

MRZ2 – Medium density residential zone 2

Explanatory note for the purpose of the IPI and to be removed upon completion of the process:

The provisions in this chapter are based on the provisions of the MRZ – Medium density residential zone of the proposed Waikato District Plan.

Standard text is used for existing provisions contained in the proposed Waikato District Plan.

Green underline text is used for new provisions.

~~Black Strikethrough~~ is used to show the deletion of existing provisions.

The provisions in this chapter incorporate the density standards in Part 2 of Schedule 3A of the Resource Management Act 1991 (the Act) and the objectives and policies in Clause 3 of Schedule 3A of the Act. In accordance with Section 80H of the Act these provisions are shown **shaded grey**.

Provisions that have legal effect are marked in this chapter with a gavel (as shown in the margin of this paragraph).

Rules providing for residential units in the Medium density residential zone 2 as a permitted activity in accordance with the density standards in Schedule 3A of the Act have immediate legal effect under Section 86BA of the Act unless the site is within a qualifying matter area or a new residential zone. A new residential zone means an area that was not shown as a residential zone in the Operative Waikato District Plan. Applicable qualifying matters include the rules set out in the table below:



Qualifying matter	Topic	District wide rules	Zone rules
Matter of national importance under s6 (s771(a))	Natural character of the lakes and rivers and their margins s6(a) Maintenance and enhancement of public access to and along lakes and rivers s6(d)		GRZ-S22 Building setbacks – water bodies MRZ2–S13 Building setbacks – water bodies GRZ-R15 Building within the Huntly North Wetland specific control
	Outstanding natural features and landscapes s6(b)	NFL-R2 Earthworks within an ONF or ONL NFL-R3 Subdivision	GRZ-S22 Building setbacks – water bodies MRZ2–S13 Building Setbacks – water bodies
	Significant indigenous vegetation and significant habitats of indigenous fauna s6(c)	ECO–R3 Earthworks in an SNA ECO–R8 Vegetation clearance within an SNA ECO-R11 Vegetation clearance outside an SNA	
	Relationship of Maaori and their culture and	SASM–R4 Earthworks	

	traditions with their ancestral lands, water, sites, waahi tapu and other taonga s6(e)	SASM–R5 Title boundaries	
	Protection of historic heritage from inappropriate subdivision, use and development s6(f)	<p>HH-R2 All site development</p> <p>HH-R4 Additions and alterations to a historic heritage item</p> <p>HH-R5 Construction or alteration to a building in the Huntly heritage area</p> <p>HH-R7 Demolition, removal or relocation of any B ranked historic heritage item</p> <p>HH-R8 Demolition, removal or relocation of any A ranked historic heritage item</p> <p>HH-R9 Subdivision of land containing a historic heritage item</p>	
	Management of significant risks from natural hazards s6(h)	<p>Flood plain management area NH-R10</p> <p>High risk flood area NH-R20, NH-R19</p> <p>Defended area NH-R25, NH-R24</p> <p>Mine subsidence risk area NH-R72, NH-R73, NH-R74</p>	
Matter required to give effect to a national policy statement (s771(b))	National Policy Statement for Electricity Transmission	EW-R2 Earthworks activities within the National Grid Yard	<p>GRZ-R14 New sensitive land use within National Grid Yard</p> <p>MRZ2-R10 Buildings, structures and sensitive land uses within the National Grid Yard</p> <p>MRZ2-R10 New sensitive land use within the National Grid Yard</p> <p>SUB-R26 Subdivision within the National Grid Corridor</p>

			SUB-R162 Subdivision within National Grid Corridor
Matter required to give effect to Te Ture Whaimana (s771(c))			GRZ-S22 Building setbacks – water bodies MRZ2 – S13 Building setbacks – water bodies
Matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure (s771(e))	State Highways		GRZ-S20 Building setback – sensitive land use MRZ2-R14 Building setback – sensitive land use
	North Island Main Trunk rail		
	Gas transmission line		
Any other matter that makes higher density inappropriate in an area (s771(j))	Urban fringe		MDRS not proposed to apply to the GRZ
	Reverse sensitivity		GRZ-S20 Building setback – sensitive land use GRZ-S21 Building setback – sensitive land use located outside Amenity Setback PREC4-S2 Building setback – sensitive land use within Havelock Precinct MRZ2-S14 Building setback – sensitive land use
	Notable trees	TREE-R1 Removal or destruction TREE-R3 Activities within the dripline TREE-R4 Subdivision of land containing a notable tree	

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

Purpose

The purpose of the MRZ2 – Medium density residential zone 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 2 provides for this form of development within a walkable catchment of the town-centres of Huntly, Ngaaruawaahia, Pookeno and Tuakau. 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.

