

## MRZ - Medium density residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

Explanatory note:

The Medium density residential zone provisions are applied differently within the following two areas:

- Area 1: Raglan and Te Kauwhata
- Area 2: Huntly, Pookeno, Tuakau and Ngaruawaahia.

This Chapter contains the following parts to reflect the different outcomes sought within each of the two areas:

- Part 1 provides for Area 1 towns and are prefixed with MRZ1
- Part 2 provides for Area 2 towns and are prefixed with MRZ2

## **Part 1: Medium density residential zone areas 1 (MRZI)**

This part of the Chapter applies to all Medium density residential zone land within Raglan and Te Kauwhata.

### **Purpose of the MRZI**

The purpose of the MRZI – Medium density residential zone in area 1 is to enable more efficient use of residentially zoned land and infrastructure by providing for a higher intensity of residential development than typically found in the GRZ – General residential zone. The MRZI – Medium density residential zone in area 1 provides for this form of development within a walkable catchment of town centres, strategic transport corridors and community facilities. Within Area 1 the zone will:

- Provide greater housing supply to respond to anticipated growth;
- Reduce pressure for residential development on the urban fringe and beyond;
- Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth). This will be achieved by providing housing close to town and business centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;
- Provide greater diversity / choice of housing; and
- Coordinate delivery of infrastructure and services.

The zone provisions enable a variety of dwelling sizes and typologies to be delivered which provides opportunity for greater housing variety and choice. Development within the zone is guided by rules which encourage innovation and flexibility in design responses. The rules provide design guidance for up to 3 dwellings on site, allowing compliant smaller scale developments to be enabled in a manner that maximises opportunities on smaller existing sites. Developments of more than 3 dwellings are subject to a more intensive design assessment process with matters of discretion which provide the primary guidance for assessment, including the intensity of development and enabling appropriate design outcomes regarding:

- The contribution the development makes to the zone having regard to the planned urban form and intensity the zone provides for;
- The creation of safe and high-quality residential neighbourhoods;
- The on-site amenity for residents such as high-quality outdoor spaces;
- The amenity effects on adjoining sites such as privacy and shading; and
- The provision of three waters infrastructure to service the development.

### **Objectives**

MRZI-O1 Housing typology.

Achieve greater housing choice for the community in response to changing demographics and housing needs.

MRZI-O2 Efficient use of land and infrastructure.

Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.

**MRZI-O3 Residential amenity.**

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily townhouse and low-rise apartments.

**MRZI-O4 Activities.**

An appropriate mix of complementary and compatible activities is enabled to support residential growth.

**Policies**

**MRZI-P1 Housing typology and type.**

Enable a variety of housing typologies including apartments, terrace housing and duplexes.

**MRZI-P2 Efficient use of land and infrastructure.**

- (1) Enable land to be used for higher intensity residential living where such land is:
  - (a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or
  - (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.
- (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.
- (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.

**MRZI-P3 Building form, massing and coverage.**

- (1) Enable residential development that:
  - (a) Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and
  - (b) Manages visual dominance effects on adjoining sites.

**MRZI-P4 Streetscape, yards and outdoor living spaces.**

- (1) Enable residential development that contributes to attractive and safe streets and public open spaces by:
  - (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping;
  - (b) Incorporating front yard landscaping that will enhance streetscape amenity; and
  - (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (2) Require development to have sufficient side yard setbacks to provide for:

- (a) Landscaping and permeable surfaces;
  - (b) Privacy to adjoining sites;
  - (c) Sunlight and daylight; and
  - (d) Driveways and accessways.
- (3) Require the provision of outdoor living spaces that:
- (a) Are attractive, functional and accessible; and
  - (b) Provide a reasonable standard of privacy for residents and to adjoining sites.
- (4) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.

**MRZI-P5** Changes to amenity values.

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.

**MRZI-P6** Home businesses.

- (1) Provide for home businesses to allow flexibility for people to work from their homes.
- (2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.

**MRZI-P7** Non-residential activities.

- (1) Maintain the zone primarily for residential activities while also:
  - (a) Ensuring community facilities:
    - (i) Are suitably located;
    - (ii) Are of a limited scale and intensity that is compatible with the zone;
    - (iii) Contribute to the amenity of the neighbourhood; and
    - (iv) Support the social and economic well-being of the residential community.
  - (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and
  - (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
- (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.

## Rules

*Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MRZI-RI</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MRZI-R2</b>	A new retirement village or alterations to an existing retirement village
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The site is connected to public water and wastewater infrastructure; (b) The minimum living space or balcony area and dimensions are: (i) Apartment – 10m <sup>2</sup> area with a minimum dimension horizontal and vertical of 2.5m; (ii) Studio unit or 1 bedroom unit – 12.5m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or (iii) 2 or more bedroomed unit – 15m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m. (c) The minimum service court is either: (i) Apartment – Communal outdoor space (i.e. no individual service courts required); or (ii) All other units – 10m <sup>2</sup> for each unit. (d) The following land use – effects standard does not apply: (i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs). (e) The following Land Use – Building standards do not apply: (i) MRZ1-S1 (Residential unit); (ii) MRZ1-S8 (Outdoor living space); and (f) The following infrastructure and energy rule does not apply: (i) Rule TRPT-R4(1)(a) (Traffic generation).	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
<b>MRZI-R3</b>	Home business

<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The home business is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and</li> <li>(e) Machinery may only be operated between 7:30am and 9pm on any day.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<p><b>MRZI-R4</b>   Community facilities</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 200m<sup>2</sup> GFA.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<p><b>MRZI-R5</b>   Neighbourhood park</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>MRZI-R6</b>   Home stay</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 4 temporary residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<p><b>MRZI-R7</b>   Boarding houses/boarding establishments</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 10 people per site inclusive of staff and residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p>

		(a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
<b>MRZI-R8</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.	
<b>MRZI-R9</b>	Construction, demolition, addition, and alteration of a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>	
<b>MRZI-R10</b>	Any activity that is not listed as permitted, restricted discretionary or prohibited, <b>Activity status: DIS</b>	
<b>MRZI-R11</b>	Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon). <b>Activity status: PR</b>	

*Land use – building*

<b>MRZI-S1</b>	Residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Up to three residential units per site.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Intensity of the development; and (b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone; (c) The relationship of the development with adjoining streets or public open spaces,	

		<p>including the provision of landscaping; and</p> <p>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</p> <p>(e) Provision of 3-waters infrastructure to individual units; and</p> <p>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</p> <p>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p>
<b>MRZI-S2</b>	Minimum residential unit size	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Residential units must have a minimum net internal floor area of:</p> <p>(i) 35m<sup>2</sup> for studio dwellings; and</p> <p>(ii) 45m<sup>2</sup> for one or more bedroom dwellings.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The functionality of the residential unit; and</p> <p>(b) Internal residential amenity.</p>
<b>MRZI-S3</b>	Height – building general	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</p> <p>(c) In Raglan, the permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.</p> <p>(d) In Raglan, chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</p> <p>(e)</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building or structure;</p> <p>(b) Design, scale and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy and overlooking on adjoining sites.</p>
<b>MRZI-S4</b>	Fences or walls – road boundaries	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>



