

MEDIUM DENSITY RESIDENTIAL ZONE STANDARDS

MRZ-S1 *Maximum building height*

1. *Buildings or structures (excluding garages and accessory buildings) may not exceed a maximum height of 11 metres 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 1 metre, where the entire roof slopes 15° or more, as illustrated in MRZ-Figure 1 below.

1. *Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.*

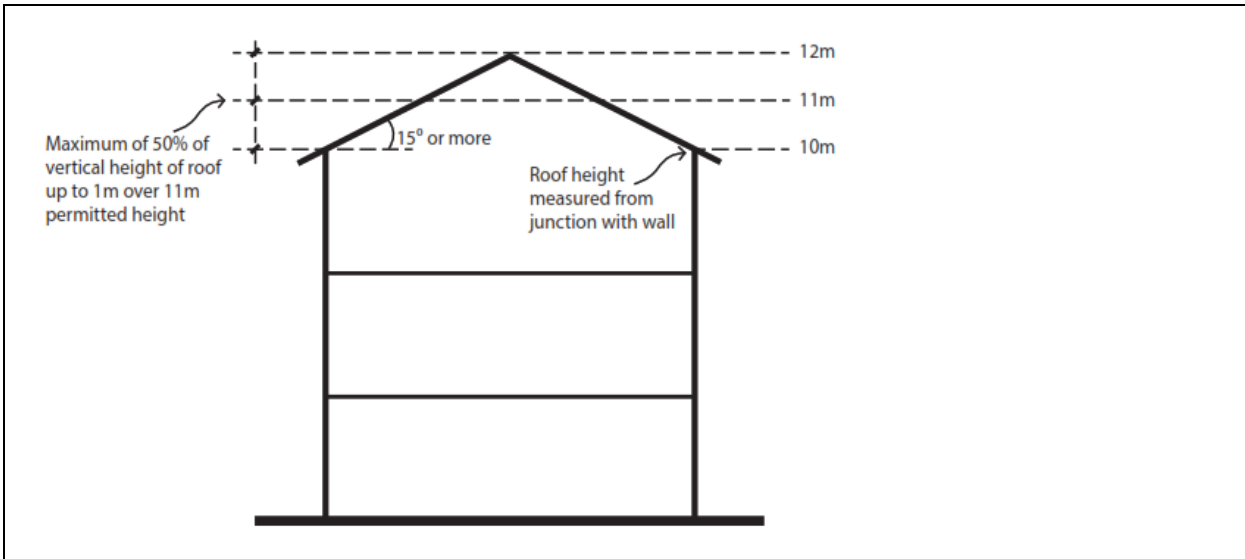
MRZ-S1 does not apply to:

- Fences and standalone walls;
- Solar panel and heating components attached to a *building* provided these do not exceed the *height* by more than 500mm; or
- Satellite dishes, *antennas**, aerials, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1m in diameter and do not exceed the *height* by more than 2 metres measured vertically.

Matters of discretion where the standard is infringed:

1. *Dominance effects on adjoining residential sites.*

MRZ-Figure 1 *Diagram showing maximum building height*



MRZ-S2 **Height in relation to boundary**

1. All buildings and structures must be contained beneath recession planes, inclined inwards at right angles, of:
 - a. 45° measured from a point of 5.0 metres above ground level for the greater distance of either 15 metres, or the first two-thirds of the site, from the boundary with a public road; and
 - b. 45° measured from a point of 2.8 metres above ground level for the remainder of the site.

MRZ-S2.1 does not apply:

- To a boundary with a public road;
- Existing or proposed internal boundaries within a site;
- Site boundaries where there is an existing or proposed common wall;
- Solar panel and heating components attached to a building provided these do not exceed the height by more than 500 mm; and
- Satellite dishes, antennas*, aerials, chimneys, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1 metre in diameter and do not exceed the height by more than 2 metres measured vertically.

Matters of discretion where the standard is infringed:

1. Shading effects on adjoining residential sites;
2. Loss of privacy effects on adjoining residential sites; and
3. Dominance effects on adjoining residential sites.

2. For rear sites, where the site does not contain any boundaries with a public road other than for an access strip*; all buildings and structures must be contained beneath a line* of 45° measured from a point of 2.8 metres above ground level inclined inwards at right angles.