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.

(I) ~~Avoid or m~~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.

MRZ2-O7 Educational Facilities

Residential development is supported by educational facilities

Policies

MRZ2-P1 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.

(I) 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
 - (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.

Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.

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-PX 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, MRZI – Medium density residential zone I, 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-PX [Outlook from Tuurangawaewae Marae](#)

- (1) [In Ngaaruawaahia, provide for the cultural heritage relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the Waikato Awa.](#)

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.

MRZ2-R1	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MRZ2-R2	A new retirement village or alterations to an existing retirement village	
(1) Activity status: PER Activity-specific standards:	(2) Activity status where compliance not achieved: RDIS	

<p>(a) The site is connected to public water and wastewater infrastructure;</p> <p>(b) The minimum living space or balcony area and dimensions are:</p> <p>(i) Apartment—10m² area with a minimum dimension horizontal and vertical of 2.5m;</p> <p>(ii) Studio unit or 1 bedroom unit—12.5m² area with minimum dimension horizontal and vertical of 2.5m; or</p> <p>(iii) 2 or more bedroomed unit—15m² area with minimum dimension horizontal and vertical of 2.5m.</p> <p>(c) The minimum service court is either:</p> <p>(i) Apartment—Communal outdoor space (i.e. no individual service courts required); or</p> <p>(ii) All other units—10m² for each unit.</p> <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) <u>MRZ2-S7 (Outlook space)</u></p> <p>(f) <u>All other Land Use – Building standards apply, including the following MDRS standards:</u></p> <p>(i) <u>MRZ2-S1 (Height – building general)</u></p> <p>(ii) <u>MRZ2-S3 (Height in relation to boundary)</u></p> <p>(iii) <u>MRZ2-S4 (Setbacks)</u></p> <p>(iv) <u>MRZ2-S5 (Building coverage)</u></p> <p>(v) <u>MRZ2-S8 (Windows to the street)</u></p> <p>(vi) <u>MRZ2-S9 (Landscaped areas).</u></p> <p>(g) The following infrastructure and energy rule does not apply:</p> <p>(i) Rule TRPT-R4(1)(a) (Traffic generation).</p>	<p>Council’s discretion is restricted to the following matters:</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>MRZ2-R3</p>	<p>Home business</p>

<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The home business is wholly contained within a building; (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; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and (e) Machinery may only be operated between 7:30am and 9pm on any day. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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.
MRZ2-R4	Community facilities
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) No more than 200m² GFA. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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.
MRZ2-R5	Neighbourhood park
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
MRZ2-R6	Home stay
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) No more than 4 temporary residents. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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.
MRZ2-R7	Boarding houses/boarding establishments

<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) No more than 10 people per site inclusive of staff and residents.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</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>
MRZ2-R8	Construction or alteration of a building for a sensitive land use
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(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</p> <p>(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.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
MRZ2-R9	Construction, demolition, addition, and alteration of a building or structure
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
MRZ2-R10	<u>Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018</u>
<p><u>(1) Activity status: PER</u></p> <p><u>Activity-specific standards:</u></p> <p><u>(a) Within the National Grid Yard:</u></p> <p><u>(i) 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><u>(ii) New, or additions to existing buildings or structures that are not for a sensitive land use;</u></p> <p><u>(iii) 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><u>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below.</u></p>	<p><u>(2) Activity status where compliance not achieved: NC</u></p>

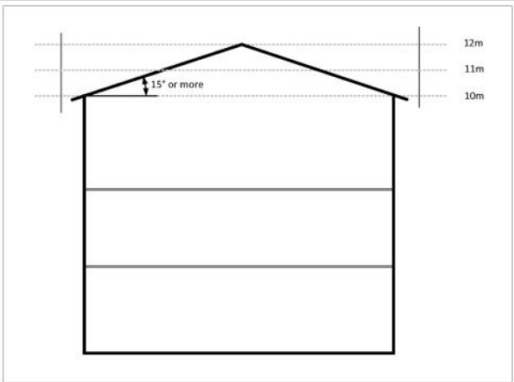
<p>(b) <u>All buildings or structures permitted by Rule GMRZ2-R10(1)(a) must:</u></p> <p>(i) <u>Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</u></p> <p>(ii) <u>Locate a 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>(1) <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>(2) <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>(3) <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>(i) <u>Not permanently physically impede existing vehicular access to a National Grid support structure.</u></p>	
MRZ2-R11	<u>The establishment of any new sensitive land use within the National Grid Yard</u>
Activity status: NC	
MRZ2-R12	Any activity that is not listed as permitted, restricted discretionary or prohibited,
Activity status: DIS	
MRZ-R13	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).
Activity status: PR	
MRZ2-RX	<u>Any new building within the Huntly North Wetland specific control identified on the planning maps</u>
Activity status: NC	