<p>(a) Fences and walls between the applicable building setbacks under MRZ1-S10 and MRZ1-11 on a site and any road boundaries, must comply with all of the following standards:</p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(1) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p>(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p>	<p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; and</p> <p>(c) Public space visibility.</p>
<p><b>MRZ1-S5</b>   Height in relation to boundary</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except</p> <p>(i) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;</p> <p>(ii) This standard does not apply to existing or proposed internal boundaries within a site;</p> <p>(iii) Where a site in the MRZ1 – Medium density residential zone 1 adjoins a site in the GRZ – General residential zone, LLRZ – Large lot residential or SETZ – Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ – General residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(iv) Where the boundary adjoins a legal road.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy on adjoining sites.</p>
<p><b>MRZ1-S6</b>   Building coverage</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed 45%.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p>

<p>(b) MRZ1-S6(1)(a) does not apply:</p> <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Design, scale and location of the building;</li> <li>(b) Provision for outdoor living space and service courts; and</li> <li>(c) Effects on the planned urban built character of the surrounding residential area.</li> </ul>
<p><b>MRZ1-S7</b>   Impervious surfaces</p>	
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The impervious surfaces of a site must not exceed 70%.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Site design, layout and amenity; and</li> <li>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</li> </ul>
<p><b>MRZ1-S8</b>   Outdoor living space</p>	
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit;</li> <li>(iii) Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m<sup>2</sup> and a minimum dimension of 4m in any direction; and</li> <li>(iv) Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum area of 5m<sup>2</sup> for studio and one-bedroom dwellings, or 8m<sup>2</sup> for two or more bedroom dwellings and a minimum dimension of 1.5m.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed;</li> <li>(c) Privacy and overlooking on adjoining sites; and</li> <li>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> </ul>
<p><b>MRZ1-S9</b>   Ground floor internal habitable space</p>	
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and</li> </ul>

		(b) The design and location of garaging as viewed from streets or public open spaces.
<b>MRZ1-S10</b>	Building setbacks – all boundaries	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The finished external walls (excluding eaves) of a building must be set back a minimum of:</p> <p>(i) 3m from the road boundary;</p> <p>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1m from every boundary other than a road boundary; and</p> <p>(b) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</p> <p>(c) MRZ1-S10(1)(a) and (b) do not apply to structures that are not buildings.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Privacy overlooking on adjoining sites.</p>	
<b>MRZ1-S11</b>	Building setbacks – water bodies	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 20m from the margin of any lake;</p> <p>(ii) 20m from the margin of any wetland;</p> <p>(iii) 23m from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iv) 38m from the margin of either the Waikato River and the Waipa River</p> <p>(v) 23m from mean high water springs</p> <p>(b) A public amenity of up to 25m<sup>2</sup> or pump shed within any building setback identified in MRZ1-S12(1)(a);</p> <p>(c) MRZ1-S11(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality; and</p> <p>(f) Effects on natural character values.</p>	

## **Part 2: Medium density residential zone areas 2 (MRZ2)**

This part of the Chapter applies to all Medium density residential zone land within Huntly, Tuakau, Pookeno and Ngaaruawaahia.

### **Purpose**

The purpose of the MRZ2 – Medium density residential zone in area 2 is to enable the most efficient use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ2 – Medium density residential zone in area 2 provides for this form of development within ~~a walkable catchment of the town centres of~~ Huntly, Ngaaruawaahia, Pookeno and Tuakau. Within areas 2 the zone will:

- Provide housing at increased densities with three residential units per lot and buildings up to three storeys in height being permitted;
- Provide for the development of more than three residential units per lot, albeit subject to a more intensive design assessment process with matters of discretion to provide for appropriate design outcomes;
- Encourage a variety of housing types and sizes that respond to housing needs and demands of the district and its planned urban built character;
- Accommodate the highest level of residential growth within the district;
- ~~Reduce pressure for residential development on the urban fringe and beyond;~~
- ~~Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth) by enabling greater development capacity in town centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;~~
- Provide the highest capacity, diversity and choice of housing; and
- Coordinate delivery of infrastructure and services.

The capacity to accommodate medium density residential development may be limited to provide for and/or protect one or more of the following qualifying matters:

- Matter of national importance under s6 (s771(a)) of the RMA
- Matter required to give effect to a national policy statement (s771(b))
- Matter required to give effect to Te Ture Whaimana (s771(c))
- Matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure (s771(e))
- Reverse sensitivity

Provisions to provide for and/or protect the above qualifying matter are incorporated into the district wide matters and the rules and standards of this zone.

### **Objectives**

MRZ2-O1 Housing typology.

Provide for a variety of housing types and sizes that respond to:

- (a) Housing needs and demand; and
- (b) The neighbourhood's planned urban built character, including three-storey buildings.

### Part 3: Area-specific matters / Zones / Residential zones /MRZ – Medium density residential zone

#### MRZ2-O2 Efficient use of land and infrastructure.

Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.

#### MRZ2-O3 Residential amenity.

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily three-storey buildings, including semi-detached and terraced housing, townhouses and low-rise apartments.

#### MRZ2-O4 Activities.

An appropriate mix of complementary and compatible activities, including educational facilities, is enabled to support residential growth.

#### MRZ2-O5 Qualifying matters.

The capacity to accommodate medium density residential development may be limited to provide for recognise and/or protect one or more qualifying matters.

#### MRZ2-O6 Reverse sensitivity.

Avoid or minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:

- (a) The use of building setbacks; and
- (b) The design of subdivisions and development; and
- (c) The use of building height restrictions in Havelock Precinct (Area I)

#### MRZ2-O7 Educational Facilities.

Residential development is supported by educational facilities.

#### MRZ2-O8 Public realm safety and amenity.

Recognise amenity values and enhance safety for the transport corridor and public open spaces.

#### MRZ2-O9 Outlook from Tuurangawaewae Marae.

In Ngaaruawaahia the outlook from Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga and Waikato Awa is recognised and provided for.

#### MRZ2-O10 Railway Corridors.

Protect the safe and efficient operation of the railway corridor and minimise risks to public health and safety.

## Policies

#### MRZ2-PI Housing Typology.

Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

MRZ2-P2 Residential Amenity.

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

MRZ2-P3 Housing Design.

Enable housing to be designed to meet the day-to-day needs of residents.

MRZ2-P4 Enabling Housing Development.

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

MRZ2-P5 Streetscape, yards and outdoor living spaces.

- (1) Enable residential development that contributes to attractive and safe streets and public open spaces by:
  - (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping;
  - (b) Incorporating front yard landscaping that will enhance streetscape amenity; and
  - (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (2) Require development to have sufficient side yard setbacks to provide for:
  - (a) Landscaping and permeable surfaces;
  - (b) Privacy to adjoining sites;
  - (c) Sunlight and daylight; and
  - (d) Driveways and accessways.
- (3) Require the provision of outdoor living spaces that:
  - (a) Are attractive, functional and accessible; and
  - (b) Provide a reasonable standard of privacy for residents and to adjoining sites.
- (4) In relation to retirement villages, require outdoor living spaces or communal outdoor living spaces to be usable and accessible.
- (5) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.

MRZ2-P6 Qualifying Matters

Restrict residential development to an appropriate level to provide for and protect any relevant qualifying matters.

MRZ2-P7 Efficient use of land and infrastructure.

