul style="list-style-type: none"> a) Legal provision is made for access and maintenance; and b) Neighbours consent is obtained; and c) The opposite side yard is a minimum of 2m. <p>OR</p>

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	<p>Waikato Riverbank and Gully (applies to buildings and swimming pools): 6m Significant Bat Habitat Area boundary: 5m</p>		<p>park cars where they provide a safety and access risk to users of the transport corridor.</p> <p>Setbacks relating to the management of risk from the potential instability of riverbanks and gully network should be maintained as a Qualifying Matter.</p> <p>Setbacks relating to managing the effects of development on the significant habitat of indigenous fauna (long tail bats) should be maintained as Qualifying Matters.</p>	<p>d) It is a common/party wall; 0m</p> <p>Rear yard: 1m</p> <p>Rear yard where it adjoins a rear lane: 0m</p> <p>Waikato Riverbank and Gully (applies to buildings and swimming pools): 6m</p> <p>Significant Bat Habitat Area boundary: 5m</p>

<p>MRZ - PREC1- PSP:R40 Height in relation to boundary</p>	<p><u>For the transport corridor boundary:</u> <i>a) the top storey of any building over 10m in height shall be set back by a minimum of 3m.</i></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. Except that no height control plane shall apply:</u> <i>a) Where a boundary adjoins a rear lane.</i> <i>b) Where there is existing or proposed internal boundaries within a site.</i></p> <p><u>Where there is an existing or proposed common wall between two buildings on adjacent sites. 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.</u></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>Height in relation to boundary requirements should be amended to reflect the requirements of MDRS.</p> <p>Requirements to manage the top floor setback should be amended so that they only apply to buildings proposed to be developed over the permitted height limit of the MDRS of 12m (11m+1m). This will manage the bulk and scale of larger buildings, maintaining a high amenity streetscape.</p>	<p>1) 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</p> <p>2) For buildings located in the Peacocke Precinct - Increased Height Overlay Area: a) Along the transport corridor boundary, the top storey of any building over 12m in height shall be set back by a minimum of 3m.</p>
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	<p><u>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> <p><u>Alternative height in relation to boundary</u></p>			
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<p><u>MRZ - PREC1-PSP: R41 Public interface</u></p>	<p><u>1) a. 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><u>b. For apartment buildings containing four or more residential units, a pedestrian access, separate from any driveway, must be provided from the transport corridor or an area of public open space to the entrance to the building.</u></p> <p><u>c. At least one habitable room of each residential unit shall have a clear glazed window facing the transport corridor from which the transport corridor is not blocked by any accessory building.</u></p> <p><u>2) 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></p> <p><u>3) 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></p>	<p><u>Windows to street</u></p> <p><u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p>	<p>Plan provisions should be amended to reflect the requirements of the MDRS for permitted activities.</p> <p>The notified provisions relating to access and glazing should be maintained for four or more residential units on a site to maintain a high amenity streetscape.</p>	<p>1) 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.</p> <p>2) For four or more residential units on a site, the following shall apply:</p> <p>a. 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.</p> <p>b. For apartment buildings containing four or more residential units, a pedestrian access, separate from any driveway, must be provided from the transport corridor or an</p>

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				<p>area of public open space to the entrance to the building.</p> <p>c. 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.</p>
<p><u>MRZ - PREC1-PSP; R43 Outlook Space</u></p>	<p><u>1 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></p> <p><u>2 The main living room of a dwelling must have an outlook space with a minimum dimension of 6m depth and 4m width.</u></p> <p><u>3 The principal bedroom of a dwelling must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</u></p> <p><u>4 All other habitable rooms must have an outlook space of 1m in depth and 1m in width.</u></p>	<p><u>The minimum dimensions for a required outlook space are as follows:</u></p> <p><u>(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</u></p> <p><u>(b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></p> <p><u>The width of the outlook space is measured from the centre point of the largest</u></p>	<p>Outlook space requirements should be amended to be consistent with the requirements across MDRS</p>	<p>The minimum dimensions for a required outlook space are as follows:</p> <p>(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</p> <p>(b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</p> <p>The width of the outlook space is measured from</p>