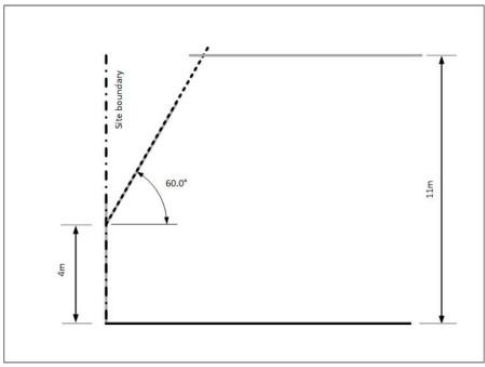
Land use

MRZ2-S1	Residential unit
----------------	------------------

<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Up to three residential units per site.</p> <p><u>Note: This standard does not apply to 585 I Great South Road Ngaaruawaahia</u></p> <p><u>Advice Note: 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></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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, including the provision of landscaping; and (d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and (e) Provision of 3-waters infrastructure to individual units; and (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 (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> (h) <u>Consistency with the relevant stormwater catchment management plan.</u> <p>Notification</p> <p><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>MRZ2-S1A</p>	<p>Residential unit within the QM for 585 I Great South Road</p>
<p>(3) Activity status: PER</p> <p>Where:</p> <p>(a) <u>Up to one residential unit per site.</u></p>	<p>(4) Activity status where compliance not achieved: RDIS</p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (a) <u>Intensity of the development; and</u> (b) <u>Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</u> (c) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</u> (d) <u>Privacy and overlooking within the development and on adjoining sites,</u>

	<p><u>including the orientation of habitable rooms and outdoor living spaces; and</u></p> <p>(e) <u>Provision of 3-waters infrastructure to individual units; and</u></p> <p>(f) <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></p> <p>(g) <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></p> <p>(h) <u>Within QM 5851 Great South Road effects on the values associated with the Site or Area of Significance to Maori.</u></p>
--	--

<p>MRZ2-S2</p>	<p>Height – building general</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>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).</u></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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</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; and</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 the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa</u></p> <p>Notification</p> <p><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>
<p>MRZ2-S2A</p>	<p>Height within the Tuurangawaewae Marae Surrounds QM</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>The permitted height of any building or structure is 11m measured from the</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p>

<p><u>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>(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; and</u></p> <p>(g) <u>The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range and Taupiri Maunga</u></p>
<p>MRZ2-S3</p>	<p>Height in relation to boundary</p>
<p>(1) Activity status: PER</p> <p>Where:</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, entrance strip, access site, or pedestrian access way.</u></p>  <p>(b) <u>Standard (a) above does not apply to:</u></p> <p>(i) <u>a boundary with a road</u></p> <p>(ii) <u>existing or proposed internal boundaries within a site;</u></p> <p>(iii) <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>(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 Ngauruawaahia the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa</u></p> <p>Notification <u>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.</u></p>

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, LLRZ – Large lot residential zone or SETZ – Settlement zone;
 - (vii) Where the boundary adjoins a legal road.

MRZ2-S3A

Height in relation to boundary in the Tuurangawaewae Marae surrounds QM

(1) Activity status: PER

Where:

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
 - (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

(2) Activity status where compliance not achieved: RDIS

Council’s discretion is restricted to the following matters:

- (a) Height of the building;
- (b) Design and location of the building;
- (c) Extent of shading on adjacent sites;
- (d) Privacy on adjoining sites.
- (e) The visual dominance effects on adjoining sites.
- (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and

