

Council Briefing Agenda

Date: Thursday, 4 June, 2020

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)

Cr Gavin Benney

Cr Vince Cocurullo

Cr Nicholas Connop

Cr Ken Couper

Cr Tricia Cutforth

Cr Shelley Deeming

Cr Jayne Golightly

Cr Phil Halse

Cr Greg Innes

Cr Greg Martin

Cr Anna Murphy

Cr Carol Peters

Cr Simon Reid

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

1. Apologies

2. Reports

2.1 PC150 Private Plan Change Application Marsden City

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3. Closure of Meeting

2.1 PC150 Private Plan Change Application Marsden City

Meeting: Council Briefing
Date of meeting: 4 June 2020
Reporting officer: Melissa McGrath, District Plan Manager

1 Purpose

The purpose of this briefing is to provide the Councillors with the details of a Private Plan Change that has been received.

2 Background

There is an area of land, approximately 127 hectares in size that sits roughly as a triangle being bordered by One Tree Point Road and State Highway 15A – Port Marsden Highway.

The land is currently within the Marsden Primary Centre Environment of the Operative Whangarei District Plan (WDP), and not subject to the Urban and Services Plan Changes.

The current zoning within the WDP came as a result of an extensive structure planning exercise. This resulted in the Marsden Point-Ruakaka Structure Plan 2008, which was adopted by WDC in November 2009. The Marsden Primary Centre provisions arose from this structure plan, however being completed just prior to the onset of the Global Financial Crisis resulted in what can now be considered optimistic figures being envisaged. By way of example the Structure Plan envisaged a satellite city of 40,000 people which at 2020 has not occurred.

While referred to as ‘the site’, the area of land is actually comprised of approximately 186 separate titles. The land is approximately half owned by Marsden City Partnerships Limited (approx. 49%), with Great Northern Land Company owning approximately 10%, and Bream Bay Village approximately 6%. The remaining 35% is owned by approximately 37 individual entities.

3 Discussion

A Private Plan Change request has been received by WDC, from Barkers and Associates on behalf of Marsden City Partnership Limited as the applicant.

The Plan Change is being reported on by Kelly Ryan, Senior Planner with The Property Group Whangarei.

A summary of the specifics of the Plan Change is detailed below.

- Application to rezone and modify planning provisions on 127 hectares of land at Marsden City;

- The purpose of the plan change is stated in the application to be “to deliver a viable and sustainable town centre in the Ruakaka/Marsden Point area, and supply additional land for housing and commercial use with a supporting network of open spaces and infrastructure.”

Specifically the key aspects of the plan change request are:

- The deletion of the Marsden Primary Centre (MPC) Chapter in the current District Plan.
- A reduction of the industrial focus currently contained within the MPC Environment towards an increased provision of residential land to support the development of a sustainable and viable town centre.
- Zones from the current Urban and Services Plan Changes are proposed as underlying zones.
- Creation of a Marsden City Precinct with provisions aimed at coordinating development with the delivery of transport infrastructure, and a street network that provides for walking and cycling.
- The creation of a Marsden Town Centre Zone that is intended to apply to the higher order town centre in the north western portion of Marsden City.
- There is also inclusion and requirement for consequential changes to other Chapters of the current WDP, such as Noise and Vibration Chapter.

It is the applicants' vision that the Plan Change will provide a viable and sustainable town centre in the Ruakaka/Marsden Point area which integrates with surrounding commercial, mixed use and residential uses. They state the PPC has the potential to create a comprehensive urban development that provides a vibrant and quality urban realm and encourages co-location of retail, commercial and residential land.

The application was received by WDC on 23rd March 2020, with a request for further information under Clause 23 of the Resource Management Act sent on the 21st April 2020. WDC is currently awaiting the reply from the applicants' agents and then will continue to consider the request. The request sought further information in regards to traffic, noise, urban design, recreation, economics, planning and infrastructure & services.

4 Attachments

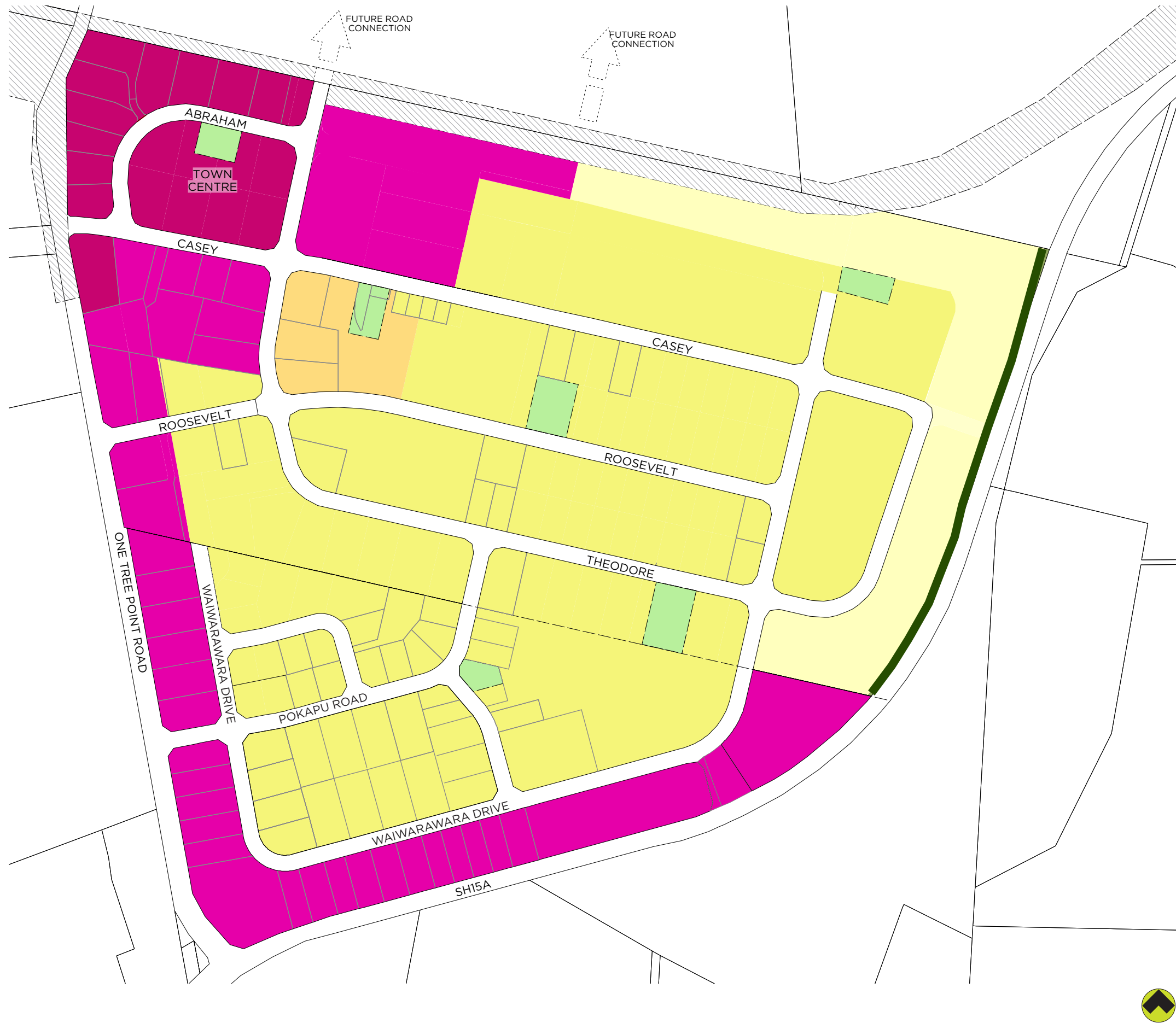
Attachment 1: Map of Surrounding Area

Attachment 2: Plan Change Map

Attachment 3: Proposed Chapters

Attachment 1 Map of Surrounding Area





PROPOSED ZONING PLAN

Scale 1:6,000 @A3

PC88 ZONE DESCRIPTIONS

Low density residential zones are to provide for large lot, low density residential living on the periphery of the urban area.

Medium density residential zones are to provide for traditional suburban densities and housing forms and is characterised by one or two storey stand-alone (detached) residential units on larger properties.

High density residential zones are to provide predominantly for higher density residential development in urban areas with few constraints and that are within easy walking distance to public open space and commercial centres.

Mixed use promotes active street frontages and a range of activities which aim to enhance economic growth and are compatible with residential activities.

Parks/Reserves are to provide open space to the development in accordance with the provisional guidelines set out by WDC.

KEY

- Low density residential zone
- General residential zone
- Medium density residential zone
- Town centre zone
- Mixed use zone
- Indicative open space
- Rural Production zone
- Noise barrier area
- KiwiRail designation

Marsden Town Centre Zone (MTCZ)

Issues

Marsden Point – Ruakaka is one of the identified growth areas in the Whangarei District, and is projected to have a significant population and employment increase over the next few decades. The Marsden Town Centre Zone has been identified as a focal point for the area in Council's strategic planning documents. It is intended to be developed as an attractive, safe and vibrant place and provide primarily for a range of retail, commercial, civic and residential activities.

A high standard of urban design is intended which will assist in making Marsden Town Centre the focal point for the community while also ensuring that it maintains a point of difference compared to other lower order centres in the vicinity.

It is important that the development of the Marsden Town Centre Zone is undertaken in a way that reinforces the primacy, function and vitality of Whangarei City. The Marsden Town Centre Zone has been established to provide a town centre for the Marsden Point - Ruakaka Area that complements and supports the Whangarei City Centre, rather than competes with it.

Objectives

MTCZ-O1 – Centre Amenity	Marsden Town Centre Zone is an attractive, safe and vibrant place to live, work and visit with a range of residential, commercial, retail and entertainment activities.
MTCZ-O2 – City Centre Function and Vitality	The primacy, function and vitality of the Whangarei City Centre Zone is protected.
MTCZ-O3 – Development Quality	Development is of a form, scale and design quality that reinforces Marsden Town Centre Zone as the primary focal point for the Marsden Point – Ruakaka community.
MTCZ-O4 – Residential Activities	Residential activities within the Marsden Town Centre Zone are allowed, while ensuring that these are appropriately located and enabling the full range of activities anticipated.

Policies

MTCZ-P1 – Character and Amenity	Require development to be of a quality and design that: <ol style="list-style-type: none"> 1. Establishes a high amenity and vibrant urban environment; 2. Establishes visual quality and interest of streets and other public open spaces; and 3. Contributes to pedestrian amenity, movement, safety and convenience.
MTCZ-P2 – Centre Hierarchy	Manage the scale of retail activities to ensure the Marsden Town Centre Zone does not compromise the role and function of the Whangarei City Centre Zone.
MTCZ-P3 – Activities	Reinforce the function of the Marsden Town Centre as the primary location for retail and commercial activity within Marsden Point and Ruakaka by:

Marsden Town Centre Zone (MTCZ)

	<ol style="list-style-type: none"> 1. Enabling residential and commercial activities, including; smaller scale retail activities, offices and commercial services, restaurants, cafes, bars and entertainment facilities. 2. Discouraging rural production activities and industrial activities (except for small scale artisan industrial activities). 3. Encouraging residential units to locate above ground floor while acknowledging that there may be a reduced level of residential amenity within the Marsden Town Centre due to a mix of uses and late-night activities.
MTCZ-P4 – Built Form	<p>Manage the scale, design and built form of development to:</p> <ol style="list-style-type: none"> 1. Promote high quality urban design that enhances the emerging high amenity and vibrant urban character of the Marsden Town Centre. 2. Encourage buildings and public spaces to be adaptable to a range of uses to allow activities to change over time.
MTCZ-P5 – Streetscape	<p>Ensure that development within the Marsden Town Centre positively addresses and engages with the street by:</p> <ol style="list-style-type: none"> 1. Maximising street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality; 2. Discouraging residential development at ground floor; 3. Requiring verandahs along building frontages to create a defined building edge and provide adequate solar access, shade and rain shelter; 4. Requiring screening of any car parking, loading, or service areas which are visible from public spaces.