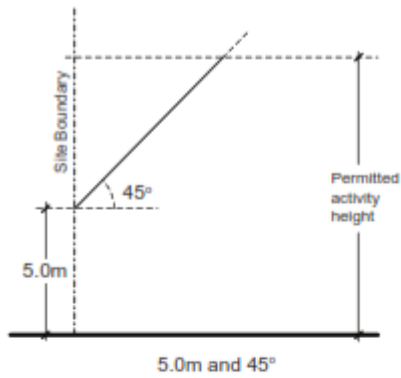
Where the site boundary forms part of a legal right of way, access strip*, or pedestrian access strip*, MRZ-S2 applies from the farthest boundary of that legal right of way, access strip* or pedestrian access strip*.

MRZ-S2 does not apply to:

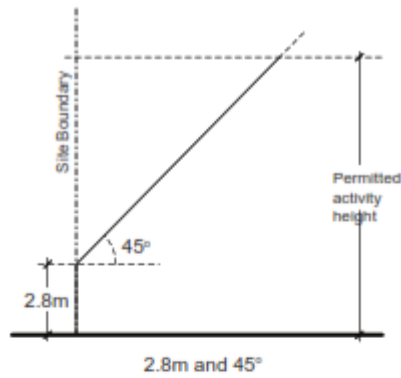
- Existing or proposed internal boundaries within a site.
- Site boundaries where there is an existing or proposed common wall.
- Solar panel and heating components attached to a building provided these do not exceed the height by more than 500 mm.
- Satellite dishes, antennas*, aerials, chimneys, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1 metre in diameter and do not exceed the height by more than 2 metres measured vertically.

See Figure MRZ-Figure 2 which demonstrates how the height in relation to boundary is to be measured.

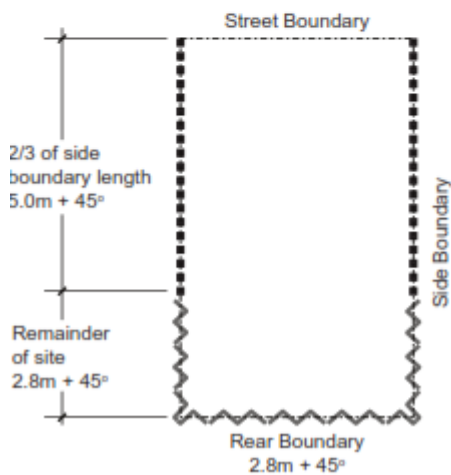
MRZ-Figure 2 Diagram showing height in relation to boundary



[HIRB AT FRONT]



[HIRB AT REAR]



[HIRB LOCATION]

MRZ-S3 Setbacks

1. Any *building* must be set back from the relevant boundary by the minimum depth listed in the following Yards table. For a *corner site** with frontages to two public roads, the front yard requirement applies to the primary frontage.

| Yard | Minimum Depth |
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| Front | 1.5 metres from a public road where there is no parking in the front yard. |
| Front | 5.5 metres for that part of the frontage where a parking space is provided but no |

Matters of discretion where the standard is infringed:

1. Shading effects on adjoining sites;
2. Loss of privacy effects on adjoining residential sites;
3. Dominance effects on adjoining residential sites. and
4. Safety effects on the land transport network and pedestrians.

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| | garage (internal or standalone). |
| Side | 1 metre |

2. A front-facing garage must be set back in accordance with the following Garage Setback table

| Boundary | Depth |
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| With public road, where no parking is provided in front of the garage | 2.5 metres |
| With public road where parking is provided in front of garage | At least 5.5 metres |
| Side and rear | 1 metre for that part of a garage which is longer than 7 metres |

3. A side entry garage must be set back a minimum of 1.5 metres from a boundary fronting a public road.

MRZ-S3 does not apply to:

- Accessory buildings located in the side or rear yards.
- Site boundaries where there is an existing or proposed common wall.
- Fences or standalone walls.
- Uncovered deck and uncovered structures no more than 1 metre in height above ground level.
- Eaves up to 600 mm wide. For eaves wider than 600mm only the additional width beyond 600mm is included in the site coverage calculation.