<p>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 the boundary adjoins a legal road.</p>	<p>(g) The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range and Taupiri Maunga.</p>								
<p>MRZ2-S4</p>	<p>Setbacks</p>								
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="284 685 782 904"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </tbody> </table> <p>(b) 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.</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>(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>	Yard	Minimum depth	Front	1.5m	Side	1m	Rear	1m (excluded on corner sites)	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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> <p>(e) The visual dominance effects on adjoining sites.</p> <p>(f) Flooding effects including safe access and egress</p> <p>(g) Stormwater management and the use of Low Impact Design methods;</p> <p>(h) Consistency with the relevant stormwater catchment management plan; and</p> <p>(i) The extent to which the non-compliance compromises the ability for emergency services to access the property in an emergency.</p> <p>Notification</p> <p>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.</p> <p>Advice note</p> <p>Compliance with the Code of Practice for Electrical Safe Distances (NZECP 34:2001) may require increased setbacks to electrical infrastructure.</p>
Yard	Minimum depth								
Front	1.5m								
Side	1m								
Rear	1m (excluded on corner sites)								
<p>MRZ2-S5</p>	<p>Building coverage</p>								
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(3) Activity status where compliance not achieved: RDIS</p>								

<p>(a) <u>The maximum building coverage must not exceed 50% of the net site area.</u></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 style="padding-left: 20px;">(i) To a structure that is not a building; or</p> <p style="padding-left: 20px;">(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p> <p><u>Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.</u></p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts; and</p> <p>(c) Effects on the planned urban built character and any qualifying matter on of the surrounding residential area;</p> <p>(d) <u>The visual dominance effects on adjoining sites;</u></p> <p>(e) <u>In addition, within the Tuurangawaewae Marae surrounds QM: 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;</u></p> <p>(g) <u>Stormwater management and the use of Low Impact Design methods;</u></p> <p>(h) <u>Consistency with the relevant stormwater catchment management plan; and</u></p> <p>(i) In Ngaaruawaahia the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa</p> <p>Notification <u>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.</u></p>
<p>MRZ2-S5A</p>	<p><u>Building Coverage within the Tuurangawaewae Marae surrounds QM</u></p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>The maximum building coverage must not exceed 45% of the net site area.</u></p> <p>(b) <u>MRZ-S5A(1(a)) does not apply:</u></p> <p style="padding-left: 20px;"><u>(i) To a structure that is not a building; or</u></p> <p style="padding-left: 20px;"><u>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p><u>Council’s discretion is restricted to the following matters:</u></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) Flooding effects including safe access and egress; and</p> <p>(g) Stormwater management and the use of Low Impact Design methods.</p>
MRZ2-S6	Outdoor living space (per unit)
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that meets all of the following standards:</p> <p>(i) where located at ground level, has no dimension less than 3m; and</p> <p>(ii) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and</p> <p>(iii) is accessible from the residential unit; and</p> <p>(iv) may be—</p> <p style="padding-left: 40px;">(1) grouped cumulatively by area in one communally accessible location; or</p> <p style="padding-left: 40px;">(2) located directly adjacent to the unit; and</p> <p>(v) is free of buildings, parking spaces, and servicing and manoeuvring areas.</p> <p>(b) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</p> <p>(i) is at least 8m² and has a minimum dimension of 1.8m; and</p> <p>(ii) is accessible from the residential unit; and</p> <p>(iii) may be—</p> <p style="padding-left: 40px;">(1) grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or</p> <p style="padding-left: 40px;">(2) located directly adjacent to the unit.</p> <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>Notification</p> <p>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.</p>

- (iv) It is for the exclusive use of the occupants of the residential unit;
- (v) It is readily accessible from a living area of the residential unit;
- (vi) 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 20m² and a minimum dimension of 4m in any direction; and
- (vii) 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 5m² for studio and one bedroom dwellings, or 8m² for two or more bedroom dwellings and a minimum dimension of 1.5m.

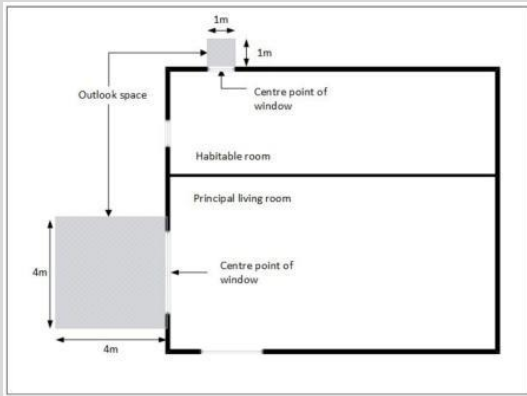
MRZ2-S7

Outlook space (per unit)

(1) **Activity status: PER**

Where:

- (a) An outlook space must be provided for each residential unit as outlined below.
- (b) 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):



- (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.