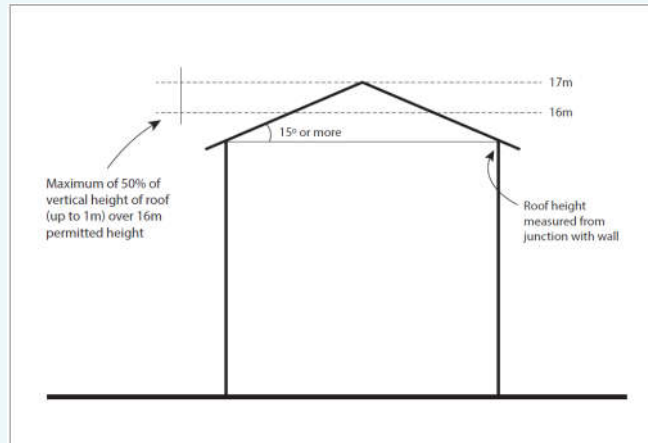
Rules

MTCZ-R1	Any Activity	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> 1) Resource consent is not required under any rule of the District Plan 2) The activity is not prohibited under any rule in the District Plan. 	
MTCZ-R2	Minor Buildings	
	Activity Status: Permitted	
	Note: Minor buildings are exempt from rules MTCZ-R3 – R14 and R26.	
MTCZ-R3	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> 1) The maximum building height and major structure height is 16m above ground level. 	

Marsden Town Centre Zone (MTCZ)

- 2) Buildings must not exceed the limits specified **MTCZ-R3-1**, except that 50 per cent of a building's roof elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more as shown in **Figure MTCZ-R3-1**.

Figure MTCZ-R3-1: Building Height Flexibility for Pitched Roofs



MTCZ-R4	Building Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The building is within 0.5m of road boundaries at ground floor for the entire length of the site frontage for any front site, except any combination of the following: <ol style="list-style-type: none"> a. One setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. b. One setback of up to 6m for a maximum width of 6m to allow for a pedestrian arcade. c. One setback adjacent to a side boundary of the site for a maximum width of 6m to allow for a through-site link. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on streetscape character and amenity 2. Functional requirements of activities.
MTCZ-R5	Building Floor-to-Ceiling Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The minimum interior floor-to ceiling height is: <ol style="list-style-type: none"> a. 4.2m at ground floor. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <ol style="list-style-type: none"> 1. Design of buildings, including the potential for

Marsden Town Centre Zone (MTCZ)

b. 3.0m above ground floor.

buildings to accommodate a range of uses.

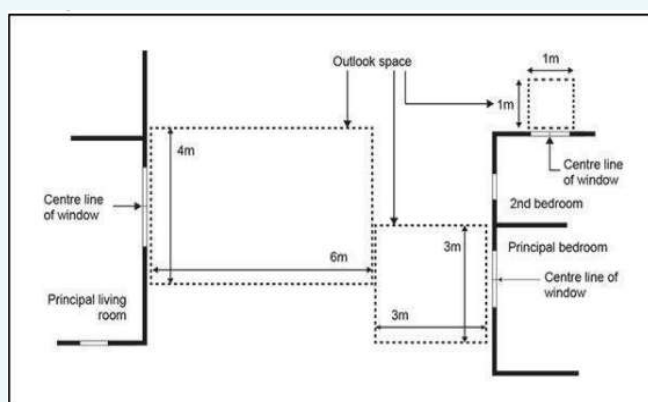
2. Effects on amenity and adequate provision of daylight access.
3. Functional requirements of activities.

MTCZ-R6	Outlook
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. An outlook space is provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing. 2. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width. 3. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies. 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. 5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building to which the standard applies. 6. Outlook spaces may be within the site, over a public street, or other public open space. 7. Outlook spaces required from different rooms within the same building may overlap. <p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. Internal and onsite amenity.

Marsden Town Centre Zone (MTCZ)

8. Outlook spaces may overlap where they are on the same wall plane.
9. Outlook spaces must:
 - a) be clear and unobstructed by buildings;
 - b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in MTCZ- R6(6) above; and
 - c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure MCP-R12 -1: Required Outlook Space



MTCZ-R7	Daylight
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in a supported residential care and boarding houses, then: <ol style="list-style-type: none"> a) That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure MTCZ-13-2 Required Setbacks for Daylight below. 2. Where the principal living room, main living/dining area or bedroom has two or more external faces 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. Internal and onsite amenity.

Marsden Town Centre Zone (MTCZ)

with windows MTCZ-13(1) above will apply to the largest window.

3. Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
4. MTCZ-13(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Figure MTCZ-R13 -1: Required Setbacks for Daylight

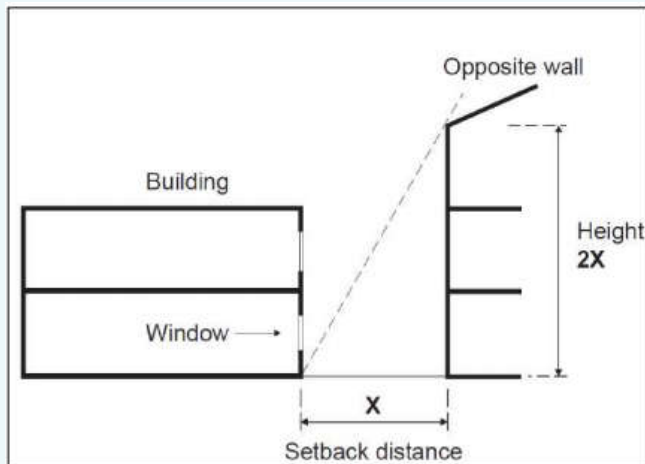
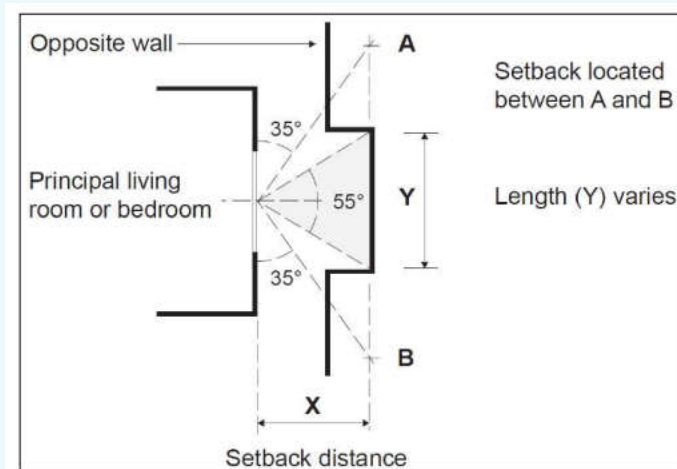


Figure MTCZ-R13 -2: Required Setbacks for Daylight



MTCZ-R8	Verandahs
Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary
Where:	Matters of discretion:
<ol style="list-style-type: none"> 1) All buildings fronting a road provide a verandah: <ol style="list-style-type: none"> a. Along the entire building frontage. b. That is at least 3m above the footpath and no more than 4m above the footpath. 	<ol style="list-style-type: none"> 1. Effects on urban design 2. Effects on streetscape character and amenity

Marsden Town Centre Zone (MTCZ)

- c. That is setback at least 600mm from the kerb.
 - d. That has a minimum width of 1.5m, except where that would encroach on MTCZR8.1(c) where the minimum width shall be to within 600mm from the kerb.
 - e. That has a maximum fascia height of 0.5m.
- 3. The provision of solar access and weather protection to pedestrian networks

MTCZ-R9	Fences
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The fence is along a site frontage and required by a bylaw or for public health and safety. 2) The fence does not exceed 1.8m in height on any other site boundary. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects of shading and visual dominance on the street and adjoining properties 2. Effects on urban design and passive surveillance 3. Effects on streetscape character and amenity 4. Effects of active frontages 5. Traffic and pedestrian safety 6. The extent to which fencing is required for activities, including health and safety.
MTCZ-R10	Outdoor Areas of Storage or Stockpiles
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The maximum height of any outdoor area of storage or stockpile is 8m above ground level. 2) The outdoor area of storage or stockpile is screened from view from public places and surrounding sites. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MTCZ-R11	Car Parking

Marsden Town Centre Zone (MTCZ)

Activity Status: Permitted

Where:

- 1) The car parking space is not located between the building frontage and road boundaries of the site.

Activity Status when compliance not achieved: Discretionary

Note: Any application shall comply with information requirement MTCZ – REQ1.

MTCZ-R12

Landscaping

Activity Status: Permitted

Where:

- 1) A landscape buffer of 2m in depth is provided along the street frontage between the street and any car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- 2) The required landscaping must comprise a mix of trees, shrubs or ground cover plants (including grass).

Activity Status when compliance not achieved: Discretionary

MTCZ-R13

Residential Units Above Ground Floor

Activity Status: Permitted

Where:

- 1) Every residential unit provides a Net Floor Area of at least:
 - a. For 1 bedroom – 45m²
 - b. For 2 bedrooms – 70m²
 - c. For 3 bedrooms – 90m²
 - d. For more than 3 bedrooms – 90m² plus 12m² for each additional bedroom.
- 2) Every 1 bedroom residential unit contains an outdoor living court of at least 4m² and at least 1.5m depth.
- 3) Every 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth.

Activity Status when compliance not achieved: Discretionary

MTCZ-R14

Artisan Industrial Activities

Activity Status: Permitted

Where:

Activity Status when compliance not achieved: Discretionary

Marsden Town Centre Zone (MTCZ)

- 1) The activity is a primary activity or ancillary activity.
- 2) The maximum GFA is 300m² per site.

MTCZ-R15	General Retail
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The activity is a primary activity or ancillary activity. 2) The maximum Business Net Floor Area is 600m² per site.
	Activity Status when compliance not achieved: Discretionary

MTCZ-R16	Grocery Store
MTCZ-R17	Commercial Services
MTCZ-R18	Food and Beverage Activity
MTCZ-R19	Entertainment Facilities
MTCZ-R20	Visitor Accommodation
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The activity is a primary activity or ancillary activity.

MTCZ-R21	Place of Assembly
MTCZ-R22	Recreational Facilities
MTCZ-R23	Care Centre
MTCZ-R24	Educational Facilities
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1) The activity is a primary activity or ancillary activity. 2) The maximum Business Net Floor Area is 800m² per site.
	Activity Status when compliance not achieved: Discretionary

MTCZ-R25	Any New Building
	Activity Status: Restricted Discretionary

Marsden Town Centre Zone (MTCZ)

Matters of discretion:

- 1) Effects on streetscape character and amenity
- 2) Screening of car parking and service areas
- 3) Functional requirements of activities.

Note: Any application shall comply with information requirement MTCZ – REQ1.