- (1) Enable land to be used for higher intensity residential living where such land is:
  - (a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or

Part 3: Area-specific matters / Zones / Residential zones /MRZ – Medium density residential zone

- (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.
- (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.
- (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.

MRZ2-P8 Changes to amenity values.

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.

MRZ2-P9 Home businesses.

- (1) Provide for home businesses to allow flexibility for people to work from their homes.
- (2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.

MRZ2-P10 Non-residential activities.

- (1) Maintain the zone primarily for residential activities while also:
  - (a) Ensuring community facilities:
    - (i) Are suitably located;
    - (ii) Are of a limited scale and intensity that is compatible with the zone;
    - (iii) Contribute to the amenity of the neighbourhood; and
    - (iv) Support the social and economic well-being of the residential community.
  - (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and
  - (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
- (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.

MRZ2-P11 Reverse Sensitivity.

- (1) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.
- (2) Use of design controls for sensitive activities to minimise reverse sensitivity effects on existing lawfully established activities.
- (3) Manage potential reverse sensitivity effects by restricting building heights within the Area 1 height restriction area in the Havelock Precinct.

**MRZ2-P12 Building form, massing and coverage.**

- (1) Enable medium density residential development that:
- (a) Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and
  - (b) Manages unreasonable visual dominance effects on adjoining properties.

**MRZ2-P13 Retirement villages.**

- (1) Provide for the establishment of new retirement villages and care facilities that:
- (a) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
  - (b) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (c) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
  - (d) Recognise that housing and care facilities for older people can require higher densities;
  - (e) Provide high quality on-site amenity;
  - (f) Integrate with local services and facilities, including public transport; and
  - (g) Connect to alternative transport modes to the LLRZ – Large lot residential zone, SETZ – Settlement zone, MRZ1 – Medium density residential zone 1, GRZ – General residential zone, TCZ – Town centre zone, LCZ – Local centre zone or COMZ – Commercial zone.
- (2) Enable alterations and additions to existing retirement villages that:
- (a) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (b) Recognise that housing and care facilities for older people can require higher densities;
  - (c) Provide high quality on-site amenity; and
  - (d) Integrate with local services and facilities, including public transport and alternative transport modes.

**MRZ2-P14 Outlook from Tuurangawaewae Marae**

- (a) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the Waikato Awa within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.
- (b) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges and Taupiri Maunga within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.



MRZ2-PI5 Neighbourhood centres in structure plan areas.

- (1) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:
- (a) Are for the daily retail and service needs of the community; and
  - (b) Are located within a walkable catchment.

MRZ2-PI6 Railway Corridors.

Maintain appropriate setback distances to the railway corridor to provide for its safe and efficient operation and to minimise any risks to public health and safety.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MRZ2-RI</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>MRZ2-R2</b>	A new retirement village or alterations to an existing retirement village
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> (a) The site is connected to public water and wastewater infrastructure; <del>(b) The minimum living space or balcony area and dimensions are:</del> (i) <del>Apartment—10m<sup>2</sup> area with a minimum dimension horizontal and vertical of 2.5m;</del> (ii) <del>Studio unit or 1 bedroom unit—12.5m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or</del> (iii) <del>2 or more bedroomed unit—15m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m.</del> <del>(c) The minimum service court is either:</del> (i) <del>Apartment—Communal outdoor space (i.e. no individual service courts required); or</del> (ii) <del>All other units—10m<sup>2</sup> for each unit.</del>	(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; <b>and</b> (c) Cumulative effects; <b>and</b> (d) <u>Whether the non-compliance with the activity standard is required for the operational needs of the retirement village.</u>

<p>(d) The following land use – effects standard does not apply:</p> <p>(i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs).</p> <p>(e) The following Land Use – Building standards do not apply:</p> <p>(i) MRZ2-S1 (Residential unit (per unit));</p> <p>(ii) MRZ2-S6 (Outdoor living space); and</p> <p>(iii) <a href="#">MRZ2-S7 (Outlook space)</a></p> <p>(iv) <a href="#">MRZ2-S10 (Minimum residential unit size); and</a></p> <p>(v) <a href="#">MRZ2-S12 Ground floor internal habitable space.</a></p> <p>(f) <a href="#">All other Land Use – Building standards apply, including the following MDRS standards:</a></p> <p>(i) <a href="#">MRZ2-S2 (Height – building general)</a></p> <p>(ii) <a href="#">MRZ2-S3 (Height in relation to boundary)</a></p> <p>(iii) <a href="#">MRZ2-S4 (Setbacks)</a></p> <p>(iv) <a href="#">MRZ2-S5 (Building coverage)</a></p> <p>(v) <a href="#">MRZ2-S8 (Windows to the street)</a></p> <p>(vi) <a href="#">MRZ2-S9 (Landscaped areas).</a></p> <p>(g) The following infrastructure and energy rule does not apply:</p> <p>(i) Rule TRPT-R4(1)(a) (Traffic generation).</p>	
<p><b>MRZ2-R3</b></p>	<p>Home business</p>
<p>(1) <b>Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The home business is wholly contained within a building;</p> <p>(b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</p> <p>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and</p> <p>(e) Machinery may only be operated between 7:30am and 9pm on any day.</p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Consideration of the effects of the activity-specific standard not met;</p> <p>(b) Measures to avoid, remedy or mitigate adverse effects; and</p> <p>(c) Cumulative effects.</p>
<p><b>MRZ2-R4</b></p>	<p>Community facilities</p>
<p>(1) <b>Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p>

(a) No more than 200m <sup>2</sup> GFA.	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ2-R5</b>	Neighbourhood park
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>MRZ2-R6</b>	Home stay
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 4 temporary residents.	(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ2-R7</b>	Boarding houses/boarding establishments
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 10 people per site inclusive of staff and residents.	(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ2-R8</b>	Construction or alteration of a building for a sensitive land use
<p><del>(1) <b>Activity status: PER</b></del> <del><b>Activity-specific standards:</b></del> <del>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</del> <del>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</del> <del>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</del></p>	<p><del>(2) <b>Activity status where compliance not achieved: RDIS</b></del> <del><b>Council's discretion is restricted to the following matters:</b></del> <del>(a) Effects on the amenity values of the site;</del> <del>(b) The risk of electrical hazards affecting the safety of people;</del> <del>(c) The risk of damage to property; and</del> <del>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</del></p>
<b>MRZ2-R8</b>	Construction, demolition, addition, and alteration of a building or structure

<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>  <b>Nil.</b></p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>MRZ2-R9</b></p>	<p><u>Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018</u></p>
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <p>(a) <u>Within the National Grid Yard:</u></p> <p>(i) <u>Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint</u></p> <p>(ii) <u>New, or additions to existing buildings or structures that are not for a sensitive land use;</u></p> <p>(iii) <u>Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991;</u></p> <p>(iv) <u>Fences less than 2.5m in height, measured from the natural ground level immediately below.</u></p> <p>(b) <u>All buildings or structures permitted by Rule GMRZ2-R10(1)(a) must:</u></p> <p>(i) <u>Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</u></p> <p>(ii) <u>Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following:</u></p> <p>(2) <u>A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</u></p> <p>(3) <u>Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</u></p> <p>(4) <u>Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</u></p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

Part 3: Area-specific matters / Zones / Residential zones /MRZ – Medium density residential zone