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

Council’s discretion is restricted to the following matters:

- (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;
- (b) The nature of the occupation of the room without the required outlook;
- (c) The effects on amenity of future occupants from a reduced outlook; and
- (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.

<p>(d) <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>(e) <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>(f) <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p>(g) <u>Outlook spaces may be under or over a balcony.</u></p> <p>(h) <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>(i) <u>Outlook spaces must—</u></p> <p style="padding-left: 20px;">(i) <u>be clear and unobstructed by buildings; and</u></p> <p style="padding-left: 20px;">(ii) <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></p>	
<p>MRZ2-S8</p>	<p>Windows to the street</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which front facing glazing is provided from ground floor living areas that is visible and prominent from the street;</p> <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>Notification <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>
<p>MRZ2-S9</p>	<p>Landscaped area</p>
<p>(1) Activity status: PER</p> <p>Where:</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</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p>

<p><u>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>(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>Notification <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>
<p>MRZ-SX</p>	<p><u>Minimum residential unit size</u></p>
<p>(1) Activity status: PER Where: (a) <u>Residential units must have a minimum net internal floor area of:</u> (i) <u>35m² for studio dwellings; and</u> (ii) <u>45m² for one or more bedroom dwellings.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) <u>The functionality of the residential unit; and</u> (b) <u>Internal residential amenity.</u></p>
<p>MRZ2-S10</p>	<p>Impervious surfaces</p>
<p>(1) Activity status: PER Where: (a) The impervious surfaces of a site must not exceed 70%.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Site design, layout and amenity; and (b) The risk of flooding, nuisance or damage to the site or other buildings and sites; (c) <u>Stormwater management and the use of Low Impact Design methods; and</u> (d) <u>Consistency with the relevant stormwater catchment management plan.</u></p>
<p>MRZ2-S11</p>	<p>Ground floor internal habitable space</p>
<p>(1) Activity status: PER Where: (a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</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>
MRZ2-SI2	Fences or walls	
<p>(1) Activity status: PER Where:</p> <p>(a) <u>Boundary fences and walls:</u></p> <p>(i) adjacent to between-properties-and any road boundaries;</p> <p>(ii) <u>Adjoining any OSZ - open space zone; or:</u></p> <p>(iii) <u>Between properties within the first 1.5m of the front yard</u></p> <p>(b) <u>Boundary fences and walls within (a)</u> 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><u>(c) Boundary fences and walls between properties further than 1.5m into the site must not exceed 2m.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; and</p> <p>(c) Public space visibility</p> <p>(d) <u>Amenity effects associated with access to sunlight.</u></p> <p><u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below</u></p>	
MRZ2-SI3	Building setbacks – water bodies	
<p>(1) Activity status: PER Where:</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) 21.5m^{23m} from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iv) 26.5m^{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 25m² or pump shed within any building setback identified in MRZ2-SI3(1)(a);</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</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>	

(c) This standard does not apply to a structure which is not a building.	(f) Effects on natural character values <u>including hydrology and flooding.</u> (g) <u>Where located within the catchment of the Waikato River the extent to which the application enhances or benefits the Waikato River and its tributaries</u> (h) <u>Effects on cultural values identified in Maaori Values and Maatauranga Maaori Chapter.</u> (i) <u>The objectives and policies in Chapter 2-20 Te Ture Whaimana -Vision and Strategy</u>
MRZ2-SI4 <u>Building setback – sensitive land use</u>	
<p>(1) Activity status: PER Where:</p> <p>(a) <u>Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</u></p> <p>(i) <u>5m from the designated boundary of the railway corridor;</u></p> <p>(ii) <u>15m from the boundary of a national route or regional arterial;</u></p> <p>(iii) <u>25m from the designated boundary of the Waikato Expressway;</u></p> <p>(iv) <u>300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</u></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, Ngaaruawaahia.</u></p> <p>(vii) <u>6m from the centre of a gas transmission line identified on the planning maps</u></p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) <u>Road network safety and efficiency;</u></p> <p>(b) <u>On-site amenity values;</u></p> <p>(c) <u>Odour, dust and noise levels received at the notional boundary of the building;</u></p> <p>(d) <u>Mitigation measures; and</u></p> <p>(e) <u>Potential for reverse sensitivity effects.</u></p>
MRZ2-SI5 <u>Building setback – Environmental Protection Area</u>	
<p>(1) Activity status: PER Where:</p> <p>(a) <u>A building shall be set back a minimum of 3m from an Environmental Protection Area.</u></p>	<p>(3) Activity status where compliance not achieved: DIS</p>