Notification:

Any application for a new building pursuant to MTCZ-R25 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

MTCZ-R26	Any New Vehicle Crossing Over a Footpath
	Activity Status: Restricted Discretionary
	Matters of discretion:
	<ol style="list-style-type: none"> 1) Pedestrian and traffic safety. 2) Walkability and functionality of the pedestrian network. 3) Effects of urban design
MTCZ-R27	Service Stations with Frontage to Casey Road
MTCZ-R28	Standalone Car Parking Facility
	Activity Status: Discretionary
MTCZ-R29	Residential Units At Ground Floor
MTCZ-R30	Farming
MTCZ-R31	Supported Residential Care
MTCZ-R32	Retirement Village
MTCZ-R33	Motor Vehicle Sales
MTCZ-R34	Trade Suppliers
MTCZ-R35	Garden Centres
MTCZ-R36	Marine Retail
MTCZ-R37	Drive Through Facilities
MTCZ-R38	Hire Premise
MTCZ-R39	Service Stations Not Otherwise Provided For

Marsden Town Centre Zone (MTCZ)

MTCZ-R40	Funeral Home
MTCZ-R41	Emergency Services
MTCZ-R42	Hospital
MTCZ-R43	General Commercial
MTCZ-R44	General Community
MTCZ-R45	General Industry
MTCZ-R46	Storage
	Activity Status: Non-Complying
	Where:
	1) The activity is a primary activity or ancillary activity.

MTCZ-R47	Plantation Forestry
MTCZ-R48	Intensive Livestock Farming
MTCZ-R49	Farm Quarrying
MTCZ-R50	Repair and Maintenance Services
MTCZ-R51	Marine Industry
MTCZ-R52	Waste Management Facility
MTCZ-R53	Landfill
MTCZ-R54	Manufacturing
	Activity Status: Prohibited
	Where:
	1) The activity is a primary activity or ancillary activity.

MTCZ- REQ1	Urban Design Assessment
Urban Design	<p>Any application pursuant to MTCZ-R11 and R25 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:</p> <ol style="list-style-type: none"> 1) Any consultation undertaken as part of any pre-application meetings with Council (including the Council Urban Design Panel) and any mitigation measures that were recommended by Council. 2) How the proposal is consistent with best practice urban design and the relevant Marsden Town Centre Zone objectives, policies, and building bulk and location standards.

Marsden Town Centre Zone (MTCZ)

	<p>3) How the proposal interrelates with the intended character and amenity values of surrounding areas having particular regard to building design, bulk, and location, and parking and transport infrastructure.</p> <p>4) The extent to which the building design, site layout, and any proposed landscaping helps to avoid or minimise the impacts on adjacent streets and public open spaces within the Marsden Town Centre Zone.</p> <p><i>Note:</i></p> <p><i>Acceptable means of compliance and best practice urban design guidance is contained within Whangarei District Council's Urban Design Guidelines.</i></p>
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Marsden Town Centre Zone (MTCZ)

Consequential Amendments to Subdivision Chapter

SUB-R7	Subdivision in the City Centre, Mixed Use, Waterfront, <u>Marsden Town Centre</u> or Local Centre Zones
	<div> <p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 1) Every unit title allotment created under the Unit Titles Act 2010 has a net site area of at least 50m². 2) Every allotment has a: <ol style="list-style-type: none"> a. Net site area not less than 100m². b. Frontage no less than 6m, or 12m in the case of a corner allotment. c. Frontage no greater than 30m, or 60m in the case of a corner allotment. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. Matters listed in the How the Plan Works Chapter. 2. Physical and visual linkages provided between allotments and surrounding public places. </div> <div> <p>Activity Status when compliance not achieved: Discretionary</p> </div>

Precincts (PREC)

PREC X – Marsden City Precinct (MCP)

Issues

The Marsden City Precinct (MCP) provides for the development of a new sustainable community with a comprehensively planned town centre surrounded with a compatible mix of residential and employment activities. The precinct provides for a range of residential densities, including higher residential densities close to the Marsden Town Centre, to increase housing capacity while providing a choice of living environments. The precinct provides opportunities for a school, community facilities and a range of open spaces. The co-location of residential, community and employment generating land uses within the precinct will reduce commuter travel to other areas within the region.

The transport network in Marsden City will be progressively upgraded over time to support development in the wider area. The precinct includes provisions to ensure that the development of land for business and housing is coordinated with the construction of the transport network upgrades necessary to support it.

The Marsden Point area contains industrial land uses that play an important role in the economy of the region. The precinct includes provisions to manage any reverse sensitivity that may arise between residential development and the industrial land use, State Highway 15 and Marsden Rail corridor.

There are five sub-precincts within the Marsden City Precinct:

- Sub-Precinct A is zoned Special Purpose Town Centre Zone and contains the primary retail area and is the focal point for retail, commercial and civic development and pedestrian activity;
- Sub-precinct B is zoned Mixed Use Zone and provides for high density residential and a range of commercial activities that will complement the town centre and maximise the efficient use of land;
- Sub-Precinct C is zoned Medium Density Residential Zone and will provide for medium residential development in easy walking distance to the Special Purpose Town Centre Zone;
- Sub- Precinct D is zoned General Residential Zone and provides for residential development of a suburban character;
- Sub-Precinct E is zoned Low Density Residential Zone provides for residential development on larger sites to provide a buffer between Marsden City land and State Highway 15A and the rail designation.
- Sub Precinct F is zoned Open Space zone and provides small to medium sized local parks to enable a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the environment.

The MCP has a suite of objectives, policies and rules that will guide development within the MCP. The objectives, policies and rules apply in addition to the underlying zone unless otherwise stated.

MCP appendices attached to this chapter and include:

- MCP sub-precinct plan
- MCP noise areas plan
- Noise bund/acoustic fence requirement for Noise Barrier Area
- Indicative street network plan
- Street cross sections

All other district wide objectives, policies and rules apply to development in the MCP unless otherwise stated in the MCP provisions.

Precincts (PREC)

Objectives	
MCP-O1 – Liveable Precinct	Marsden City Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment.
MCP-O2 – Housing Choice	Different types of housing and levels of intensification are enabled to provide a choice of living environments.
MCP-O3 – Streetscape and Residential Amenity	Development positively engages with the street and provides quality on-site residential amenity for residents.
MCP-O4 – Infrastructure and Services	Development is supported by appropriate infrastructure and services to meet development capacity.
MCP-O5 – Transport and Access	Access to the precinct occurs in an effective, efficient and safe manner that manages effects on One Tree Point Road, State Highway 15 and the surrounding road network.
MCP-O6 – Reverse Sensitivity	Manage reverse sensitivity effects between zones and incompatible land use activities.
MCP-O7 – Open Space	Create a strong network of public open space, including places to enjoy a range of active and passive recreational activities whilst also enhancing the local ecology.
Policies	
MCP-P1 – Liveable Precinct	Enable the comprehensive and integrated development of Marsden City Precinct in accordance with the underlying zones.
MCP-P2 – Integrated Development	Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
MCP-P3 – Streetscape	Encourage development to achieve attractive and safe streets and public spaces in residential areas including by: <ol style="list-style-type: none"> providing for passive surveillance optimising front yard landscaping minimising visual dominance of garage doors. (d) recognising that residential at ground floor may be appropriate in Sub-Precinct A where development maintains privacy and amenity for ground floor occupants and allows opportunities for passive surveillance.
MCP-P5 – Multi Unit Development	Manage the design and appearance of multi-unit development so that it integrates with the wider precinct.
MCP-P6 – Residential Amenity	Require residential units to be designed to meet the day to day needs of residents by providing: <ol style="list-style-type: none"> Privacy, outlook any daylight.

Precincts (PREC)

	b. Useable and accessible outdoor living space with good sunlight access.
MCP-P7 – Infrastructure and Services	Require the efficient provision of three waters infrastructure for the Marsden City Precinct.
MCP-P8 – Transport and Access	<p>Ensure that the timing of residential and commercial development in Marsden City is coordinated with the intersection upgrades necessary to mitigate the adverse effects of development on the wider transport network:</p> <ul style="list-style-type: none"> • SH15A/One Tree Point Road/McCathie Road intersection • One Tree Point Road/Pokapu Road • One Tree Point Road/Casey Road
MCP-P9 – Reverse Sensitivity	Manage adverse reverse sensitivity effects of sensitive activities in close proximity to State Highway 15, the designated rail corridor and surrounding industrial land use.
MCP-P10 –Open Space	Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.

All Sub-Precincts

MCP-R1	Any Activity
	<ol style="list-style-type: none"> 1. The underlying zone shall apply as identified on the District Plan Zone maps. 2. Areas shall apply as identified on the MCP Noise Area Plan and the MCP Noise Barrier Area Plan. 3. Except for (4), (5) and (6) below, the relevant rules of the underlying zone shall apply unless otherwise stated in the MCP rules. 4. Rule MRZ-R21 Multi Unit Development does not apply within the MCP. 5. Rule GRZ-R20 Multi Unit Development does not apply within the MCP. 6. Rule LRZ-R15 Principle Residential Unit, Rule LRZ-R5 Building and Major Structure Coverage and Rule LRZ-R6 Impervious Areas do not apply within the MCP. 7. The rules of the area apply unless otherwise stated in the MCP rules.
MCP-R2	Any Activity
	<ol style="list-style-type: none"> 1. Except for (2) below, the relevant rules of the district wide chapters apply unless otherwise stated in the MCP rules. 2. Rule TRA-R15 Restricted Discretionary Integrated Transport Assessments and Rule TRA-R16 Discretionary Integrated Transport Assessments do not apply to the MCP.

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MCP-R3	Development within the Noise Zone 2A
	<p>The following control applies to any site within the Noise Zone 2A shown in Appendix B.</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Confirmation is provided from a suitably qualified and experienced Acoustic Engineer to confirm that the noise bund and acoustic barrier is constructed adjacent to SH15A in accordance with the specifications within Appendix C.
	Activity Status when compliance not achieved: Non-Complying

MCP-R4	Staging of Development with Transport Upgrades
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Development or subdivision within the Marsden City Precinct does not exceed the thresholds in Table MCP-R4 until such time that the identified infrastructure upgrades are constructed and operational. For the purpose of this rule 'residential unit' and 'retail/commercial floorspace' means buildings for those activities that have a valid land use consent or a subdivision that has a 224C certificate.
	<p>Activity Status when compliance not achieved with MCP-R4: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects on the safe and efficient operation of the transport network, specifically the SH15A/One Tree Point Road/Mcathie Road and One Tree Point Road/Pokapu Road intersections; The rate of public transport uptake and travel management measures; and The rate of coordination of retail, commercial and residential

Table: MCP-R4

Residential Unit Threshold	Retail GFA Threshold	Commercial GFA Threshold	Transport Upgrades Required to Exceed the Residential Unit or Retail/Commercial GFA Thresholds
500 residential units	19,500m ²	2,100m ²	<p>Safety and capacity improvements to SH15A/One Tree Point Road/McCathie Road intersection which include:</p> <ul style="list-style-type: none"> Two-lane roundabout with two lanes on

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			each approach and two circulating lanes	development in Marsden City.
1900 residential units	53,000m ²	8,000m ²	<p>Safety and capacity improvements to One Tree Point Road/Pokapu Road intersection.</p> <p>Safety and capacity improvements to One Tree Point Road/Roosevelt Road intersection.</p> <p>Safety and capacity improvements to One Tree Point Road/Casey Road intersection.</p>	<p><i>Note: Any application shall comply with information requirement MCP – REQ1.</i></p>
2,517	121,500m ²	24,000m ²	<p>Safety and capacity improvements to:</p> <ul style="list-style-type: none"> • SH15A/One Tree Point Road/McCathie Road • One Tree Point Road/Pokapu Road intersection. • Safety and capacity improvements to One Tree Point Road/Roosevelt Road intersection. <p>Safety and capacity improvements to One Tree Point Road/Casey Road intersection.</p>	