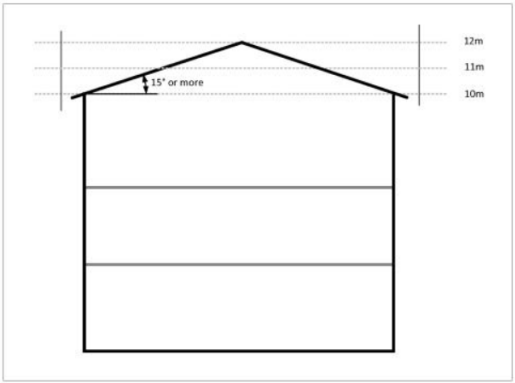
(i) <u>Not permanently physically impede existing vehicular access to a National Grid support structure.</u>	
<b>MRZ2-R10</b>	<u>The establishment of any new sensitive land use within the National Grid Yard</u>
<b>Activity status: NC</b>	
<b>MRZ2-R11</b>	Any activity that is not listed as permitted, restricted discretionary or prohibited,
<b>Activity status: DIS</b>	
<b>MRZ-R13</b>	Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
<b>Activity status: PR</b>	
<b>MRZ2-R12</b>	<u>Any new building within the Huntly North Wetland specific control identified on the planning maps</u>
<b>Activity status: NC</b>	
<b>MRZ2-R13</b>	<u>Educational facilities</u> <u>This excludes childcare facilities</u>
(1) <b>Activity status: RDIS</b> <b>Activity-specific standards:</b> <u>Nil</u> <b>Council's discretion is restricted to the following matters:</b> (a) <u>The extent to which it is necessary to locate the activity in the GRZ - General residential zone;</u> (b) <u>Reverse sensitivity effects of adjacent activities;</u> (c) <u>The extent to which the activity may adversely impact on the transport network;</u> (d) <u>The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood;</u> (e) <u>The extent to which the activity may adversely impact on the noise environment.</u>	(2) <u>Activity status where compliance not achieved: n/a</u>
<b>MRZ2-R14</b>	<u>Neighbourhood centre</u>
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> <u>Must be within an area identified in a Council approved Structure Plan or Master Plan.</u>	(2) <b>Activity status where compliance not achieved: DIS</b>

Land use

<b>MRZ2-S1</b>	Residential unit
(1) <b>Activity status: PER</b> <b>Where:</b> (a) Up to three residential units per site.	(2) <b>Activity status where compliance not achieved: RDIS</b>

<p><u>Note: This standard does not apply to 585 I Great South Road Ngaaruawaahia.</u></p> <p><u>Advice Notes:</u></p> <ol style="list-style-type: none"> <li>1. <u>The relevant district-wide chapter provisions apply in addition to this chapter. Of particular relevance are the:</u> <ol style="list-style-type: none"> <li>(a) <u>Water, Wastewater and Stormwater chapter</u></li> <li>(b) <u>Earthworks chapter</u></li> </ol> </li> <li>2. <u>A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the unit(s) does not guarantee a connection will be possible and capacity is available to service new development.</u></li> </ol>	<p><b>Council’s discretion is restricted to the following matters:</b></p> <ol style="list-style-type: none"> <li>(a) Intensity of the development; and</li> <li>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</li> <li>(c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</li> <li>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</li> <li>(e) Provision of 3-waters infrastructure to individual units; and</li> <li>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</li> <li>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces; <u>and</u></li> <li>(h) <u>The effects on values held by mana whenua where:</u> <ol style="list-style-type: none"> <li>i. <u>Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u></li> <li>ii. <u>Sites are adjacent to marae or an Open Space Zone.</u></li> </ol> </li> </ol> <p><b>Notification</b>  <u>Any application for resource consent for four or more dwellings per site that comply with all of the standards in (MRZ2-S2 to MRSZ-S9) will be considered without public or limited notification.</u></p>
<p><b>MRZ2-S1A</b></p>	<p><u>Residential unit within the QM for 585 I Great South Road</u></p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ol style="list-style-type: none"> <li>(a) <u>Up to one residential unit per site.</u></li> </ol>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ol style="list-style-type: none"> <li>(a) <u>Intensity of the development; and</u></li> <li>(b) <u>Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</u></li> </ol>

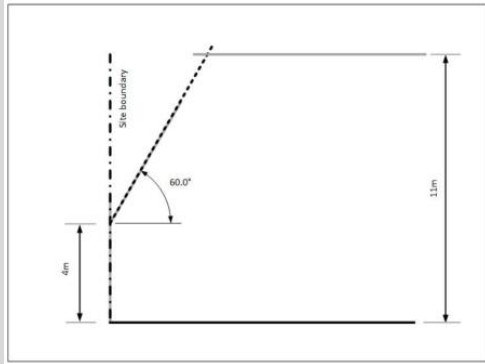
	<ul style="list-style-type: none"><li>(c) <a href="#"><u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</u></a></li><li>(d) <a href="#"><u>Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</u></a></li><li>(e) <a href="#"><u>Provision of 3-waters infrastructure to individual units; and</u></a></li><li>(f) <a href="#"><u>The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</u></a></li><li>(g) <a href="#"><u>Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</u></a></li><li>(h) <a href="#"><u>Within QM 585 I Great South Road effects on the values associated with the Site or Area of Significance to Maaori.</u></a></li></ul>
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<b>MRZ2-S2</b>	Height – building general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown on the following diagram (enlarged as Figure 1 at the conclusion of this Chapter).</p> <p><i>Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.</i></p>  <p>(b) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</p> <p>(c) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</p> <p>(d) In Raglan, the permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.</p> <p>(e) In Raglan, chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building or structure;</p> <p>(b) Design, scale and location of the building;</p> <p>(c) Extent of shading on adjacent sites;</p> <p>(d) Privacy and overlooking on adjoining sites;</p> <p>(e) <u>The visual dominance effects on adjoining sites;</u></p> <p>(f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;</u></p> <p>(g) <u>In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa;</u></p> <p>(h) <u>In Ngaaruawaahia in the Tuurangawaewae Marae Building Height Assessment Overlay the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges and Taupiri Maunga; and</u></p> <p>(i) <u>The effects on values held by mana whenua where:</u></p> <ol style="list-style-type: none"> <li><u>Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u></li> <li><u>Sites are adjacent to marae or an Open Space Zone.</u></li> </ol> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S2 will be considered without public notification.</u></p>
<b>MRZ2-S2A</b>	Height within the Tuurangawaewae Marae Surrounds QM
<b>(1) Activity status: PER</b>	<b>(2) Activity status where compliance not achieved: RDIS</b>



<p><b>Where:</b></p> <p>(a) <u>The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</u></p> <p>(b) <u>Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</u></p>	<p><b><u>Council’s discretion is restricted to the following matters:</u></b></p> <p>(a) <u>Height of the building or structure;</u></p> <p>(b) <u>Design, scale and location of the building;</u></p> <p>(c) <u>Extent of shading on adjacent sites;</u></p> <p>(d) <u>Privacy and overlooking on adjoining sites;</u></p> <p>(e) <u>The visual dominance effects on adjoining sites;</u></p> <p>(f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;</u></p> <p>(g) <u>The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range and Taupiri Maunga; and</u></p> <p>(h) <u>The effects on values held by mana whenua where:</u></p> <p>i. <u>Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u></p> <p>ii. <u>Sites are adjacent to marae or an Open Space Zone.</u></p>
<p><b>MRZ2-S3</b></p>	<p>Height in relation to boundary</p>
<p>(1) <b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <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 (enlarged as Figure 2 at the conclusion of this Chapter). 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, en-</u></p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites; <del>and</del></p> <p>(d) Privacy on adjoining sites.</p> <p>(e) <u>The visual dominance effects on adjoining sites; and</u></p> <p>(f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping.</u></p> <p>(g) <u>In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa</u></p>

trance strip, access site, or pedestrian access way.