Additional provisions applying to the Havelock Precinct

PREC4-SX	<u>Residential unit within the Slope Residential Area</u>
-----------------	---

<p>(2) Activity status: PER Where: (a) <u>One residential unit per site.</u></p>	<p>(3) Activity status where compliance not achieved: DIS</p>
<p>PREC4-SX</p>	<p><u>Building coverage within the Slope Residential Area</u></p>
<p>(4) Where: (a) <u>The maximum building coverage must not exceed 40% of the net site area.</u></p>	<p>(5) Activity status where compliance not achieved: DIS</p>
<p>PREC4-SX</p>	<p><u>Height – buildings or structures adjoining Hilltop parks within PREC4 – Havelock precinct</u></p>
<p>(6) Activity status: PER Where: (a) <u>A building or structure with a maximum height not exceeding 5m, measured from the natural ground level immediately below that part of the structure, where it is located within 50m (horizontal distance) of the boundary of the Hilltop parks identified on the Havelock precinct plan in APP14 – Havelock precinct plan.</u></p>	<p>(4) Activity status where compliance not achieved: DIS</p>
<p>PREC4-SX</p>	<p><u>Height – Havelock industry buffer height restriction areas</u></p>
<p>(1) Activity status: PER Where: (a) <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> (i) <u>Havelock industry buffer height restriction area; and/or</u> (ii) <u>Havelock hilltop park height restriction area; and/or</u> (iii) <u>Havelock ridgeline height restriction area.</u></p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC4-SX</p>	<p><u>Building setback – sensitive land use within PREC4 – Havelock precinct</u></p>
<p>(3) Activity status: PER Where: (b) <u>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 Pōkene Industry Buffer identified on the planning maps.</u></p>	<p>Activity status where compliance not achieved: NC</p>
<p>(4) PREC4-SX</p>	<p><u>Building design – sensitive land use with PREC4 – Havelock precinct</u></p>
<p>(5) Activity status: PER Where:</p>	<p>(6) Activity status where compliance not achieved: DIS</p>

<p>(c) <u>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.</u></p> <p>(d) <u>Any new building or alteration to an existing building for a sensitive land use located outside the Pōkero 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.</u></p> <p>(e) <u>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:</u></p> <p>(i) <u>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.</u></p> <p>(ii) <u>Includes either of the following for all habitable rooms on each level of a dwelling:</u></p> <p>(1) <u>Mechanical cooling installed; or</u></p> <p>(2) <u>A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</u></p> <p>i) <u>6 air changes per hour for rooms with less than 30% of the façade area glazed;</u></p> <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>	
--	--