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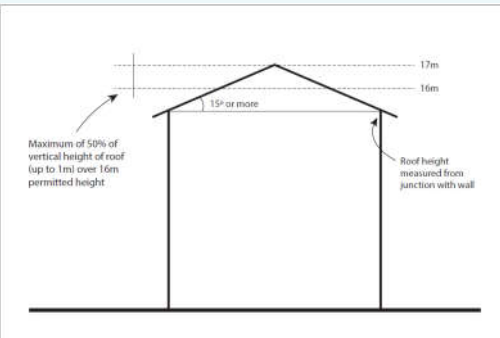
MCP-R5	Street and Pedestrian Networks
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Streets and footpaths are: <ol style="list-style-type: none"> a. Located in accordance with the MCP Plans. b. Formed in accordance with the MCP 'Street Sections' plans. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Alternative location of streets and impact on MCP layout. 2. Consideration of the Whangarei District Council Engineering Standards. 3. Urban design best practice. 4. Traffic and pedestrian safety and efficiency. <p><i>Note: Any application shall comply with information requirement MCP – REQ2.</i></p>
MCP-R6	Servicing of Residential Development
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A Development Plan is submitted to Council prior to any application for building consent that identifies and demonstrates the following that the development can be serviced in terms of water, wastewater and stormwater in accordance with the relevant provisions of the Three Waters Management Chapters for the type and number of buildings. The development plan shall be accompanied by a written report and certification to this effect from a Chartered Professional Engineer confirming this requirement is met. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R7	Minor Buildings
<p>Activity Status: Permitted</p> <p>Note: Minor buildings are exempt from rules MCP – R15-R17, MCP – R58-R60, MCP-R63, MCP- R86-88, MCP-R91 & MCP-R113-R116.</p>	

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MCP-R8	Car Parking
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Within Sub-Precinct B the car parking space is not located between the building frontage and road boundaries of the site. 2. Within Sub-Precincts C,D & E formed car parking spaces are located at least 2m from any road boundary, excluding any on-street car parking.
	<p>Activity Status when compliance not achieved with MCP-R9-1: Non-Complying</p> <p>Activity Status when compliance not achieved with MCP-R9-2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on the safety and efficiency of the transport network. 2. Effects on pedestrian and cyclist safety and navigability. 3. Effects on streetscape character and amenity.
MCP-R9	Access to Sites Fronting One Tree Point Road and Port Marsden Highway
	<p>Activity Status: Non Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Direct vehicle access to One Tree Point Road or Port Marsden Highway is provided.
MCP-R10	Funeral Home
MCP-R11	Hospital
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.
MCP-R12	Plantation Forestry
MCP-R13	Intensive Livestock Farming
MCP-R14	Farm Quarrying
	<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

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Sub-Precinct B - Mixed Use:

MCP-R15	Building and Major Structure Height
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height and major structure height is 16m above ground level. 2. Buildings must not exceed the limits specified MCP-R15-1, except that 50 per cent of a building's roof elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more as shown in Figure MCP-R15-1. <p>Figure MCP-R15 -1: Building Height Flexibility for Pitched Roofs</p> 	<p>Activity Status when compliance not achieved: Discretionary</p>

Commented [DB1]: Rules within this section are duplicated from the WDC Right of Reply Version of the Mixed Use Provisions, unless otherwise stated.

Commented [DB2]: Altered from underlying zone rule

MCP-R16	Building and Major Structure Setbacks
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is within 1m of road boundaries for at least 75% of the site frontage for any front site, except for: <ol style="list-style-type: none"> a. Any site frontage where a strategic road protection area applies as detailed in TRA Appendix 4. b. Any combination of the following: <ol style="list-style-type: none"> i. One setback of up to 3m for a maximum width of 2.5m to allow 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	for a recessed pedestrian entrance.
	ii. One setback adjacent to a side boundary of the site for a maximum width of 6m to allow for a through-site link.
2.	All buildings and major structures are set back at least:
	b. 3m from any Residential or Open Space and Recreation Zone boundary.
	c. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

MCP-R17	Building and Major Structure Height in Relation to Boundary	
	Activity Status: Permitted Where:	Activity Status when compliance not achieved: Discretionary
	1. All buildings and major structures do not exceed a height equal to 4m above ground level plus the shortest horizontal distance between that part of the building or major structure and any Residential or Open Space and Recreation Zone boundary.	

MCP-R18	Building Frontages	
	Activity Status: Permitted Where:	Activity Status when compliance not achieved: Discretionary
	1. At least 65% of the building frontage at ground floor is clear glazing.	
	2. At least 25% of the building frontage above ground floor is clear glazing.	

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3. The principal public entrance to the building is situated to face the road where the building is on a front site.
4. There are no roller doors (except emergency services, and security grilles which allow views from the street into the premises) along site frontage.

MCP-R19	Impervious Areas
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Discretionary</p>

MCP-R20	Fences
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 4. The fence is along site frontage and required by a bylaw or for public health and safety. 5. The fence is not along road frontage. 	<p>Activity Status when compliance not achieved: Discretionary</p>

MCP-R21	Residential Unit
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every residential unit provides a Net Floor Area of at least: <ol style="list-style-type: none"> d. For 1 bedroom – 45m² e. For 2 bedrooms – 70m² f. For 3 bedrooms – 90m² 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.

Commented [DB3]: Altered from underlying zone rule Additional Matters of Discretion Introduced and Information Requirement.

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- g. For more than 3 bedrooms – 90m² plus 12m² for each additional bedroom.
- 2. Every 1 bedroom residential unit contains an outdoor living court of at least 4m² and at least 1.5m depth.
- 3. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth.
- 4. Every residential unit is above ground floor.
- 2. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.
- 3. Adverse effects on active frontage.
- 4. Adverse effects on streetscape amenity.
- 5. Privacy for residents and opportunities for passive surveillance.

Note: Any application shall comply with information requirement MCP – REQ3.

Notification:

Any application for a residential unit which does not comply with MCP-R21.1 – 4 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

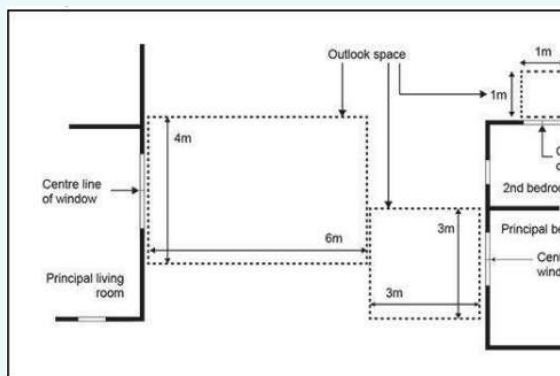
MCP-R22	Outlook for Residential Units
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. An outlook space is provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing. 2. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> (1) Internal and onsite amenity. <p><i>Note: Any application shall comply with information requirement MCP – REQ4.</i></p>

Commented [DB4]: New rule

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3. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building to which the standard applies.
6. Outlook spaces may be within the site, over a public street, or other public open space.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces may overlap where they are on the same wall plane.
9. Outlook spaces must:
 - a) be clear and unobstructed by buildings;
 - b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in MCP- R22-6 above; and
 - c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure MCP-R22 -1: Required Outlook Space



MCP-R23	Daylight for Residential Units
Activity Status: Permitted	
Where:	
1. The proposed building and/or opposite building contains principal living room or bedroom	

Activity Status when compliance not achieved:
Restricted Discretionary
Matters of Discretion:

Commented [DB5]: New rule

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windows in a dwelling, or main living/dining area or bedroom windows in a supported residential care and boarding houses, then:

- a) That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure MCP-23-2 Required Setbacks for Daylight below.
2. The principal living room, main living/dining area or bedroom has two or more external faces with windows MCP-13(1) above will apply to the largest window.
3. The window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

Rule Exemption:

1. MCP-23(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Figure MCP-R23 -1: Required Setbacks for Daylight

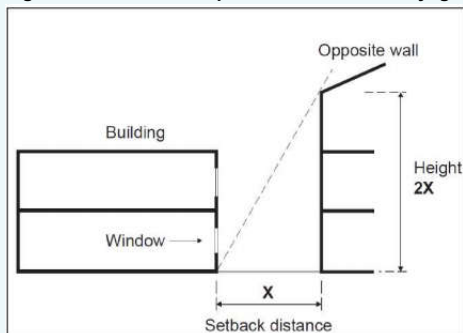
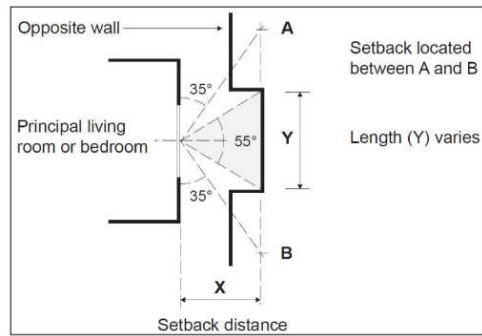


Figure MCP-R23 -2: Required Setbacks for Daylight

- (1) Internal and on-site amenity.

Note: Any application shall comply with information requirement MCP – REQ4.

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MCP-R24	Trade Suppliers
MCP-R25	Grocery Store
MCP-R26	General Retail
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. The maximum Business Net Floor Area 600m². 3. All site boundaries which are adjoining a Residential or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
	Activity Status when compliance not achieved: Discretionary
MCP-R27	Commercial Services
MCP-R28	Visitor Accommodation
MCP-R29	Place of Assembly
MCP-R30	Recreational Facilities
MCP-R31	Emergency Services
MCP-R32	Educational Facilities

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	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. All site boundaries which are adjoining a Residential or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R33	Any New Vehicle Crossing Over A Footpath	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Emergency services establish and require a vehicle access to the site. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R34	Food and Beverage Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is ancillary to an educational facility. b. The activity does not result in a combined GFA exceeding 250m² of food and beverage activity ancillary to the educational facility. c. The food and beverage activity does not operate outside of 0900-1500 Monday-Friday. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R35	General Industry	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a research laboratory ancillary activity to an educational facility. 	<p>Activity Status when compliance not achieved: Non-Complying</p>

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MCP-R36	Standalone Car Parking Facility
Activity Status: Discretionary	

MCP-R37	Supported Residential Care
MCP-R38	Retirement Village
MCP-R39	Drive Through Facilities
MCP-R40	Entertainment Facilities
MCP-R41	Service Stations
MCP-R42	Care Centre
MCP-R43	General Commercial
MCP-R44	General Community
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity.	

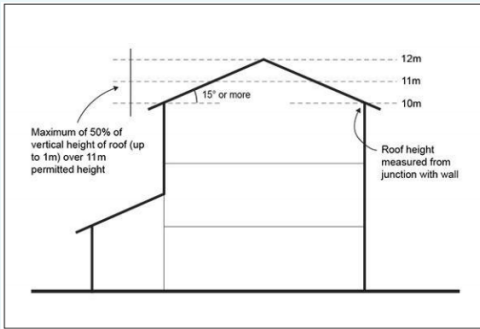
MCP-R45	Farming
MCP-R46	Manufacturing
MCP-R47	Storage
MCP-R48	Repair and Maintenance Services
MCP-R49	Artisan Industrial Activities
MCP-R50	Marine Industry
MCP-R51	Motor Vehicle Sales
MCP-R52	Garden Centres
MCP-R53	Marine Retail
MCP-R54	Hire Premise
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	

MCP-R55	Seasonal Activity
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MCP-R56	Waste Management Facility
MCP-R57	Landfill Activity
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or ancillary activity.	