- (b) Standard (a) above does not apply to:
- (i) a boundary with a road
  - (ii) existing or proposed internal boundaries within a site;
  - (iii) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.

- (a) ~~Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except~~
- ~~(iv) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;~~
  - ~~(v) This standard does not apply to existing or proposed internal boundaries within a site;~~
  - ~~(vi) Where a site in the MRZ—Medium density residential zone adjoins a site in the GRZ—General residential zone, LLRZ—Large lot residential or SETZ—Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ—General residential zone,~~

- (h) The effects on values held by mana whenua where:
- i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or
  - ii. Sites are adjacent to marae or an Open Space Zone.
- (i) In Ngaaruawaahia the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa

**Notification**

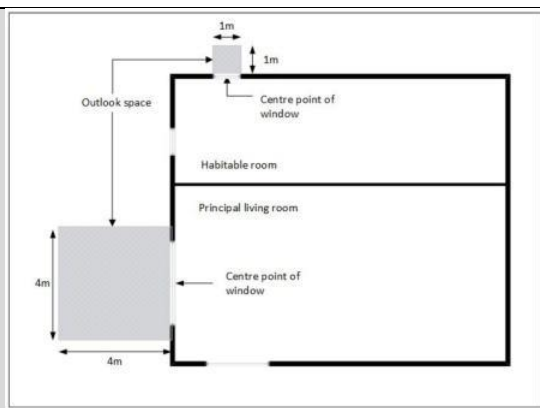
Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S3 will be considered without public notification.

<p>LLRZ—Large lot residential zone or SETZ—Settlement zone; (vii) Where the boundary adjoins a legal road.</p>									
<p><b>MRZ2-S3A</b></p>	<p>Height in relation to boundary in the Tuurangawaewae Marae surrounds QM</p>								
<p>(1) <b>Activity status: PER</b> <b>Where:</b> <u>Within the Tuurangawaewae Marae Surrounds QM:</u> (a) <u>Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except</u> (i) <u>Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;</u> (ii) <u>This standard does not apply to existing or proposed internal boundaries within a site;</u> (iii) <u>Where the boundary adjoins a legal road.</u></p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) <u>Height of the building;</u> (b) <u>Design and location of the building;</u> (c) <u>Extent of shading on adjacent sites;</u> (d) <u>Privacy on adjoining sites.</u> (e) <u>The visual dominance effects on adjoining sites.</u> (f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</u> (g) <u>The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range and Taupiri Maunga.</u></p>								
<p><b>MRZ2-S4</b></p>	<p>Setbacks</p>								
<p>(1) <b>Activity status: PER</b> <b>Where:</b> (a) <u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</u></p> <table border="1" data-bbox="284 1406 780 1626"> <thead> <tr> <th><u>Yard</u></th> <th><u>Minimum depth</u></th> </tr> </thead> <tbody> <tr> <td><u>Front</u></td> <td><u>1.5m</u></td> </tr> <tr> <td><u>Side</u></td> <td><u>1m</u></td> </tr> <tr> <td><u>Rear</u></td> <td><u>1m (excluded on corner sites)</u></td> </tr> </tbody> </table> <p>(b) <u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>  (a) <u>The finished external walls (excluding eaves) of a building must be set back a minimum of:</u></p>	<u>Yard</u>	<u>Minimum depth</u>	<u>Front</u>	<u>1.5m</u>	<u>Side</u>	<u>1m</u>	<u>Rear</u>	<u>1m (excluded on corner sites)</u>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Road network safety and efficiency; (b) Potential to mitigate adverse effects on the streetscape through use of other design features; (c) Daylight admission to adjoining properties; (d) Privacy overlooking on adjoining sites; (e) <u>The visual dominance effects on adjoining sites;</u> (f) <u>Flooding effects including safe access and egress;</u> (g) <u>Stormwater management and the use of Low Impact Design methods;</u> (h) <u>Consistency with the relevant stormwater catchment management plan; and</u> (i) <u>The extent to which the non-compliance compromises the ability for emergency</u></p>
<u>Yard</u>	<u>Minimum depth</u>								
<u>Front</u>	<u>1.5m</u>								
<u>Side</u>	<u>1m</u>								
<u>Rear</u>	<u>1m (excluded on corner sites)</u>								

<p>(i) 3m from the road boundary;</p> <p>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1m from every boundary other than a road boundary; and</p> <p>(c) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</p> <p>(d) MRZ-S10(1)(a) and (b) do not apply to structures that are not buildings.</p>	<p><a href="#">services to access the property in an emergency.</a></p> <p><b>Notification</b>  <a href="#">Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</a></p> <p><b>Advice note</b>  <a href="#">Compliance with the Code of Practice for Electrical Safe Distances (NZECP 34:2001) may require increased setbacks to electrical infrastructure.</a></p>
<p><b>MRZ2-S5</b></p>	<p>Building coverage</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <a href="#">The maximum building coverage must not exceed 50% of the net site area.</a></p> <p>(b) The maximum building coverage must not exceed 45% of the net site area.</p> <p>(c) MRZ-S6(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p> <p><a href="#">Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.</a></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts; <b>and</b></p> <p>(c) Effects on the planned urban built character <b>and any qualifying matter on</b> <del>of</del> the surrounding residential area;</p> <p>(d) <a href="#">The visual dominance effects on adjoining sites;</a></p> <p>(e) <a href="#">Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</a></p> <p>(f) <a href="#">Flooding effects including safe access and egress;</a></p> <p>(g) <a href="#">Stormwater management and the use of Low Impact Design methods;</a> <b>and</b></p> <p>(h) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa.</p> <p><b>Notification</b>  <a href="#">Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S5 will be considered without public notification.</a></p>

<b>MRZ2-S5A</b>	<u>Building Coverage within the Tuurangawaewae Marae surrounds QM</u>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <p>(a) <del>The</del> maximum building coverage must not exceed 45% of the net site area.</p> <p>(b) <u>MRZ-S5A(1(a))</u> does not apply:</p> <p>(i) <u>To a structure that is not a building; or</u></p> <p>(ii) <u>Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</u></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) <u>Design, scale and location of the building;</u></p> <p>(b) <u>Provision for outdoor living space and service courts;</u></p> <p>(c) <u>Effects on the planned urban built character and any qualifying matter on the surrounding residential area ;</u></p> <p>(d) <u>The visual dominance effects on adjoining sites;</u></p> <p>(e) <u>The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range and Taupiri Maunga.</u></p> <p>(f) <u>Flooding effects including safe access and egress; and</u></p> <p>(g) <u>Stormwater management and the use of Low Impact Design methods.</u></p>
<b>MRZ2-S6</b>	Outdoor living space (per unit)
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <p>(a) <u>A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that meets all of the following standards:</u></p> <p>(i) <u>where located at ground level, has no dimension less than 3m; and</u></p> <p>(ii) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</u></p> <p>(iii) <u>is accessible from the residential unit; and</u></p> <p>(iv) <u>may be—</u></p> <p style="padding-left: 40px;">(1) <u>grouped cumulatively by area in one communally accessible location; or</u></p> <p style="padding-left: 40px;">(2) <u>located directly adjacent to the unit; and</u></p> <p>(v) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>(b) <u>A residential unit located above ground floor level must have an outdoor living</u></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building;</p> <p>(b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed;</p> <p>(c) Privacy and overlooking on adjoining sites; and</p> <p>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</p> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S6 will be considered without public notification.</u></p>