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	<p><u>5 The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u></p> <p><u>6 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></p> <p><u>7 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></p> <p><u>8 Outlook spaces may be within the site, over a public street, or other public open space.</u></p> <p><u>9 Outlook spaces required from different rooms within the same building may overlap.</u></p> <p><u>10 Outlook spaces may overlap where they are on the same wall plane</u></p> <p><u>11 Outlook spaces must:</u></p> <p><u>a) be clear and unobstructed by buildings;</u></p> <p><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></p> <p><u>c) not extend over an outlook spaces or outdoor living space required by another dwelling.</u></p>	<p><u>window on the building face to which it applies.</u></p> <p><u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p><u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p><u>Outlook spaces may be under or over a balcony.</u></p> <p><u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p><u>Outlook spaces must:</u></p> <p><u>a) be clear and unobstructed by buildings;</u></p> <p><u>b) not extend over an outlook spaces or outdoor living space required by another dwelling.</u></p>		<p>the centre point of the largest window on the building face to which it applies.</p> <p>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</p> <p>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</p> <p>Outlook spaces may be under or over a balcony.</p> <p>Outlook spaces required from different rooms within the same building may overlap.</p> <p>Outlook spaces must:</p> <p>a) be clear and unobstructed by buildings;</p> <p>b) not extend over an outlook spaces or outdoor living space required by another dwelling.</p>

<p>MRZ - PREC1-PSP: R44 Outdoor living area</p>	<p><u>1</u> These standards do not apply to <u>managed care facilities or rest homes.</u> <u>2</u> Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is: a. For the exclusive use of each residential unit. b. Readily accessible from a living area inside the residential unit. c. 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: a. For the shared use of all residents on site, and b. Readily accessible from all residential units on site.</p> <p><u>Single residential dwellings, Duplex dwellings Terrace dwelling (Peacocke Precinct)</u> i) 35m2; ii) Or where located in the High Density Overlay: 20m2 No width contributing to the complying area less than 4.0m.</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> <u>Apartment Building (Peacocke Precinct)</u> i) Ground Floor: 20m2</p>	<p><u>Outdoor living areas shall have minimum areas and dimensions as follows:</u> <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</u> (a) where located at ground level, has no dimension less than 3 metres; and (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 (c) is accessible from the residential unit; and (d) may be— (i) grouped cumulatively by area in 1 communally accessible location; or (ii) located directly adjacent to the unit; and (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.</p> <p><u>A residential unit located above ground floor level must have an outdoor living space in the form of a</u></p>	<p>Outdoor living standards should be amended to reflect the requirements of MDRS</p>	<p>Outdoor living areas shall have minimum areas and dimensions as follows: 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,— (a) where located at ground level, has no dimension less than 3 metres; and (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 (c) is accessible from the residential unit; and (d) may be— (i) grouped cumulatively by area in 1 communally accessible location; or (ii) located directly adjacent to the unit; and (e) is free of buildings, parking spaces, and</p>
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	<p><u>ii) Where the sole outdoor living area is above ground floor:</u> <u>- A studio unit and one-bedroom residential unit: 5m² - A residential unit with two or more bedrooms: 12m²</u> i) <u>No dimension less than 2.5m</u></p> <p><u>ii) No dimension less than 1.8m</u></p>	<p><u>balcony, patio, or roof terrace that—</u> <u>(a) is at least 8 square metres and has a minimum dimension of 1.8 metres;</u> <u>and</u> <u>(b) is accessible from the residential unit; and</u> <u>(c) may be—</u> <u> (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u> <u> (ii) located directly adjacent to the unit.</u></p>		<p>servicing and manoeuvring areas.</p> <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— (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and (b) is accessible from the residential unit; and (c) may be— (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or (ii) located directly adjacent to the unit.</p>
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<p><u>MRZ - PREC1-PSP: R45 Service Areas</u></p>	<p><u>2 Single dwellings and Duplex dwellings a. A minimum of 10m2 that may be made up of two separate areas incorporating:</u> <u>i. 6m2 for clothes drying</u> <u>ii. 4m2 for rubbish storage.</u> <u>b. Service areas shall have a minimum dimension of 1.5m</u> <u>3 Terrace dwellings and Apartment buildings (Peacocke Precinct).</u> <u>Individual or communal</u> <u>a. A minimum of 10m2</u> <u>b. Minimum dimension of 1.5m</u> <u>4 Community centres, visitor accommodation, conference facilities</u> <u>a. A minimum of 10m2</u> <u>b. Minimum dimension of 1.5m</u> <u>5 Dairies (may be indoor or outdoor) a. Minimum 10m2</u> <u>b. Minimum dimension 1.5m</u> <u>c. Readily accessible to service vehicles</u> <u>d. Indoor service area separately partitioned.</u> <u>e. Outdoor service area; all-weather dust-free surface.</u> <u>6 All service areas a.</u> <u>Clothes drying areas shall be readily accessible from each residential unit</u></p>	<p><u>No service area requirements are included within the MDRS</u></p>		

