

Introduction

The purpose of the Medium Density Residential Zone is to increase housing supply and provide for housing choice by enabling attached and detached dwellings* and low-rise apartments at higher densities up to three storeys. The built form, appearance and amenity of the Zone will change over time as housing supply and choice increases and those living within the Zone are able to provide for their social, economic and cultural wellbeing.

The Medium Density Zone supports the physical and spiritual health of our Māori whānau, enabling them to practice their culture and provide for their *tikanga**. This includes providing safe access* to the landscapes and urban waterways valued by their tīpuna, enabling the *development** of *papakāinga** and recognising and celebrating our cultural connections with te taiao and Rangitāne whakapapa through urban design.

Properties within the Zone are connected to the city's public transport, walking and cycling networks. This facilitates mode shift from private vehicles to public or active modes of transport and supports access to a range of housing, jobs, community services, natural spaces and *public open space**.

The efficient use of *land* within the Medium Density Residential Zone is important to meet the *Council's** strategic objective of a compact and connected urban form and the planned built form of the Zone reflects the anticipated change in character for the Zone. *Development** within the Zone is expected to incorporate the principles of good urban design, manage the potential *effects* of intensification and contribute to streetscape character, public safety and visual amenity.

The Medium Density Residential Zone provides for a range of compatible non-residential uses that support the needs of local communities, where these do not undermine the city's existing business zone hierarchy. Any non-residential activities that are incompatible with the Zone's planned built form and predominantly residential use are discouraged and directed to more appropriate zones such as the Business and Industrial zones.

*Development** within the Medium Density Residential Zone must manage the *effects* of residential intensification on the health, well-being and *mauri** of water bodies and freshwater, including by reducing *contaminants* from building materials, managing *stormwater*, reducing flood risk and incorporating *water sensitive design** methods into *development** design.

Palmerston North's climate is changing – in the future the city will be warmer and drier, and rainfall events will be more intense. Denser residential *development**, which is connected to active and public transport, and energy efficient housing, which optimises solar access, provides shade, manages *on-site stormwater* and incorporates appropriate landscaping, will help reduce greenhouse gas emissions and create resilient housing and communities.

Objectives
MRZ-O1 Purpose of the Medium Density Residential Zone

The Medium Density Residential Zone:

- a. Enables *residential activities* and *buildings*, including *papakāinga**, to support provision of a variety of housing types and sizes that respond to housing needs and demand, and
- b. Provides for non-residential activities and *buildings* that are compatible with the predominantly residential use of the Zone, reflect the planned built form and do not compromise the existing hierarchy of business zones within the city.

MRZ-O2 Built development* in the Medium Density Residential Zone

Built *development** in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban *environment* that:

- a. Comprises well-designed *buildings, sites, streets, and neighbourhoods*;
- b. Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles;
- c. Is characterised by an increased *building density, a mix of building typologies, and building heights* up to (and including) three storeys;
- d. Is adaptable and healthy;
- e. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;
- f. Enables mode shift to public transport and active transport modes;
- g. Integrates with existing and planned infrastructure;
- h. Connects with open space and the natural *environment*;
- i. Is resilient to the *effects* of climate change and *natural hazards*; and
- j. Is energy efficient.

MRZ-O3 Protecting water bodies and freshwater ecosystems

*Subdivision and development** in the Medium Density Residential Zone contributes to an improvement in the health and wellbeing (including *mauri**) of the Manawatū Awa and its lagoons and tributaries.

MRZ-O4 Effects of flooding in the Medium Density Residential Zone

Avoid residential intensification unless the *on-site* and *off-site effects* of flooding (including from *stormwater*) on people, property and the *environment* as a result of residential intensification are appropriately mitigated.

MRZ-O5 Mitigate effects of development* adjacent to infrastructure

Mitigate the adverse *effects*, including reverse sensitivity *effects*, of *subdivision, use and development** which is located adjacent to infrastructure.