<p><u>space in the form of a balcony, patio, or roof terrace that—</u></p> <ul style="list-style-type: none"> <li>(i) <u>is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</u></li> <li>(ii) <u>is accessible from the residential unit; and</u></li> <li>(iii) <u>may be—</u> <ul style="list-style-type: none"> <li>(1) <u>grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or</u></li> <li>(2) <u>located directly adjacent to the unit.</u></li> </ul> </li> </ul> <p>(a) <del>An outdoor living space must be provided for each residential unit that meets all of the following standards:</del></p> <ul style="list-style-type: none"> <li>(iv) <del>It is for the exclusive use of the occupants of the residential unit;</del></li> <li>(v) <del>It is readily accessible from a living area of the residential unit;</del></li> <li>(vi) <del>Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m<sup>2</sup> and a minimum dimension of 4m in any direction; and</del></li> <li>(vii) <del>Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum area of 5m<sup>2</sup> for studio and one bedroom dwellings, or 8m<sup>2</sup> for two or more bedroom dwellings and a minimum dimension of 1.5m.</del></li> </ul>	
<p><b>MRZ2-S7</b></p>	<p><u>Outlook space (per unit)</u></p>
<p>(1) <b>Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) <u>An outlook space must be provided for each residential unit as outlined below.</u></li> <li>(b) <u>An outlook space must be provided from habitable room windows as shown in the diagram below (enlarged as Figure 3 at the conclusion of this Chapter):</u></li> </ul>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;</li> <li>(b) The nature of the occupation of the room without the required outlook;</li> <li>(c) The effects on amenity of future occupants from a reduced outlook; and</li> </ul>



(d) Any privacy benefits from providing a reduced outlook.

**Notification**

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S7 will be considered without public notification.

- (c) The minimum dimensions for a required outlook space are as follows:
  - (i) a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width;  
and
  - (ii) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
- (d) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (e) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (f) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (g) Outlook spaces may be under or over a balcony.
- (h) Outlook spaces required from different rooms within the same building may overlap.
- (i) Outlook spaces must—
  - (i) be clear and unobstructed by buildings;  
and
  - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

**MRZ2-S8**

**Windows to the street**

(1) **Activity status: PER**

**Where:**

- (a) 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.

(2) **Activity status where compliance not achieved: RDIS**

**Council’s discretion is restricted to the following matters:**

- (a) The extent to which front facing glazing is provided from ground floor living areas that is visible and prominent from the street;

	<p>(b) Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;</p> <p>(c) The level of passive surveillance from the residential unit to the street; and</p> <p>(d) Any other building features such as porches or gables that will add visual interest.</p> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S8 will be considered without public notification.</u></p>
<b>MRZ2-S9</b>	Landscaped areariver
<p>(1) <b>Activity status: PER</b>  <b>Where:</b></p> <p>(a) <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></p> <p>(b) <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>(2) <b>Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The on-site and/or neighbouring amenity provided by the proposed landscaping;</p> <p>(b) The extent of landscaping between the buildings and road boundary to soften and integrate the development into the surrounding area;</p> <p>(c) The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site;</p> <p>(d) The additional accessibility and safety benefits of providing less landscaped area; and</p> <p>(e) The effect of any reduction in landscaping on adjoining properties, including the street or other public open spaces.</p> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S9 will be considered without public notification.</u></p>
<b>MRZ2-S10</b>	<u>Minimum residential unit size</u>
<p>(1) <b>Activity status: PER</b>  <b>Where:</b></p> <p>(a) <u>Residential units must have a minimum net internal floor area of:</u></p> <p>(i) <u>35m<sup>2</sup> for studio dwellings; and</u></p> <p>(ii) <u>45m<sup>2</sup> for one or more bedroom dwellings.</u></p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) <u>The functionality of the residential unit;</u>  <u>and</u></p> <p>(b) <u>Internal residential amenity.</u></p>



<b>MRZ2-SI1</b>	Impervious surfaces
<p>(1) <b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The impervious surfaces of a site must not exceed 70%.</p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Site design, layout and amenity; <del>and</del></p> <p>(b) <a href="#">The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment</a></p> <p>(c) <a href="#">Stormwater management and the use of Low Impact Design methods; and</a></p> <p>(d) <a href="#">Whether there is sufficient space on site for a stormwater treatment device and infrastructure.</a></p>
<b>MRZ2-SI2</b>	Ground floor internal habitable space
<p>(1) <b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and</p> <p>(b) The design and location of garaging as viewed from streets or public open spaces.</p>
<b>MRZ2-SI3</b>	Fences or walls
<p>(1) <b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <a href="#">Boundary fences and walls:</a></p> <p>(i) <del>adjacent to between properties and</del> any road boundaries;</p> <p>(ii) <a href="#">Adjoining any OSZ - open space zone; or:</a></p> <p>(iii) <a href="#">Between properties within the first 1.5m of the front yard</a></p> <p>(b) <a href="#">Boundary fences and walls within (a)</a> must comply with all of the following standards:</p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(1) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p>(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p>	<p>(2) <b>Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; <del>and</del></p> <p>(c) Public space visibility</p> <p>(d) <a href="#">Amenity effects associated with access to sunlight.</a></p> <p><a href="#">Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below</a></p>

<a href="#">(c) Boundary fences and walls between properties further than 1.5m into the site must not exceed 2m.</a>	
<b>MRZ2-SI4</b>	Building setbacks – water bodies
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 20m from the margin of any lake;</p> <p>(ii) 20m from the margin of any wetland;</p> <p>(iii) <del>21.5m</del><sup>23m</sup> from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iv) <del>26.5m</del><sup>38m</sup> from the margin of either the Waikato River and the Waipa River</p> <p><del>(v) 23m from mean high water springs</del></p> <p>(b) A public amenity of up to 25m<sup>2</sup> or pump shed within any building setback identified in MRZ2-SI3(1)(a);</p> <p>(c) This standard does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality; <b>and</b></p> <p>(f) Effects on natural character values <b>including hydrology and flooding.</b></p> <p>(g) <b><u>In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries including groundwater resources.</u></b></p> <p>(h) <b><u>Effects on cultural values identified in Maori Values and Maatauranga Maori Chapter; and</u></b></p> <p>(i) <b><u>The objectives and policies in Chapter 2-20 Te Ture Whaimana -Vision and Strategy.</u></b></p>
<b>MRZ2-SI5</b>	Building setback – sensitive land use
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <p>(a) <b><u>Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</u></b></p> <p><del>(i) 5m from the designated boundary of the railway corridor;</del></p> <p>(ii) <b><u>15m from the boundary of a national route or regional arterial;</u></b></p> <p>(iii) <b><u>25m from the designated boundary of the Waikato Expressway;</u></b></p> <p>(iv) <b><u>300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</u></b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) <b><u>Road network safety and efficiency;</u></b></p> <p>(b) <b><u>On-site amenity values;</u></b></p> <p>(c) <b><u>Odour, dust and noise levels received at the notional boundary of the building;</u></b></p> <p>(d) <b><u>Mitigation measures; and</u></b></p> <p>(e) <b><u>Potential for reverse sensitivity effects.</u></b></p>