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	<p><u>b. Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5.</u></p> <p><u>c. 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></p> <p><u>d. 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></p>			
<p>MRZ - PREC1-PSP: R46 Fences and Walls</p>	<p><u>1 Front and side boundary fences or walls located forward of the front building line of the dwelling. Maximum height 1.2m</u></p> <p><u>2 Fences or walls adjoining Open Space Zone. Maximum height 1.5m</u></p> <p><u>3 All other boundary fences or walls. Maximum height 1.8m</u></p>	<p><u>No compulsory controls relating to fences and walls are included within the MDRS standards</u></p>	<p>Management of the height of fences and walls will not reduce development capacity or add significant cost to the provision of residential units and will assist in maintaining a high amenity streetscape.</p>	<p>1 Front and side boundary fences or walls located forward of the front building line of the dwelling. Maximum height 1.2m</p> <p>2 Fences or walls adjoining Open Space Zone. Maximum height 1.5m</p> <p>3 All other boundary fences or walls. Maximum height 1.8m</p>

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<p>MRZ - PREC1-PSP: R47 R45 Separation and Privacy</p>	<p><u>1 Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:</u></p> <p><u>a. No separation is required between buildings that are attached.</u></p> <p><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></p>	<p><u>No separation distances required.</u></p>	<p>Internal separation on a site should be consistent with the side yard setbacks required by MDRS standards and reduced to 2m.</p>	<p>1 Residential buildings shall be set back at least 2m from the nearest part of any other residential building on the same site, except:</p> <p>a. No separation is required between buildings that are attached.</p> <p>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.</p>
<p>MRZ - PREC1-PSP: R48 R46 Residential unit size</p>	<p><u>The minimum floor area required in respect of each residential unit shall be:</u></p> <p><u>Form of Residential Unit Floor Area</u></p> <p><u>Studio unit: Minimum 35m2</u></p> <p><u>1 bedroom unit: Minimum 45m2</u></p> <p><u>2 bedroom unit: Minimum 55m2</u></p> <p><u>3 or more bedroom unit: Minimum 90m2</u></p>	<p><u>No controls of minimum unit size are included under the MDRS</u></p>	<p>Minimum unit sizes assist in establishing a high level of on-site amenity and are a useful development standard for larger developments to maintain on-site amenity and livability.</p>	<p>For four or more units on a site, the minimum floor area required in respect of each residential unit shall be:</p> <p>Form of Residential Unit Floor Area</p>

Provision as notified	Notified version	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 Requirement	Commentary	Recommendation
				Studio unit: Minimum 35m2 1 bedroom unit: Minimum 45m2 2 bedroom unit: Minimum 55m2 3 or more bedroom unit Minimum 90m2
MRZ - PREC1-PSP: R42 Accessory buildings and Parking	<p><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 applies.</u></p> <p><u>Any accessory building must be setback at least 1m from the front building line of the dwelling.</u></p> <p><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></p> <p><u>For dwellings with a width of less than 7.5m, that comply with the requirements of R37, one external carpark may be provided in the front yard.</u></p>	<p><u>There are no controls relating to the location of parking under the MDRS</u></p>	<p>The management of parking and its location contributes to the streetscape amenity, particularly for larger scale developments. For this reason, it is appropriate to retain these requirements where four or more residential units are proposed on a site.</p>	<p>For four or more residential units on a site: Parking, whether provided in an accessory building, or parking pad, shall form no more than 50% of the width of the ground floor front façade of the residential unit that is visible from the transport corridor, except where MRZ – PREC1-PSP: R47– 4 applies. Any accessory building must be setback at least 1m from the front building line of the dwelling.</p>

Provision as notified	Notified version	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 Requirement	Commentary	Recommendation
				<p>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.</p> <p>For dwellings with a width of less than 7.5m, that comply with the requirements of MRZ – PREC1-PSP: R35 - Permeable surfaces and R36 landscaping and MRZ – PREC1-PSP: R40, one external carpark may be provided in the front yard.</p>
Chapter 23A Subdivision Peacocke Precinct – Activity Status				
<p><u>SUB-PREC1-PSP: R4</u></p>	<p><u>Fee simple subdivision in Peacocke Precinct* - Restricted Discretionary</u></p>	<p><u>The MDRS requires subdivision applications relating to existing residential units or concurrently lodged with a land use consent to be provided for as controlled activities.</u></p>	<p>Amendments are required to provide for subdivision as a controlled activity in the Peacocke Precinct.</p>	<p>SUB-PREC1-PSP: R4 Fee simple subdivision associated with an existing residential unit* - Controlled.</p>

Provision as notified	Notified version	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 Requirement	Commentary	Recommendation
				<p>SUB-PREC1-PSP: R5 Fee simple subdivision associated with a residential land use consent application that is to be determined concurrently* - Controlled.</p> <p>SUB-PREC1-PSP: R6 Unit title subdivision in Peacocke Precinct for a Residential Activity* - Controlled</p>