Medium Density Residential Standard Figures

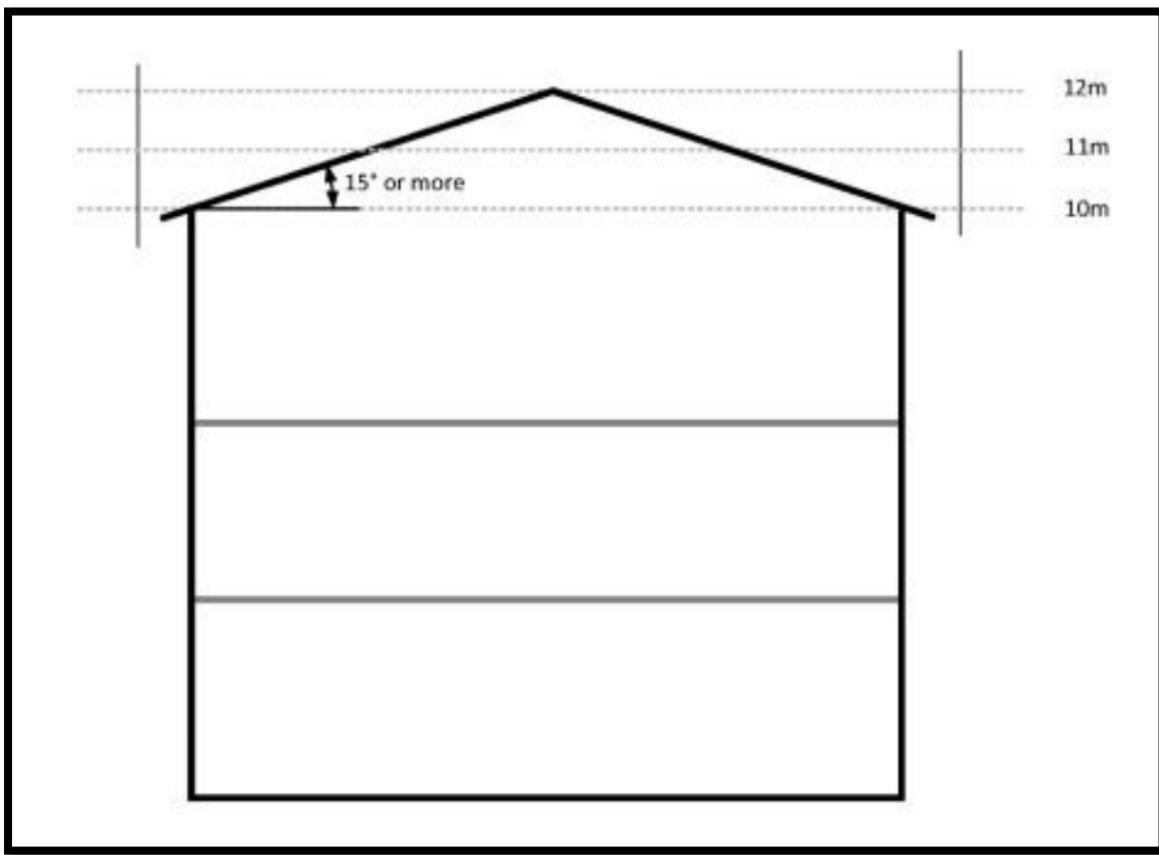


Figure 1: Building Height (refer to MRZ2-S2)