MRZ-S4 Building coverage

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| <p>1. Maximum <i>building coverage</i> must not exceed 50% of the <i>net site area</i>.</p> <p>MRZ-S4 does not apply to:</p> <ul style="list-style-type: none"> • Uncovered deck and uncovered <i>structures</i> no more than 1 metre in <i>height</i> above <i>ground level</i>. • Eaves up to 600 mm wide. For eaves wider than 600mm only the additional width beyond 600mm is included in the <i>site coverage</i> calculation. | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The <i>effects</i> of increased <i>building coverage</i> on <i>stormwater discharges</i> from the <i>site</i> and flows; 2. <i>Shading effects</i> on adjoining <i>sites</i>; 3. Loss of <i>privacy effects</i> on adjoining residential sites; and 4. <i>Dominance effects</i> on adjoining residential sites. |
| <p>MRZ-S5 Landscaped area</p> | |
| <ol style="list-style-type: none"> 1. A ground floor <i>residential unit, papakāinga*</i> or <i>community house*</i> must have a landscaped area of grass and/or plants covering at least 20% of the <i>site</i>; 2. Where a <i>site</i> fronts a public road, at least 30% of the required landscaped area must be located in the front yard, for a depth of at least 1m; 3. At least one specimen tree capable of growing to a minimum <i>height</i> of four metres after five years must be provided for each ground floor <i>residential unit, papakāinga*</i> or <i>community house*</i>. 4. The specimen tree must be located in the <i>outdoor living space</i> required by MRZ-S7(2) where this is provided at the street frontage of a <i>residential unit, papakāinga*</i> or <i>community house*</i>. | <p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> 1. <i>Effect</i> of increased hard standing on visual amenity; 2. The contribution of landscaping to visual interest; and 3. Integration of landscaping and <i>building and access*</i> design. |
| <p>MRZ-S6 Shade</p> | |
| <ol style="list-style-type: none"> 1. Every <i>residential unit, papakāinga*</i> or <i>community house*</i> must be provided with an outdoor space which is shaded between December and March. 2. Where the shaded outdoor space is provided at <i>ground level</i>, at midday it must provide: | <p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether a proposed alternative solution for shading will achieve the same outcome within a reasonable timeframe. |

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| <p>a. a minimum area of 15m² for a <i>residential unit, papakāinga*</i> or <i>community house*</i> with two or more bedrooms; or</p> <p>b. a minimum area of 10m² for a <i>residential unit, papakāinga*</i> or <i>community house*</i> with one bedroom.</p> <p>3. Where the shaded outdoor space is provided above <i>ground level</i>, or the <i>residential unit</i> or <i>papakāinga*</i> is a ground floor apartment, at midday it must provide:</p> <p>a. a minimum area of 2.5m² for a one bedroom <i>residential unit</i> or <i>community house*</i>; or</p> <p>b. a minimum area of 4m² for a two or more bedroom <i>residential unit</i> or <i>community house*</i>.</p> <p>Advice Note: Where a tree is the mechanism to provide shade, the mature canopy size at year four can be used to determine the minimum area.</p> | |
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| <p>MRZ-S7 Outdoor living space (per unit)</p> | |
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| <p>1. Every <i>residential unit, papakāinga*</i> or <i>community house*</i> must be provided with an <i>outdoor living space</i>.</p> <p>2. Where the <i>outdoor living space</i> is provided at <i>ground level</i> it must provide:</p> <p>a. a minimum area of 30m² which can accommodate a 4.5 metre diameter circle for a <i>residential unit</i> or <i>community house*</i> with two or more bedrooms; or</p> <p>b. a minimum area of 20m² which can accommodate a 4 metre diameter circle for a <i>residential unit</i> or <i>community house*</i> with one bedroom; and</p> <p>c. a gradient no greater than 1 in 20.</p> <p>3. Where the <i>outdoor living space</i> is provided above <i>ground level</i>, or the <i>residential unit</i> is a ground floor apartment, it must provide:</p> <p>a. a minimum area of 5m² for a one bedroom <i>residential unit</i> or <i>community house*</i>; or</p> | <p>Matters of discretion if the standard is infringed:</p> <p>1. Whether other <i>on-site</i> factors compensate for a reduction or change in the size, location or dimension of the <i>outdoor living space</i>; and</p> <p>2. Availability of <i>public open space*</i> in proximity to the <i>site</i>.</p> |
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| <p>b. a minimum area of 8m² for a two or more bedroom <i>residential unit</i> or <i>community house*</i>; and</p> <p>c. be no less than 1.5 metres wide.</p> <p>4. All individual <i>outdoor living spaces</i> must be located to the north, east or west of the <i>residential unit</i> or <i>community house*</i> and have direct contact with, and a connection via a door to, the main kitchen, dining or living area.</p> <p>5. Any communal <i>outdoor living space</i> must</p> <p>a. be oriented to face north, east or west;</p> <p>b. be accessible to all <i>residential units</i>; and</p> <p>c. be overlooked by related <i>residential units</i>, <i>papakāinga*</i> or <i>community house*</i>.</p> <p>Advice Note: An <i>outdoor living space</i> may include some or all of the landscaped area required by MRZ-S5.</p> | |
| <p>MRZ-S8 Outlook space (per unit)</p> | |
| <p>1. An outlook space must be provided for every <i>residential unit</i>, <i>papakāinga*</i> or <i>community house*</i> which meets the following minimum dimensions (measured from the centre point of the applicable window):</p> <p>a. 6 metres in depth x 4 metres in width outlook space for a <i>main living area</i>; and</p> <p>b. 3 metres in depth x 3 metres in width outlook space for the primary bedroom; and</p> <p>c. 1 metre in depth x 1 metre in width outlook space for all other <i>habitable rooms</i>.</p> <p>2. Outlook space must:</p> <p>a. be clear and unobstructed by <i>buildings</i>; and</p> <p>b. not extend over an outlook space or <i>outdoor living space</i> required by another <i>residential unit</i>. This requirement does not apply to <i>papakāinga*</i>.</p> <p>3. Outlook space may</p> | <p>Matters of discretion where the standard is infringed:</p> <p>1. Extent of loss of privacy; and</p> <p>2. Extent of visual dominance and reduction in sense of space.</p> |