Sub-Precinct C - Medium Density Residential:

MCP-R58	Building and Major Structure Height
Activity Status: Permitted	
Where:	
<ol style="list-style-type: none"> The maximum building height and major structure height is 11m above ground level, 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 degrees or more. Buildings must not exceed the limits specified MCP-R58-1, except that 50 per cent of a building's roof elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more as shown in Figure MCP-R58-1. 	
<p>Figure MCP-R58 -1: Building Height Flexibility for Pitched Roofs</p> 	
MCP-R59	Building and Major Structure Setbacks
Activity Status: Permitted	
Where:	
Activity Status when compliance not achieved with MCP-R59.1(a),	

Commented [DB6]: Rules within this section are duplicated from the WDC Right of Reply Version of the Medium Density Residential Provisions, unless otherwise stated.

Commented [DB7]: Altered from underlying zone rule

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<ol style="list-style-type: none"> All buildings and major structures are set back at least: <ol style="list-style-type: none"> 2m from road boundaries. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). Habitable rooms of a building are set back at least 1.5m from side and rear boundaries, except where a common wall between two buildings on adjacent sites is proposed. All non-habitable major structures and buildings, and non-habitable rooms of buildings, are set back at least: <ol style="list-style-type: none"> 1.5m from side and rear boundaries, allowing for a 0m setback for a maximum length of 7.5m on any single boundary and a maximum total length of 10.5m on all boundaries. 2.5m from a habitable room on any other site. 	<p>R59.2 or R59.3: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. Effects of shading and visual dominance on adjoining properties. Effects on the streetscape character of the area. Effects on the safety and efficiency of the transport network. <p>Activity Status when compliance not achieved with MCP-R59.1(b): Discretionary</p>
MCP-R60	Building and Major Structure Height in Relation to Boundary
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures do not: <ol style="list-style-type: none"> Result in an existing residential unit on a separate MRZ site no longer being able to comply with MCP-R60.2 or MCP-R60.2. Increase the degree of infringement for an existing residential unit. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any side or rear boundary, except where: <ol style="list-style-type: none"> Any parts of the buildings or major structures are within 20m of the site frontage; and: <ol style="list-style-type: none"> Do not exceed a height of 3.6m above ground level where they are 1.5m or less from side and rear boundaries adjoining the MRZ, and Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees). <p><i>Compliance Standards:</i></p> <ol style="list-style-type: none"> <i>MCP-R60.2 does not apply where a common wall between two buildings on adjacent sites is proposed.</i> 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. Effects of shading and visual dominance on adjoining and adjacent properties.

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2. *Measurements for MCP-R60.2 can be taken from the furthest boundary when adjoining an access lot/access leg.*
3. *MCP-R60.2 does not apply to any boundary adjoining a road or Business Zone.*
4. *A gable end, dormer or roof may exceed the height in relation to boundary where that portion exceeding the height in relation to boundary is:*
 - a. *No greater than 1.5m² in area and no greater than 1m in height; and*
 - b. *No greater than 2.5m cumulatively in length measured along the edge of the roof.*
5. *No more than two gable ends, dormers or portions of roof may exceed the height in relation to boundary on any single site boundary.*

MCP-R61	Outdoor Living Court	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every residential unit: <ol style="list-style-type: none"> a. With one or more habitable rooms at ground floor level provides an outdoor living court of at least 20m² and at least 4m depth. b. With all habitable rooms above ground floor with 1 bedroom provides an outdoor living court of at least 4m² and at least 1.5m depth. c. With all habitable rooms above ground floor, with 2 or more bedrooms provides an outdoor living court of at least 8m² and at least 2.4m depth. 2. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under MCP-R61.1. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight access to outdoor areas and habitable rooms within the site. 3. 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>Notification:</p> <p>Any restricted discretionary activity under MCP-R61 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>
MCP-R62	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 65% of the net site area. 	<p>Activity Status when compliance not achieved: Discretionary</p>

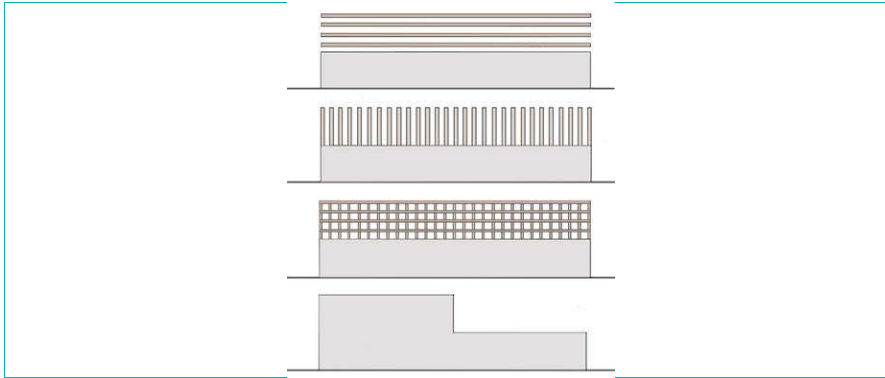
Precincts (PREC)

2. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

MCP-R63	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum cumulative building and major structure coverage is 45% of the net site area. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures.
MCP-R64	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The fence has a maximum height of 2m above ground level. 2. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1m high. 3. Fencing along a boundary shared with an Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high. 4. The fence is not fortified with barbed wire, broken glass or any form of electrification. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects of shading and visual dominance on adjoining properties. 2. Urban design and passive surveillance. 3. Effects on streetscape character and amenity. 4. Health and safety effects.

Figure 1: Examples of fences solid up to 1m and 50% visually permeable between 1m and 2m high

Precincts (PREC)



MCP-R65	Garages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A ground floor garage which faces the street occupies less than 40% of the site frontage. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on streetscape character of the area. 2. Effects on urban design and passive surveillance.
MCP-R66	Supported Residential Care	
MCP-R67	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity generates less than 25 traffic movements per site, per day. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R68	Principal Residential Unit	
MCP-R69	Minor Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every principal residential unit provides a Net Floor Area of at least: <ol style="list-style-type: none"> a. For 1 bedroom – 45m² b. For 2 bedrooms – 70m² c. For 3 bedrooms – 90m² d. For more than 3 bedrooms – 90m² plus 20m² for each additional bedroom. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site. <p>Notification:</p> <p>Any restricted discretionary activity under MCP-R68 – R69.1 – 2 shall not</p>

Precincts (PREC)

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| <ol style="list-style-type: none"> 2. Every residential unit provides a living area that can receive direct sunlight for at least 5 hours on the winter solstice. 3. There is a separation distance of at least 6m from any window in a habitable room to a window of a habitable room in a separate residential unit (excluding any ancillary minor residential unit) where there is a direct line of sight between the windows. | <p>require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p> |
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MCP-R70	Retail Activity
MCP-R71	Commercial Services
MCP-R72	Food and Beverage Activity
MCP-R73	Care Centre
MCP-R74	Visitor Accommodation
	<div><div><div>Activity Status: Permitted</div><div>Where:<ol style="list-style-type: none">1. The activity is an ancillary activity to a residential unit on the site.2. The principal operator of the activity is a permanent resident on the site.3. The activity does not include, before 0800 or after 1800 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.4. The activity generates less than 20 traffic movements per site, per day.5. There is no car parking between the residential unit and the road.6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site.8. The total area of signage is less than 0.25m² per site.9. There is no illuminated or moving signage.10. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth.</div><div><div>Activity Status when compliance with up to two of rules MCP-R70 – R74.4-10 is not achieved: Discretionary</div><div>Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules MCP-R70 – R74.1 – 3 is not achieved: Non-Complying</div></div></div></div>
MCP-R75	Multi Unit Development
	<div><div><div>Activity Status: Restricted Discretionary</div><div>Where:<ol style="list-style-type: none">1. The activity meets Rules MCP R58 Building and Major Structure Height, MCP R59 Building and Major Structure Setbacks, MCP R60 Building and Major Structure Height in Relation to Boundary,</div><div><div>Activity Status when compliance not achieved: Discretionary</div></div></div></div>

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Precincts (PREC)

MCP R63 Building and Major Structure Coverage and MCP R65 Garages.

Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site.
2. Sufficient sunlight access to outdoor living space and habitable rooms within the site.
3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.
4. The relationship to the street and public open spaces
5. Building intensity, scale, location, form and appearance.
6. Design of parking and access.

Notification:

Any restricted discretionary activity under MCP-R75 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

Note: Any application shall comply with information requirement MCP-REQ5.

MCP-R76	Place of Assembly
MCP-R77	Emergency Services
MCP-R78	Educational Facilities
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity.	
MCP-R79	Entertainment Facilities
MCP-R80	Service Stations
MCP-R81	Recreational Facilities
MCP-R82	General Commercial
MCP-R83	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	
MCP-R84	Rural Production Activity

Precincts (PREC)

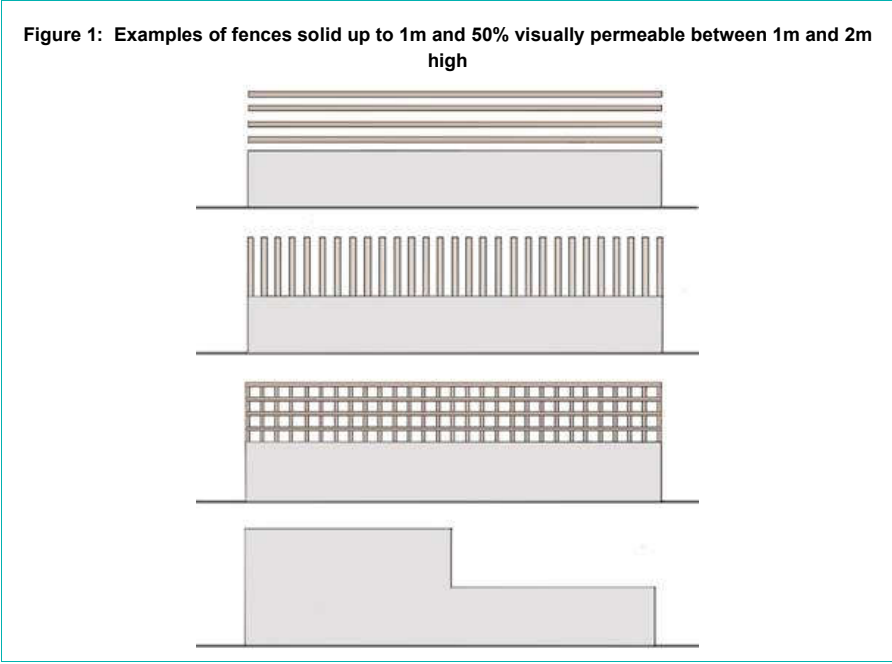
	<p>maximum length of 7.5m on any single boundary and a maximum total length of 10.5m on all boundaries.</p> <p>c. 2.5m from a habitable room on any other site.</p> <p>3. All buildings and major structures are set back at least 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).</p>	<p>Activity Status when compliance not achieved with MCP-R90.3: Discretionary</p>
MCP-R88	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is not adjoining a road or Business Zone. <p><i>Compliance Standards:</i></p> <ol style="list-style-type: none"> <i>Measurements for this rule can be taken from the furthest boundary when adjoining an access lot/access leg.</i> <i>A gable end, dormer or roof may exceed the height in relation to boundary where that portion exceeding the height in relation to boundary is:</i> <ol style="list-style-type: none"> <i>No greater than 1.5m² in area and no greater than 1m in height; and</i> <i>No greater than 2.5m cumulatively in length measured along the edge of the roof.</i> <i>No more than two gable ends, dormers or portions of roof may exceed the height in relation to boundary on any single site boundary.</i> 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. Effects of shading and visual dominance on adjoining and adjacent properties.
MCP-R89	Outdoor Living Court	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Every principal residential unit: <ol style="list-style-type: none"> With one or more habitable rooms at ground floor level provides an outdoor living court of at least 20m² and at least 4m depth. With all habitable rooms above ground floor provides an outdoor living court of at least 8m² and at least 2m depth. Every minor residential unit: <ol style="list-style-type: none"> With one or more habitable rooms at ground floor level provides an 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Appropriate privacy and amenity of the occupants on-site. Sufficient sunlight access to outdoor living spaces within the site. 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>Notification:</p>