<p>(v) <u>30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</u></p> <p>(vi) <u>300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaruawaahia.</u></p> <p>(vii) <del>6m from the centre of a gas transmission line identified on the planning maps</del></p>	
<b>MRZ2-S16</b>	<b>Building setback – Environmental Protection Area</b>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>A building shall be set back a minimum of 3m from an Environmental Protection Area.</u></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MRZ2-S17</b>	<b>Building and structure setback – rail corridor</b>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>Any new building or structure, or alteration to an existing building or structure, shall be setback a minim of 2.5m from the designated boundary of the railway corridor.</u></p> <p>(b) <u>Standard MRZ2-S17(1)(a) does not apply to fences or structures less than 2m in height, poles or aerials.</u></p> <p>(c) <u>Standard MRZ2-S17(1)(a) does not apply to retaining walls, which must be setback a minimum of 1.5m from the destined boundary of the railway corridor.</u></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) <u>The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p> <p><i>Notification: Any restricted discretion activity under MRZ2-S17 shall not be notified or limited notified unless KiwiRail is determined to be an affected person in accordance with section 98B of the Resource Management Act 1991 or Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</i></p>

*Additional provisions applying to the Havelock Precinct*

<b>PREC4-S1</b>	<b>Height – Havelock industry buffer height restriction areas</b>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(b) <u>A building or structure with a maximum height not exceeding 5m, measured from the natural ground level, where it is located within the any of the following height restriction areas identified on the planning maps the:</u></p> <p>(i) <u>Havelock industry buffer height restriction area; and/or</u></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(ii) <a href="#">Havelock hilltop park height restriction area; and/or</a></p> <p>(iii) <a href="#">Havelock ridgeline height restriction area.</a></p>	
<p><b>PREC4-S2</b>      <a href="#">Building setback – sensitive land use within PREC4 – Havelock precinct</a></p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <a href="#">Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock precinct that is located outside the Havelock Pōkeno Industry Buffer identified on the planning maps.</a></p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
<p><b>PREC4-S3</b>      <a href="#">Building design – sensitive land use with PREC4 – Havelock precinct</a></p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <a href="#">A building or structure with a maximum height not exceeding 8m, measured from the ground level immediately below that part of the structure, where it is located outside the Havelock Industry Buffer and the 'Height Restriction Area' but within the 40 dB LAeq noise contour shown on the planning maps.</a></p> <p>(b) <a href="#">Any new building or alteration to an existing building for a sensitive land use located outside the Pōkeno Havelock Industry Buffer but within the 40 dB LAeq noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB LAeq in all habitable rooms.</a></p> <p>(c) <a href="#">Provided that if compliance with clause (a) above requires all external doors of the building and all windows of these rooms to be closed, the building design and construction as a minimum:</a></p> <p>(i) <a href="#">Is mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1 °C and wet bulb 20.1 °C.</a></p> <p>(ii) <a href="#">Includes either of the following for all habitable rooms on each level of a dwelling:</a></p> <p>(1) <a href="#">Mechanical cooling installed; or</a></p> <p>(2) <a href="#">A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</a></p> <p>i) <a href="#">6 air changes per hour for rooms with less than 30% of the façade area glazed;</a></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Part 3: Area-specific matters / Zones / Residential zones /MRZ – Medium density residential zone

<p>ii) <u>15 air changes per hour for rooms with greater than 30% of the façade area glazed;</u></p> <p>iii) <u>3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.</u></p> <p>(iii) <u>Provides relief for equivalent volumes of spill air.</u></p> <p><u>All is certified by a suitably qualified and experienced person.</u></p>	
<p><b>PREC4-S4</b></p>	<p><u>Residential unit within the Slope Residential Area</u></p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>One residential unit per site.</u></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>PREC4-S5</b></p>	<p><u>Building coverage within the Slope Residential Area</u></p>
<p><b>(1) Where:</b></p> <p>(a) <u>The maximum building coverage must not exceed 40% of the net site area.</u></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

### Medium Density Residential Standard Figures

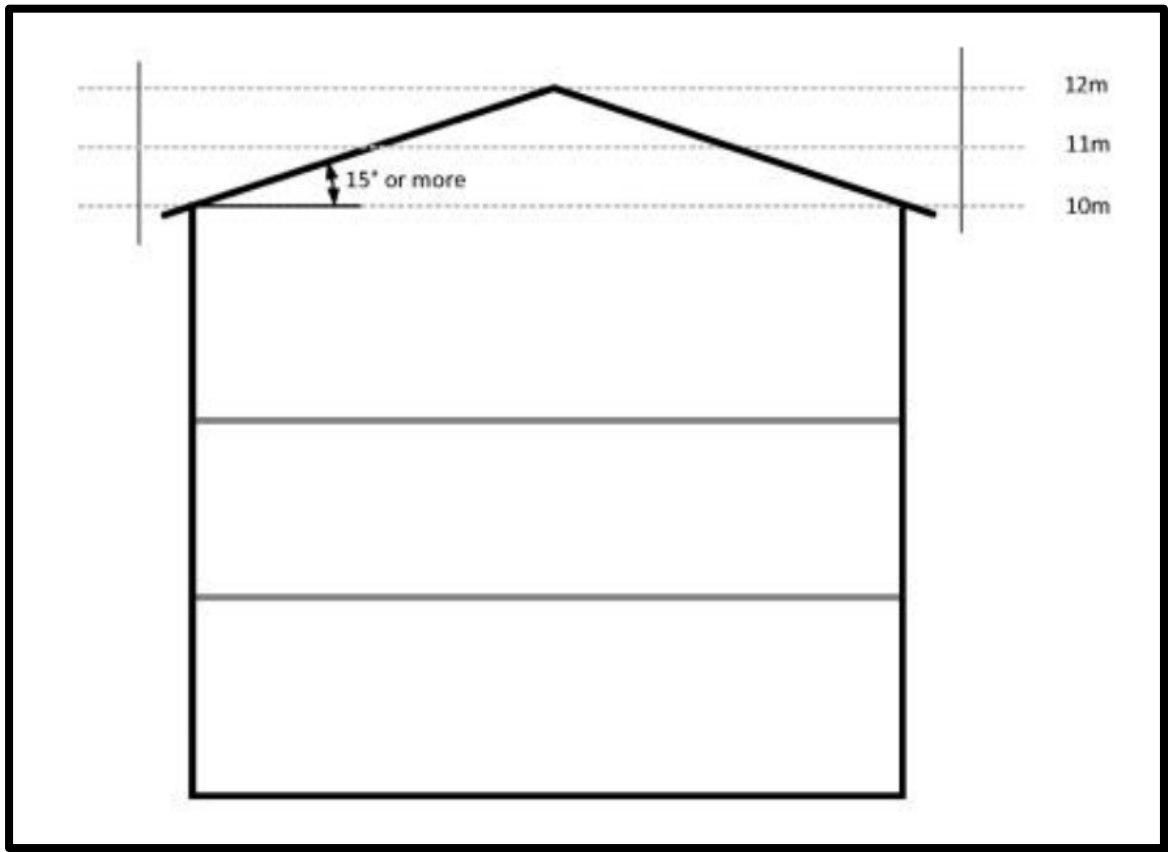


Figure 1: Building Height (refer to MRZ2-S2)