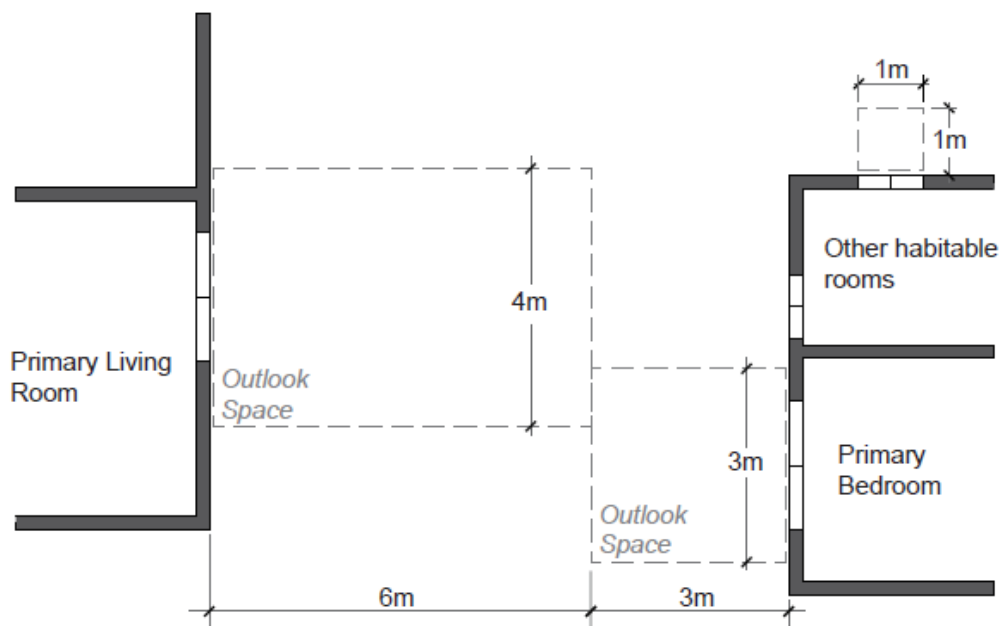
- a. extend over a *public road, public open space** or driveways and footpaths within the *site*;
- b. extend over another outlook space required within the same *residential unit or community house**; or
- c. be under or over a balcony.

MRZ-S9 does not apply to:

- Deck balustrades, pergolas, verandas, porches and other *building overhangs*.

See MRZ-Figure 4 below which demonstrates the required outlook space.