Precincts (PREC)

	<p>outdoor living court of at least 10m² and at least 2.4m depth.</p> <p>d. With all habitable rooms above ground floor provides an outdoor living court of at least 6m² and at least 1.8m depth.</p> <p>3. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under MCP-R92.1-2.</p>	Any restricted discretionary activity under MCP-R92 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
MCP-R90	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 60% of the net site area. 2. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	Activity Status when compliance not achieved: Discretionary
MCP-R91	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum cumulative building and major structure coverage is 40% of the net site area. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures.
MCP-R92	Fences	

Precincts (PREC)

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. The fence has a maximum height of 2m above ground level.2. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1m high.3. Fencing along a boundary shared with an Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high.4. The fence is not fortified with broken glass.5. The fence is not fortified with any form of electrification or barbed wire except for stock exclusion purposes.	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. Effects of shading and visual dominance on adjoining properties.2. Urban design and passive surveillance.3. Effects on streetscape character and amenity.4. Health and safety effects.
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MCP-R93	Supported Residential Care
MCP-R94	Retirement Village

Precincts (PREC)

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity generates less than 25 traffic movements per site, per day. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MCP-R95	Principal Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 principal residential unit per 450m² net site area provided that one principal residential unit is permitted on a site of any size. 2. The principal residential unit is separated by at least 3m from any other detached residential unit (excluding any ancillary minor residential unit). 3. The principal residential unit is separated by at least 6m from any other detached residential unit where there is an outdoor living court between the residential units (excluding any ancillary minor residential unit). 	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note: Any application shall comply with information requirement MCP -REQ5.</i></p>
MCP-R96	Minor Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 minor residential unit per principal residential unit on the site. 2. The nearest distance between the minor residential unit and the principal residential unit does not exceed 15m. 3. The maximum GFA of the minor residential unit (including decking and garage areas) is 90m². 	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note: Any application shall comply with information requirement MCP -REQ5.</i></p>
MCP-R97	Retail Activity	
MCP-R98	Commercial Services	
MCP-R99	Food and Beverage Activity	
MCP-R100	Care Centre	
MCP-R101	Visitor Accommodation	

Precincts (PREC)

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an ancillary activity to a residential unit on the site. 2. The principal operator of the activity is a permanent resident on the site. 3. The activity does not include, before 0800 or after 1800 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 4. The activity generates less than 20 traffic movements per site, per day. 5. There is no car parking between the residential unit and the road. 6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site. 8. The total area of signage is less than 0.25m², per site. 9. There is no illuminated or moving signage. 10. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth. 	<p>Activity Status when compliance with up to two of rules MCP-R100 – R104.4-10 is not achieved: Discretionary</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules MCP-R100 – R104.1 – 3 is not achieved: Non-Complying</p>
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MCP-R102	Multi Unit Development	Commented [DB11]: Altered from underlying zone
<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity meets Rules MCP R89 Building and Major Structure Height, MCP R90 Building and Major Structure Setbacks, MCP R91 Building and Major Structure Height in Relation to Boundary and MCP R94 Building and Major Structure Coverage. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight access to outdoor living spaces and habitable rooms within the site. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 4. The relationship to the street and public open spaces 5. Building intensity, scale, location, form and appearance. 	<p>Activity Status when compliance not achieved: Discretionary</p>	

Precincts (PREC)

6. Design of parking and access.

Notification:

Any restricted discretionary activity under GRZ-R22 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

Note: Any application shall comply with information requirement MCP-REQ5.

MCP-R103	Place of Assembly
MCP-R104	Emergency Services
MCP-R105	Educational Facilities
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity.	
MCP-R106	Entertainment Facilities
MCP-R107	Service Stations
MCP-R108	Recreational Facilities
MCP-R109	General Commercial
MCP-R110	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	
MCP-R111	Industrial Activities
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or ancillary activity.	

Sub-Precinct E - Low Density Residential:

MCP-R112	Building and Major Structure Height
Activity Status: Permitted	
Where:	
Activity Status when compliance	

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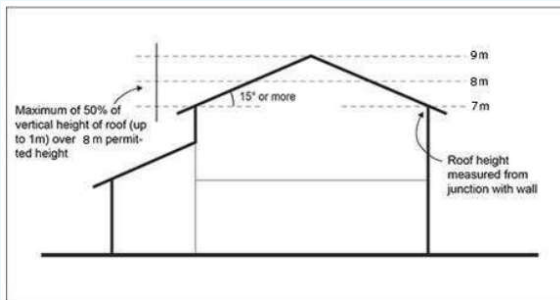
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Precincts (PREC)

1. The maximum building height and major structure height is 8m above ground level.
2. Buildings must not exceed the limits specified in MCP R115-1, except that 50 per cent of a building's roof elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more as shown in **Figure MCP-R115-1**.

not achieved:
Discretionary

Figure MCP-R115 -1: Building Height Flexibility for Pitched Roofs



MCP-R113	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings and major structures are set back at least: <ul style="list-style-type: none"> 4.5m from road boundaries. 3m from side and rear boundaries, allowing for one 2m setback. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved with MCP-R116.1(a) – (b): Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. Effects of shading and visual dominance on adjoining properties. 3. Effects on the streetscape character of the area. 4. Effects on the safety and efficiency of the transport network. <p>Activity Status when compliance not achieved with MCP-R116.1(c): Discretionary</p>
MCP-R114	Building and Major Structure Height in Relation to Boundary	

Precincts (PREC)

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is not adjoining a road. <p><i>Compliance Standard:</i></p> <ol style="list-style-type: none"> 2. <i>Measurements for this rule can be taken from the furthest boundary when adjoining an access lot/access leg.</i> 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. Effects of shading and visual dominance on adjoining and adjacent properties.
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MCP-R115	Building and Major Structure Coverage
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum cumulative building and major structure coverage is 35% of the net site area. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures.

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MCP-R116	Impervious Areas
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 45% of the net site area. 2. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Discretionary</p>

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MCP-R117	Fences
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The fence has a maximum height of 2m above ground level. 2. The fence is not fortified with broken glass. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects of shading and visual dominance on adjoining properties. 2. Urban design and passive surveillance.

Precincts (PREC)

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| 3. The fence is not fortified with any form of electrification or barbed wire except for stock exclusion purposes. | 3. Effects on streetscape character and amenity.
4. Health and safety effects. |
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MCP-R118	Supported Residential Care
MCP-R119	Retirement Village
Activity Status: Permitted Where: 1. The activity generates less than 25 traffic movements per site, per day.	Activity Status when compliance not achieved: Discretionary

MCP-R120	Principal Residential Unit
Activity Status: Permitted Where: 1. The maximum density is 1 principal residential unit per 800m ² net site area, provided that one principal residential unit is permitted on a site of any size.	Activity Status when compliance not achieved: Discretionary

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MCP-R121	Minor Residential Unit
Activity Status: Permitted Where: 1. The maximum density is 1 minor residential unit per principal residential unit on the site. The nearest distance between the minor residential unit and the principal residential unit does not exceed 15m. The maximum GFA of the minor residential unit (including decking and garage areas) is 90m ² .	Activity Status when compliance not achieved: Discretionary

MCP-R122	Retail Activity
MCP-R123	Commercial Services
MCP-R124	Food and Beverage Activity
MCP-R125	Care Centre
MCP-R126	Visitor Accommodation

Precincts (PREC)

Activity Status: Permitted

Where:

1. The activity is an ancillary activity to a residential unit on the site.
2. The principal operator of the activity is a permanent resident on the site.
3. The activity does not include, before 0800 or after 1800 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.
4. The activity generates less than 20 traffic movements per site, per day.
5. There is no car parking between the residential unit and the road.
6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site.
8. The total area of signage is less than 0.25m² per site.
9. There is no illuminated or moving signage.
10. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth.

Activity Status when compliance with up to two of rules MCP-R125-R129.4-10 is not achieved:

Discretionary

Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules MCP-R125 – R129.1 – 3 is not achieved: Non-Complying

MCP-R127	Place of Assembly
MCP-R128	Educational Facilities
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity.	
MCP-R129	Entertainment Facilities
MCP-R130	Service Stations
MCP-R131	Recreational Facilities
MCP-R132	Emergency Services
MCP-R133	General Commercial
MCP-R134	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	

Precincts (PREC)

MCP-R135	Industrial Activities
	Activity Status: Prohibited
	Where:
	1. The activity is a primary activity or ancillary activity.

MCP – REQ1 Staging of Development with Transport Upgrades Information Requirement – Transport Assessment	
Transport Assessment	<ol style="list-style-type: none"> 1. Any application pursuant to Rule MCP-R4 shall include an Transport Assessment prepared by a suitably qualified and experienced professional detailing and/or assessing the following: <ol style="list-style-type: none"> a. A description of the site characteristics, existing development, existing traffic conditions and trip generation, proposed activity and its intensity. b. An assessment of the features of the existing transport network, including the following where relevant to the proposal: <ol style="list-style-type: none"> i. Existing access arrangements, on-site car parking and crossing locations. ii. Existing internal vehicle and pedestrian circulation. iii. Existing walking and cycling networks. iv. Existing public transport service routes and frequencies including bus stops and lanes. c. An assessment of the traffic generation of the proposal including all modes of transport that would support the development or subdivision proposed. d. An assessment of the extent to which increased use of public transport or other shared mode provides additional capacity within the transport network including by implementing travel demand management measures. e. The accessibility for pedestrians and cyclists and how the design of the development will encourage walking and cycling to nearby destinations such as reserves, other public spaces and commercial or community facilities. f. An assessment of the effects on the safety and efficiency of the adjacent road network. g. An assessment of the extent to which residential development is coordinated with retail and commercial development within Marsden City to minimise trips outside of the precinct providing additional capacity within the transport network. h. Timing and development of any transport upgrades. i. Evidence of any consultation undertaken with NZ Transport Agency.