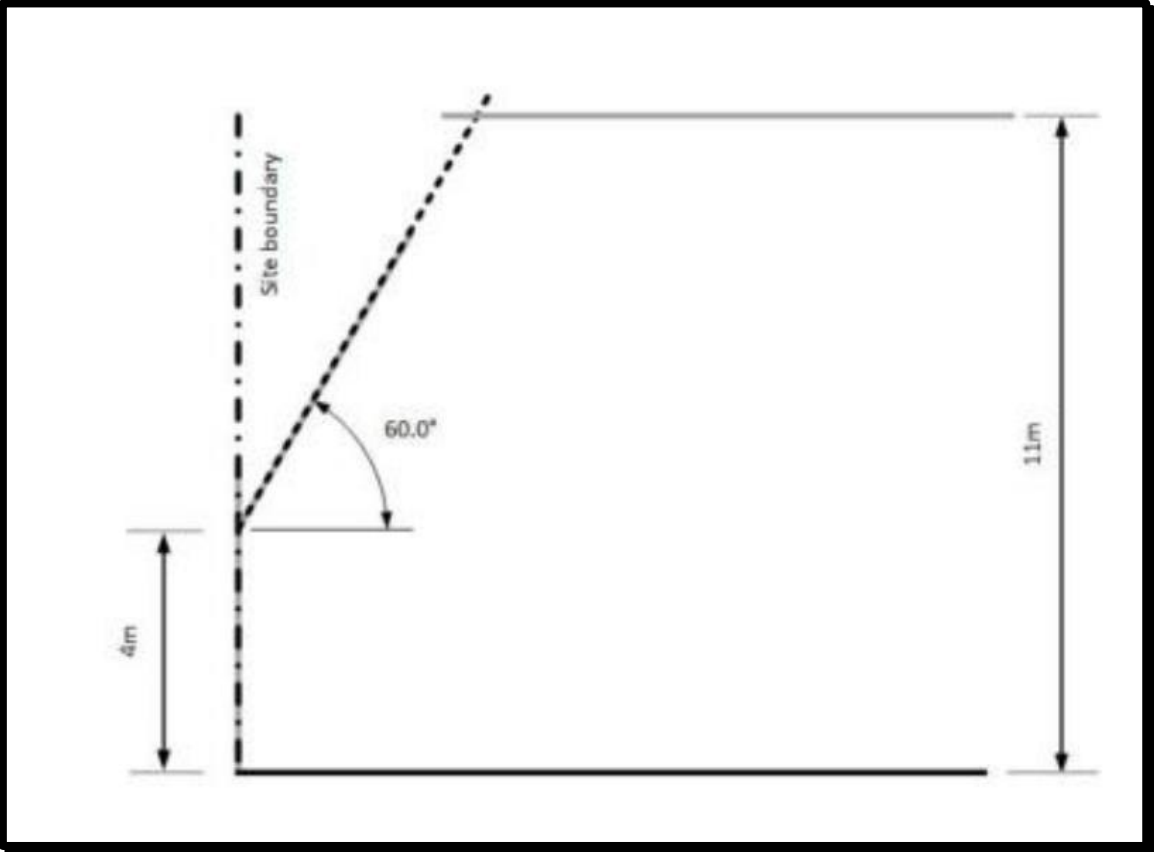


Figure 2: Height in relation to boundary (refer to MRZ2-S3)

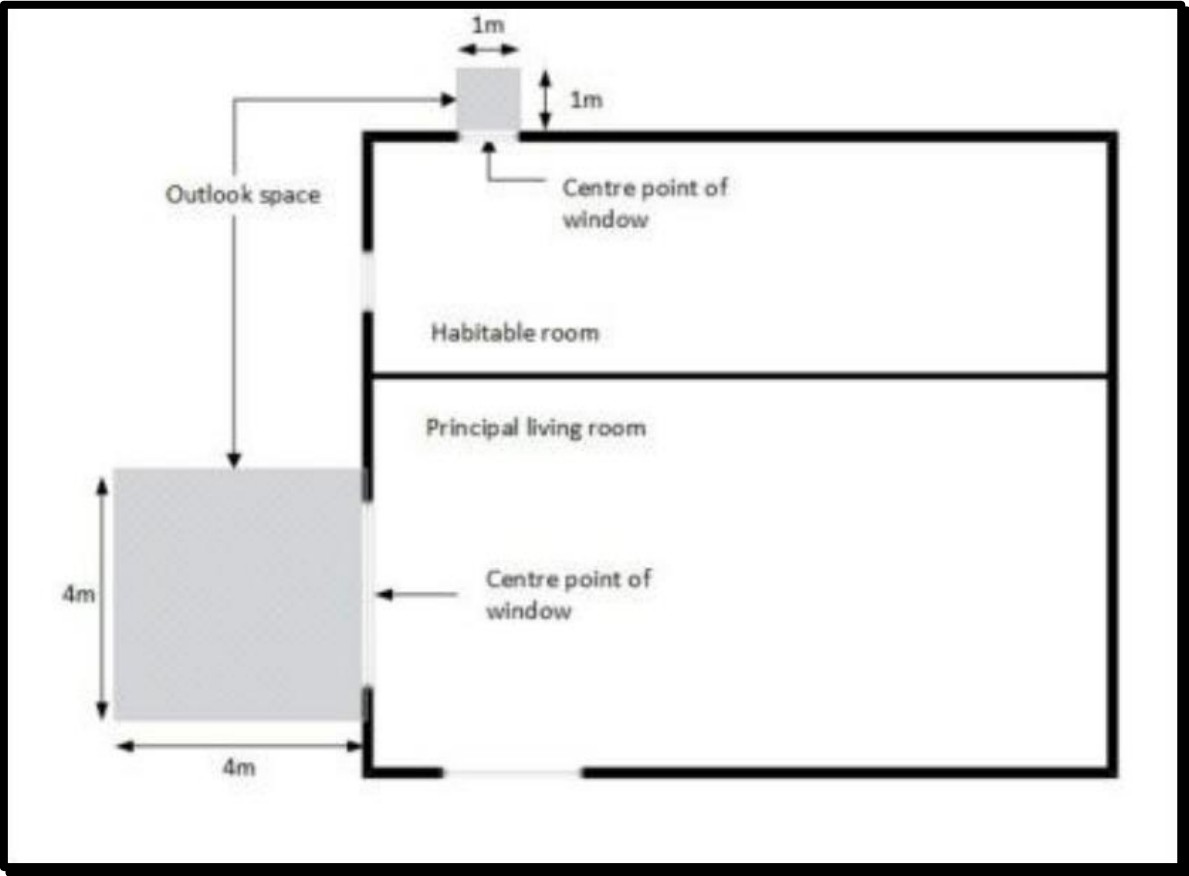


Figure 3: Outlook space per unit (refer to MRZ2-S7)