MRZ-Figure 4 Diagram showing outlook space



MRZ-S9 Permeable surfaces*

1. Every *site* must contain a minimum 30% *permeable surfaces**, as a percentage of the *net site area*.

Advice Note:

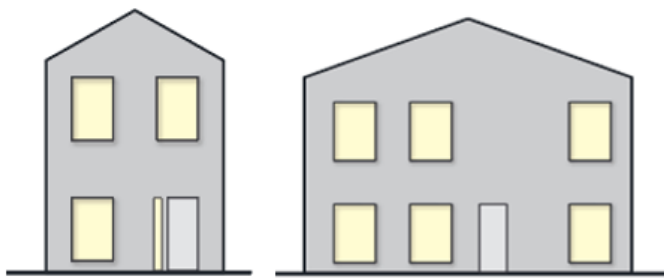
*Permeable surfaces** can include:

Matters of discretion if the standard is infringed:

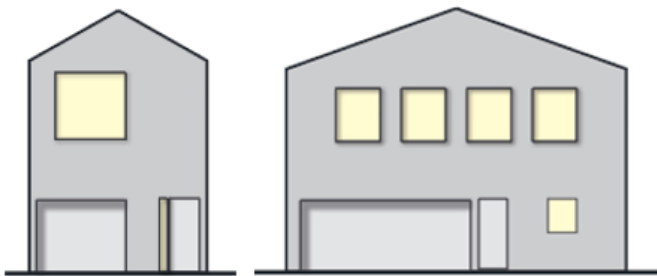
1. *Effects* of increased impervious surfaces on *stormwater discharges* from the *site* and *stormwater flows*.

| <ul style="list-style-type: none"> • Interlocking PVS cellular systems with loose aggregates. • permeable paving – see Auckland Council 'Permeable Pavement Construction Guide'. • landscape planting and grassed areas. • decks provided the surface material allows water to drain directly through to a <i>permeable surface</i>*. | | | | | |
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| <p>MRZ-S10 Stormwater attenuation device</p> | | | | | |
| <ol style="list-style-type: none"> 1. Every <i>site</i> must include a <i>stormwater</i> attenuation device which is sized to contain a minimum 18 litres of water per 1m² of new impervious area. 2. Each <i>stormwater</i> attenuation device must be maintained on an ongoing basis. 3. Any above-ground <i>stormwater</i> attenuation tank must be located in a side or rear yard. | <p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> 1. <i>Effects</i> of reduced on-site stormwater attenuation; and 2. Whether a proposed alternative solution will attenuate <i>stormwater</i> to the same extent and whether an alternative solution can be maintained on an ongoing basis. | | | | |
| <p>MRZ-S11 Minimum floor levels</p> | | | | | |
| <ol style="list-style-type: none"> 1. The finished floor and <i>ground level</i> for all <i>buildings, accessory buildings and structures</i> must be at least at the required freeboard for the 2% AEP flood extent for the <i>site</i> (including an allowance for climate change). 2. <i>Access</i>* to occupied <i>buildings and structures</i> must be above the 2% AEP flood extent. <p>Advice Note: The required freeboard will be provided by Palmerston North City Council.</p> | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The <i>effect</i> on the <i>site</i> and on upstream and downstream properties of floor and <i>ground levels</i> which are below the required standards. | | | | |
| <p>MRZ-S12 Front Façade Glazing</p> | | | | | |
| <ol style="list-style-type: none"> 1. Any <i>building</i> must meet the following minimum façade glazing requirements: <table border="1" data-bbox="229 1850 799 1977"> <thead> <tr> <th data-bbox="229 1850 497 1977">Façade</th> <th data-bbox="497 1850 799 1977">Minimum glazing requirement</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | Façade | Minimum glazing requirement | | | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The contribution of windows on a front façade or secondary or side façade to passive surveillance, safety and visual interest. |
| Façade | Minimum glazing requirement | | | | |
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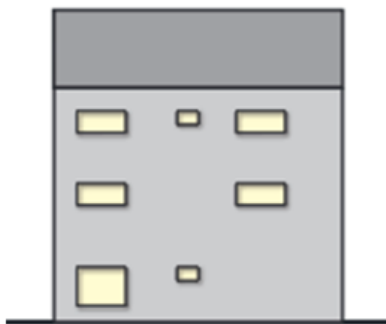
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| Front façade facing a street | 20% glazing as windows and/or doors | |
| Secondary frontage for a <i>corner site</i> * OR side façade fronts street | 10% glazing as windows and/or doors | |
| Where primary frontage includes a garage door | 12.5% as windows and/or doors | |
| <p>This standard does not apply:</p> <ul style="list-style-type: none"> • To <i>residential units</i> located 15 metres or more from the primary street frontage. <p>See MRZ-Figure 3 which demonstrates the front façade glazing requirements and exceptions.</p> | | |
| <p>MRZ-Figure 2 Diagram showing front façade glazing requirements</p> | | |



Street-facing façade with 20% glazing, for both narrow and wide sites



Street facing façade including garage with 12.5% glazing, for both narrow and wide sites



Secondary frontage or side façade facing street with 10% glazing.