MCP – REQ2 Development of Street Network – Transport Assessment	
Transport Assessment	<ol style="list-style-type: none"> 1. Any application pursuant to MCP-R5 shall include an Integrated Transport Assessment prepared by a suitably qualified and experienced professional detailing and/or assessing the following:

Precincts (PREC)

	<ul style="list-style-type: none"> a. An assessment detailing the extent to which the design of the road network is generally in accordance with the indicative locations shown on MCPA "Indicative Road Network". b. An assessment detailing the extent to which the design of roads is generally in accordance with MCPA "Road Cross Sections". c. An assessment detailing the extent to which an alternative layout achieves an integrated street network within the MCP. d. An assessment detailing how the proposed street network complies with the Whangarei District Council Engineering Standards. e. An assessment of how the proposal provides for traffic and pedestrian safety within MCP.
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MCP – REQ3 Residential at Ground Floor – Urban Design Assessment	
Urban Design	<ul style="list-style-type: none"> 1. All applications pursuant to MCP-R21 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ul style="list-style-type: none"> a. An analysis of how the proposal meets MCP-P4– Mixed Use Streetscape including by: <ul style="list-style-type: none"> i. Providing a planted and/or fenced setback to the street or public open space for the part of the site that is not required to adjoin the street. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony ii. Raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to over-look the street or public open space.

MCP – REQ4 Daylight and Outlook – Urban Design Assessment	
Urban Design	<ul style="list-style-type: none"> 1. All applications pursuant to MCP-R22 and/or MCP-R23 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ul style="list-style-type: none"> a. An analysis of how the proposal meets MCP-P6 (a) and MCP-P6 (b) – Residential Amenity including by: <ul style="list-style-type: none"> i. Ensuring a reasonable standard of visual privacy between habitable rooms of different buildings on the same or adjacent sites; ii. Managing visual dominance effects within a site by ensuring that habitable rooms have outlook and sense of space.

Precincts (PREC)

	iii. Ensuring daylight for living areas in dwellings, supported residential care and boarding houses.
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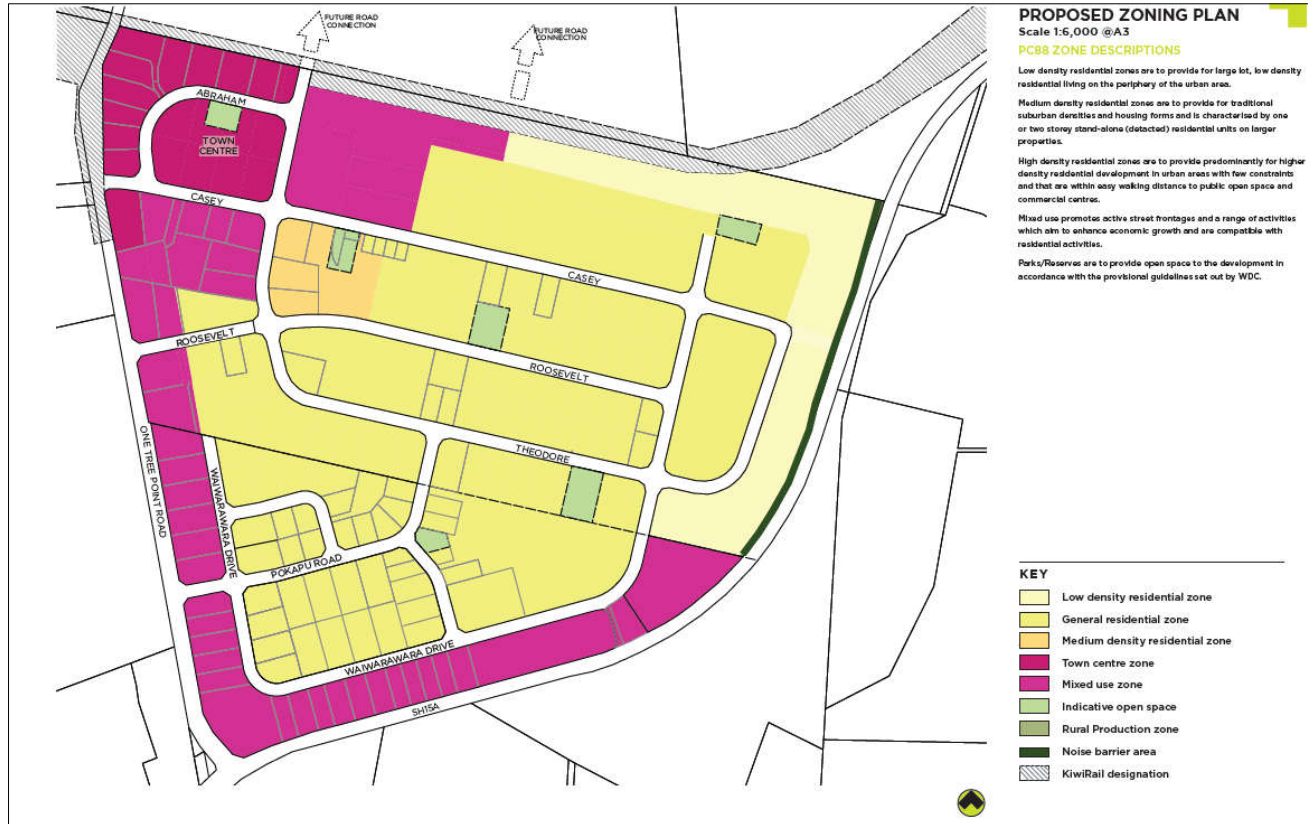
MCP-REQ5	Information Requirement – Urban Design and Density
	<ol style="list-style-type: none"> 1. All applications for resource consent pursuant to MCP-R75, MCP-R95, MCP-R96, MCP-R102 or MCP-103 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> a. An analysis of the site in relation to its context, including: <ol style="list-style-type: none"> i. The character and scale of surrounding development including any cultural relationships or historic heritage features. ii. The landform and topography of the site and surrounding environment. b. An assessment of how the proposal is consistent with best practice urban design and MCP-P3 addressing the extent which development achieves attractive and safe streets and public open spaces by: <ol style="list-style-type: none"> i. providing doors, windows and/or balconies facing the street and public open spaces ii. minimising tall, visually impermeable fences iii. designing large scale development to provide for variations in building form and/or façade design as viewed from streets and public open spaces. iv. optimising front yard landscaping v. providing safe pedestrian access to buildings from the street vi. minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings a viewed from streets or public open spaces c. An assessment of how the proposal is consistent with best practice urban design and MCP-P6 addressing the extent which residential units are designed to meet the day to day needs of residents by: <ol style="list-style-type: none"> i. Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the residential unit ii. Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the residential unit floor space iii. Provide secure and conveniently accessible storage for the number and type of occupants the residential unit is designed to accommodate. iv. Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces. v. The extent to which outdoor living space: vi. Provides for access to sunlight

Precincts (PREC)

- vii. Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
 - viii. When provided at ground level, is located on generally flat land or otherwise functional
- d. An assessment of how the proposal is consistent with best practice urban design, including:
 - i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
 - ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
 - iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
 - iv. Any proposed measures to incorporate Māori design elements.
 - v. Any proposed measures to facilitate active and public transport.
- e. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
- f. Any consultation undertaken with mana whenua and a summary of the results of that consultation.

Precincts (PREC)

MCP Appendix A: Sub-Precincts



Precincts (PREC)



Sub-Precinct Map

KEY

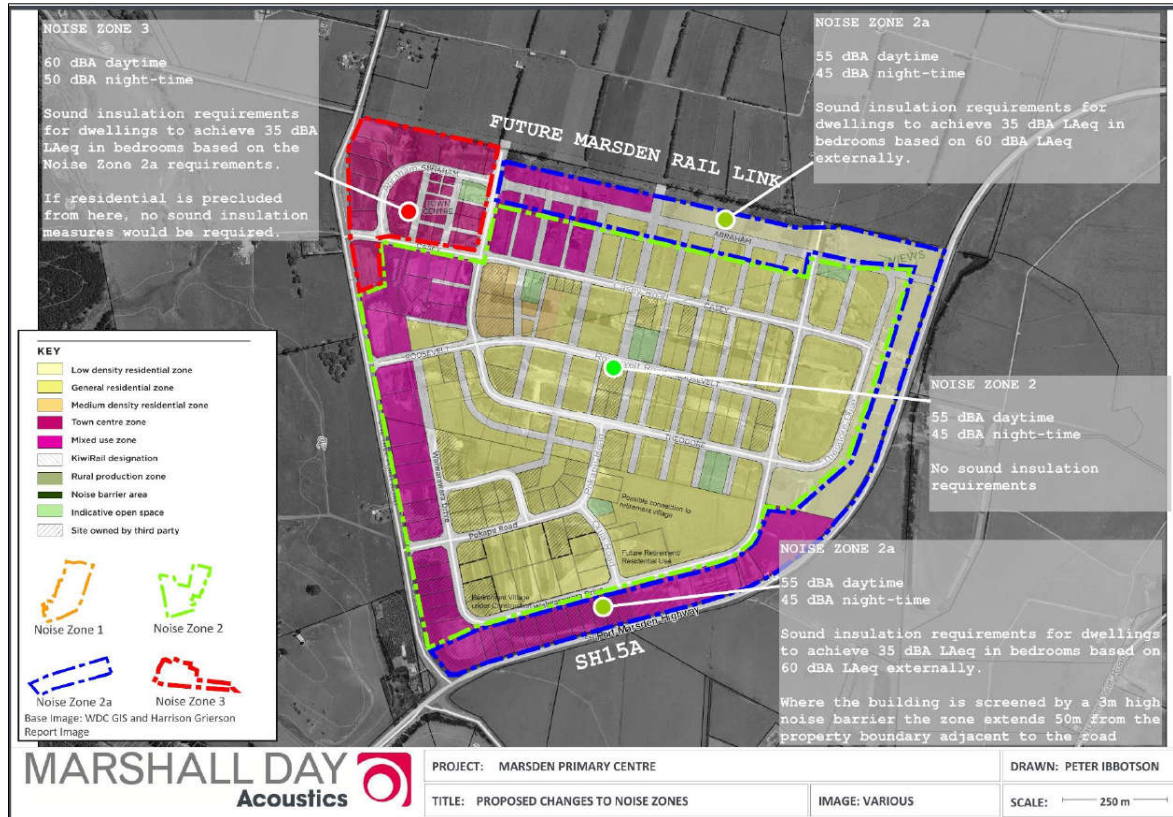
Scale 1:6,000 @ A3



- A - Town Centre Zone
- B - Mixed Use Zone
- C - Medium Density Residential Zone
- D - General Residential Zone
- E - Low Density Residential Zone
- F - Indicative Open Space

Precincts (PREC)

MCP Appendix B: Noise Area Plan



Precincts (PREC)

MCP Appendix C: Noise Bund and Acoustic Fence Requirements

Noise Bund Requirements:

1. The required noise bund must be constructed from soil to a total height of 3m.
2. The batter slopes and top width of the bund should be determined geotechnically. Figure MCP-AppC-1 shows a batter slope of 2:1, however a steeper slope will not affect the performance of the bund.
3. An acoustic fence shall be constructed on top of the fence in accordance with the specifications within Figure MCP-AppC-2.