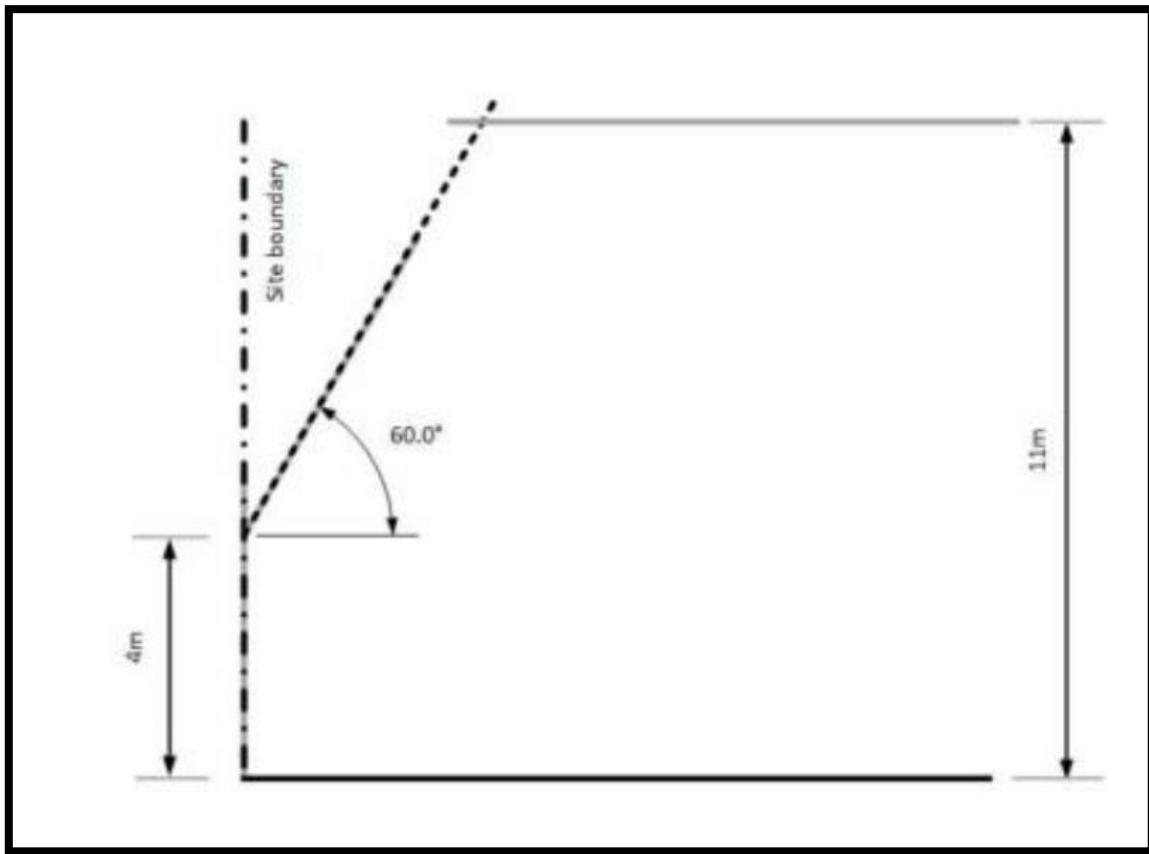


Figure 2: Height in relation to boundary (refer to MRZ2-S3)

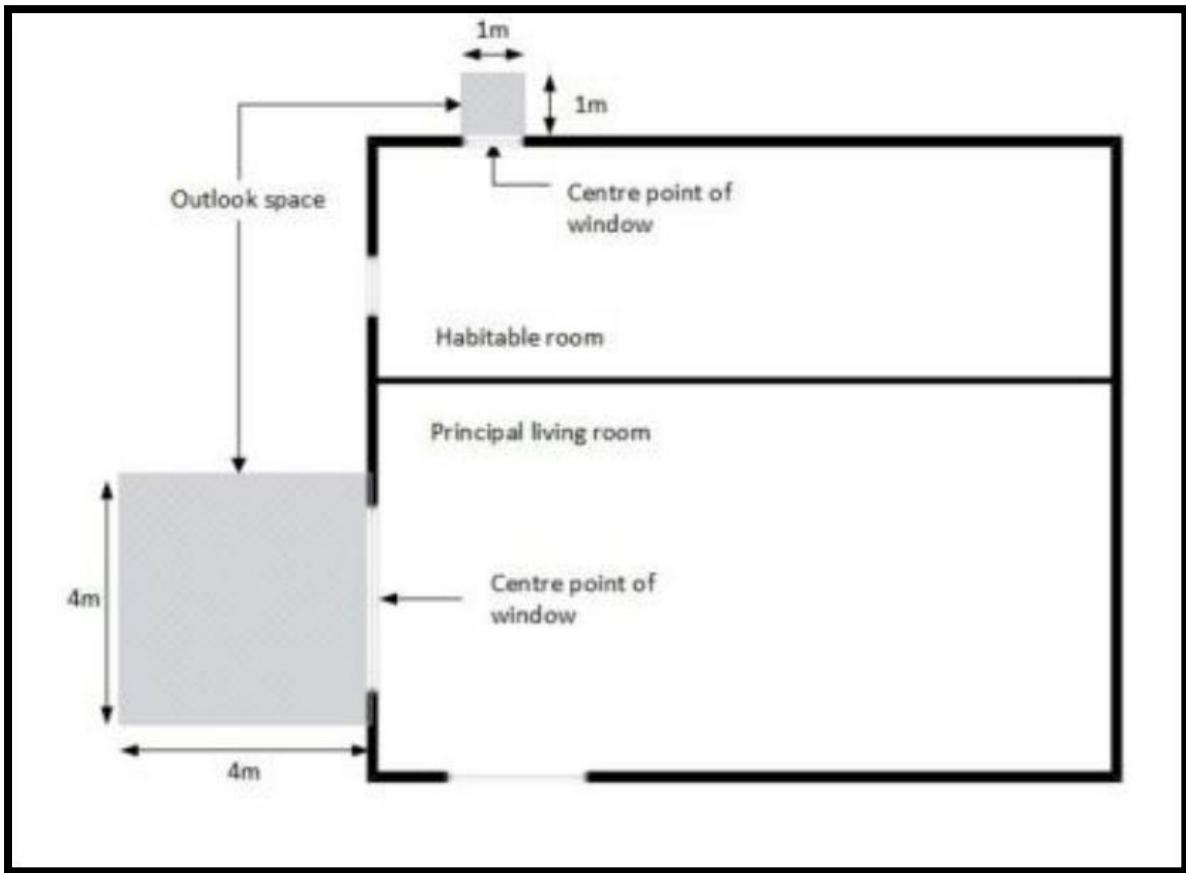


Figure 3: Outlook space per unit (refer to MRZ2-S7)