MRZ-S13 Front door orientation

1. The front door of any residential unit, papakāinga* or community house* located adjacent to a public road must either be:
 - a. located on the front façade if this faces the road; or
 - b. if located on a side façade facing an access way, be located no more than 2/3 along this façade.

Matters of discretion where the standard is infringed:

1. The contribution made by a front door to passive surveillance, safety and visual interest.

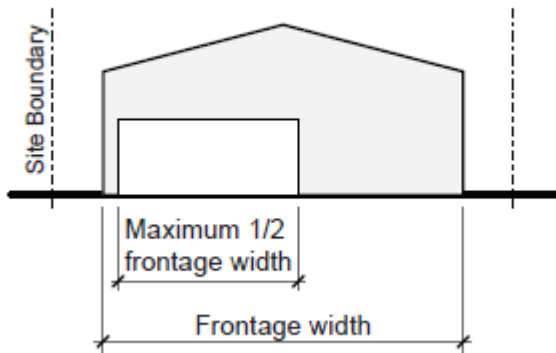
MRZ-S14 Garages

1. Any garage door facing a public road or an access way must not occupy more than half the width of the building façade to which it relates.

Matters of discretion where the standard is infringed:

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| <p>2. Multiple garages facing a public road or access way must not comprise more than half the width of the frontage for that site.</p> <p>See MRZ-Figure 7 below which demonstrates the standard requirements for garages on a site.</p> | <p>1. The visual dominance effect of garage(s) on the streetscape or access way.</p> |
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MRZ-Figure 7 Diagram showing required garage standards



MRZ-S15 On-site carparking - location

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| <p>1. Any on-site carparking within 6 metres of a boundary adjoining a public road:</p> <ul style="list-style-type: none"> a. must not comprise more than 50% of the width of the residential unit's façade to which it relates; b. must be located directly in front of the garage if the residential unit to which it relates has a street-facing garage door; and c. must be a minimum of 5.5 metres in length. | <p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians. 2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians; |
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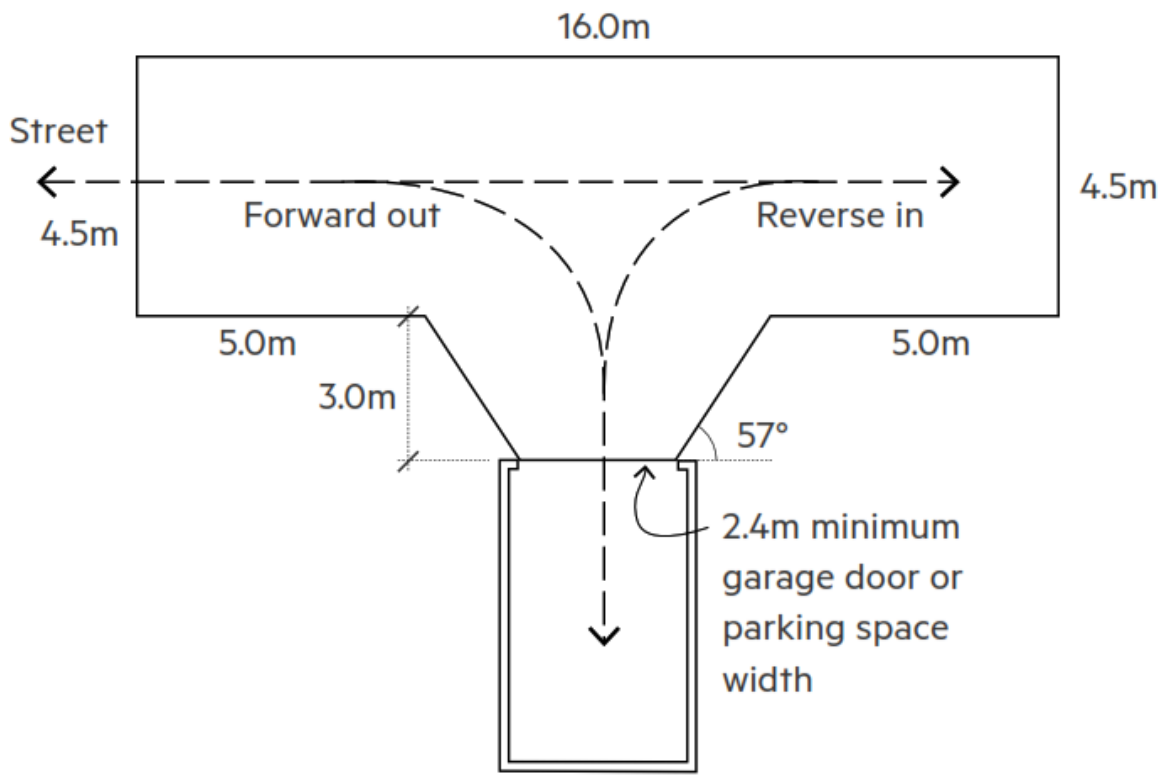
MRZ-S16 Vehicle Crossings