Figure MCP-AppC-1

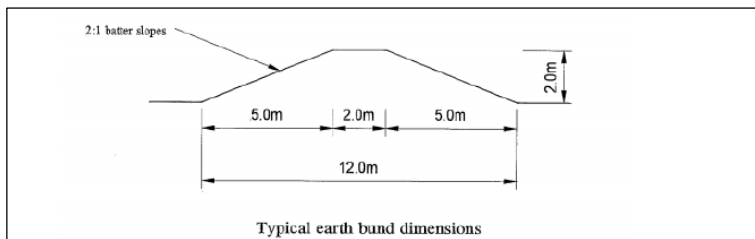
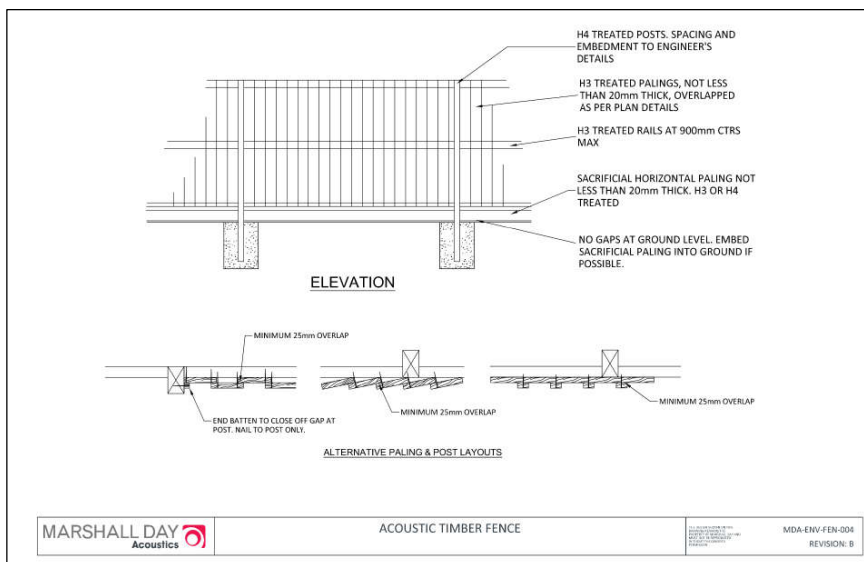
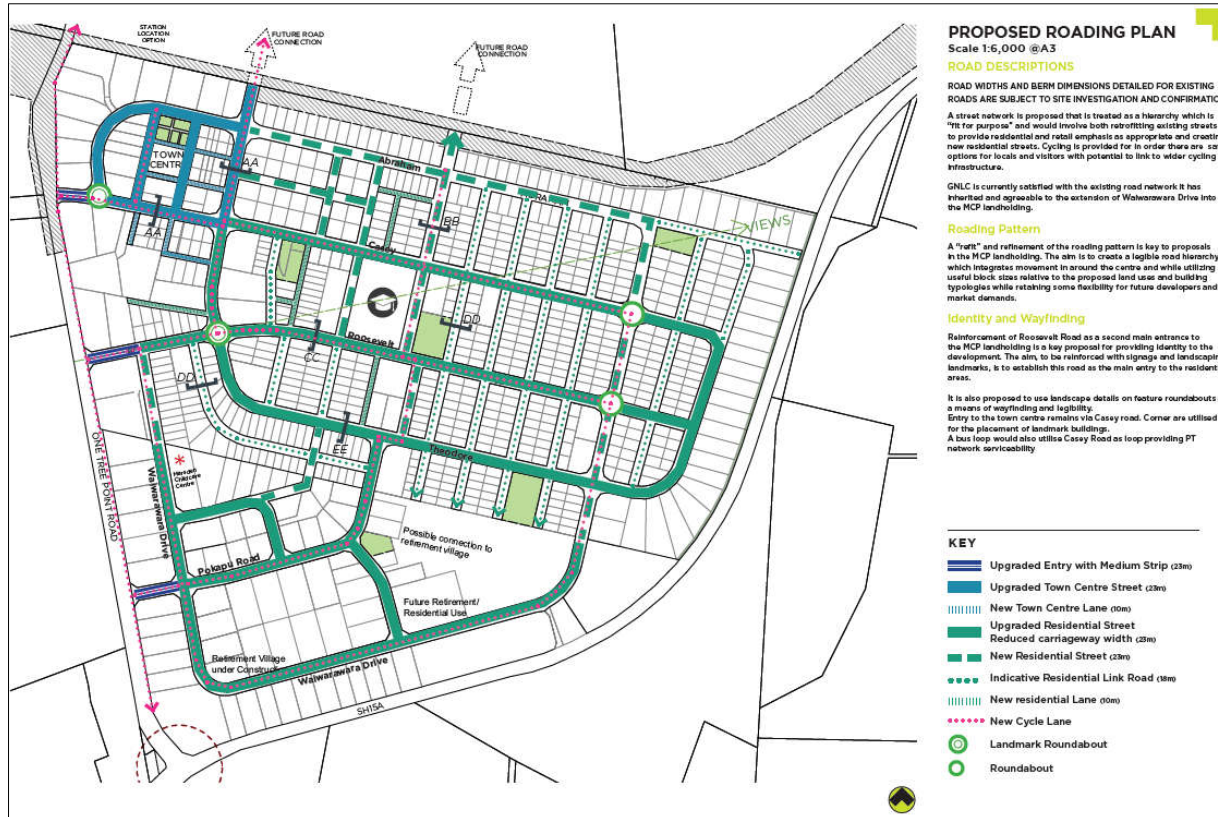


Figure MCP-AppC-2



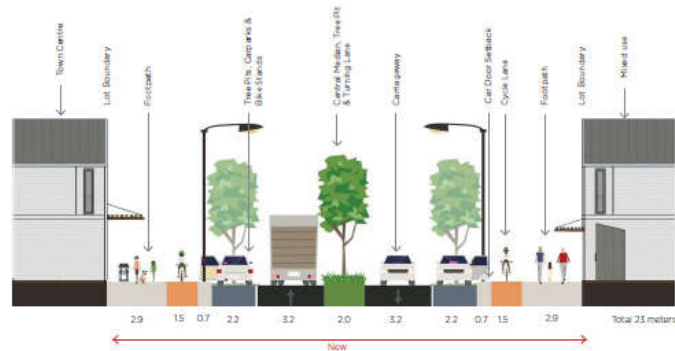
Precincts (PREC)

MCP Appendix D: Indicative Road Network



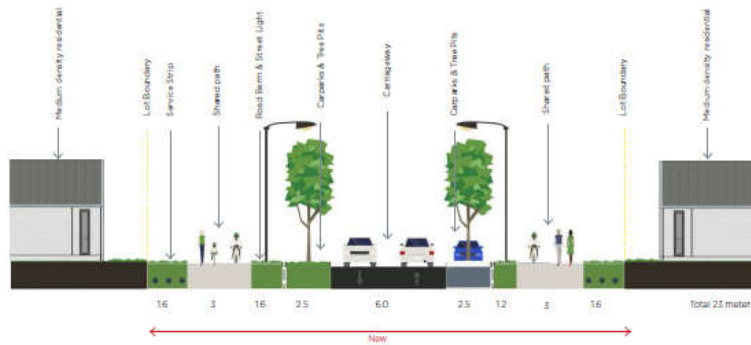
Precincts (PREC)

AA



NEW TOWN CENTER
STREET WITH CYCLE X2

BB



NEW RESIDENTIAL
WITH CYCLE

ROAD CROSS SECTIONS

Not to scale

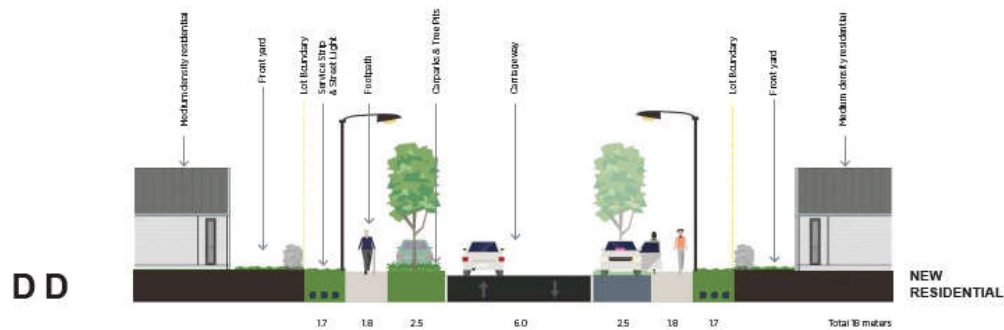
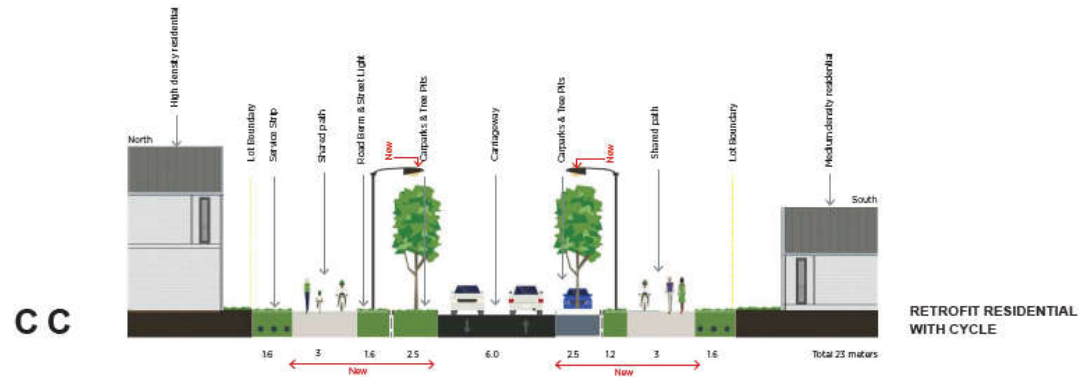
ROAD DESCRIPTIONS

ROAD WIDTHS AND BERM DIMENSIONS DETAILED FOR EXISTING ROADS ARE SUBJECT TO SITE INVESTIGATION AND CONFIRMATION.

CROSS SECTIONS

- AA Existing industrial street modified to new town centre street with cycle lanes
- BB New residential street with cycle lanes
- CC Existing industrial street retrofitted to residential with shared paths
- DD New residential street &/or link road
- EE Existing industrial street retrofitted to residential with shared paths and bus stops to accommodate bus route

Precincts (PREC)



New Road: Wider pedestrian footpaths, carriageway 6m, residential scale streetlights, tree pits and carpark lane included avoiding driveways, carpark open to footpath.
Design Issue: Establish Design Guidelines/Fencing Restrictions for lot front yards to enable passive surveillance of streetscape.

ROAD CROSS SECTIONS

Not to scale

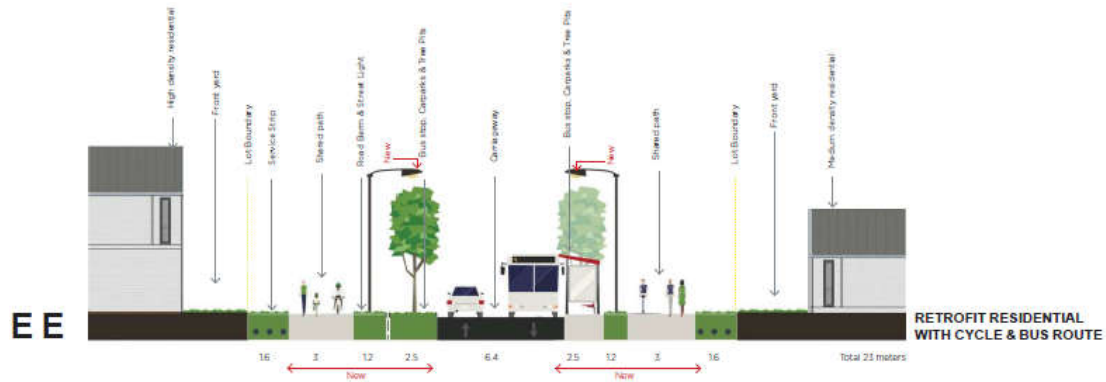
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Precincts (PREC)



ROAD CROSS SECTIONS

Not to scale

ROAD DESCRIPTIONS

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