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| <p>1. The maximum number of vehicle crossings per site is 1 per 8m of total frontage, with no more than two accesses* per site.</p> | <p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians. |
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MRZ-S17 On-site vehicle manoeuvring

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| <p>1. On-site vehicle manoeuvring must comply with MRZ-Figure 8 where there is a side-entry garage or parking space.</p> | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians. 2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians; |
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MRZ-Figure 8 Diagram showing required on-site vehicle manoeuvring requirement



MRZ-S18 On-site bicycle parking

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| <ol style="list-style-type: none"> 1. Bicycle parking must be provided for all residential units at a rate of 1 bicycle park per residential unit; 2. Bicycle parking must be provided either within each residential unit or within a secure structure (which may be communal); 3. Any external bicycle parking must not impede pedestrian thoroughfares, accessible routes*, vehicle circulation or manoeuvring areas; and | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Effect of reduced bicycle parking on supporting mode shift 2. Effects on the safe internal site |
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| <p>4. The number of bicycle parks provided within a communal <i>structure</i> must meet or exceed the number of <i>residential units</i> on-site.</p> | <p>circulation and manoeuvring areas, including for pedestrians</p> |
| <p>MRZ-S19 On-site rubbish storage and collection</p> | |
| <ol style="list-style-type: none"> 1. Each <i>residential unit</i> must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate. 2. Communal rubbish storage areas must be screened or located so as not to be visible from a public road. 3. Where there are more than 20 <i>residential units</i> on one <i>site</i>, and the <i>site</i> fronts an Arterial or Collector Road, on-site turning for trucks is required. | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians; 2. Effects on the safe internal <i>site</i> circulation and manoeuvring areas, including for pedestrians; and 3. Location and size of rubbish storage area. |
| <p>MRZ-S20 Fences and standalone walls</p> | |
| <ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these <i>structures</i>, must not: <ol style="list-style-type: none"> a. Exceed a maximum <i>height</i> of 1.8 metres above <i>ground level</i>; or b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 2. On a front boundary with a public road any fence or standalone wall, or combination of these <i>structures</i>, must not: <ol style="list-style-type: none"> a. Exceed a maximum <i>height</i> of 1.8 metres above <i>ground level</i>; and b. For any part of a fence or standalone wall above 1.1 metres in <i>height</i>, at least 2/3 of the fence must be of open construction. <p>Except that:</p> <ul style="list-style-type: none"> • Where a fence is erected on the <i>road</i> frontage of a <i>corner site</i>*, the requirements of MRZ-S16.2 only apply to one <i>road</i> frontage. | <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The visual dominance effect of the fence on the streetscape; 2. Dominance effects on adjoining residential sites; and 3. Safety effects on the land transport network and pedestrians. |

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| <p>Advice Note: Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.</p> <p>3. Within 2.5 metres of any boundary adjoining a public road, any fence or standalone wall on a side boundary next to a vehicle access leg* must be no more than 1.1 metre high.</p> <p>MRZ-S16 does not apply to existing fencing within a site.</p> | |
| <p>MRZ-S21 Mechanical Ventilation</p> | |
| <p>1. Any mechanical ventilation system must:</p> <ol style="list-style-type: none"> a. Be adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 1 air change per hour; b. Provide relive for equivalent volumes of spill air; c. Provides cooling and heating that is controllable by the occupant, which can maintain the inside temperature between 18°C and 25°C; and d. Not generate more than 35 dB $L_{Aeq(30s)}$ when measured 1 metre away from any grille or diffuser. | <p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent of non-compliance with the standard 2. Effects on the health and wellbeing of people 3. Reverse sensitivity effects on the rail or state highway network |