MRZ-O6 Whenua Māori

*Tangata whenua** are able to protect, develop and use whenua Māori in a way that is consistent with their cultural values and aspirations.

Policies

MRZ-P1 Enabled activities

Enable:

1. *residential activities* and *buildings*, including *papakāinga**, that are compatible with the planned built form of the zone, and
2. non-residential activities and *buildings* that are compatible with the purpose of the Zone and at a scale and intensity which is compatible with the predominantly residential use of the Zone.

MRZ-P2 Residential activities and buildings, including papakāinga*, which do not meet the permitted activity standards

Provide for *residential activities* and *buildings*, including *papakāinga**, that do not meet the permitted activity standards, where they are well-designed and compatible with the planned built form of the zone.

MRZ-P3 Planned built form

Residential buildings and *structures*, including *papakāinga**, are compatible with the planned built form of the Zone when:

1. *Site* layouts are coherently planned and the layout responds to the characteristics of the *site* and context, including adjacent waterways and *public open space**;
2. *Site* layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive *access** to the *development**;
3. *Residential units* have appropriately sized and located private *outdoor living space* with a reasonable level of privacy and sunlight;
4. *Building* designs and *site* layouts provide a reasonable level of privacy and access to sunlight for *residential units* on the *site* and for those on neighbouring *sites*;
5. *Development** frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages;
6. *Developments** integrate landscaping with *building* and *access** design;
7. They provide visual interest through the modulation and articulation of *façades* and roof forms.

MRZ-P4 – Transport

Enable *residential activities* and *buildings* when:

1. The safety and efficiency of the land transport network is maintained, including by providing for safe vehicle turning and manoeuvring where off-street parking is provided; and
2. On-site bicycle parking and storage is provided to support mode shift.

MRZ-P5 Non-residential activities and buildings

Only allow non-residential activities and *buildings* where they:

1. Support the needs of local communities;
2. Are compatible with the purpose of the Zone, with a compatible scale and intensity of use;
3. Are compatible with the planned built form for the Zone;
4. Support mode shift by providing on-site bicycle parking and storage;
5. Maintain the safety and efficiency of the transport network, including by allowing for safe vehicle turning and manoeuvring where off-street parking is provided; and
6. Do not affect the City's business zones hierarchy.

MRZ-P6 Adverse effects of flooding and stormwater

On-site mitigation measures are incorporated into *subdivision, use and development** in the zone, including by requiring:

1. Minimum *permeable surface** areas to assist with reducing the rate and volume of *stormwater* run-off and improve water and soil quality;
2. *Stormwater* attenuation;
3. Adoption of minimum floor levels; and
4. That off-site *stormwater* peak flows following intensification of a *site* are maintained at pre-*development** levels.

MRZ-P7 – Development* in the Stormwater Overlay

Avoid *development** in the Stormwater Overlay unless the *Council** is satisfied that a *site-specific stormwater* management plan prepared by a suitably qualified *stormwater* design consultant (preferably with experience in *water sensitive design** concepts and elements) identifies:

1. the location, scale and nature of the *development** proposed for the *site*;
2. the extent of flood and/or overland *stormwater* flow hazards;
3. the on-site and off-site *effects* of the proposed *development** on people, property and the *environment*;
4. recommended mitigation measures to remedy or mitigate the on- and off-site *effects* of the *development**; and
5. demonstrates that the on- and off-site *adverse effects* will be appropriately mitigated.

MRZ-P8 Water Sensitive Design*

*Water sensitive design** methods are incorporated into new *subdivision and development** and they are designed, constructed and maintained to:

1. Improve the health and well-being of water bodies and freshwater ecosystems;
2. Avoid or mitigate *off-site effects* from surface water runoff;
3. Demonstrate best practice approach to the management of *stormwater* quality and quantity; and
4. Reduce demand on water supplies.

MRZ-P9 Building materials

The *effects* on water quality of copper and zinc entering the *stormwater* system from use as roofing, guttering and building materials are mitigated through the use of appropriate treatment.

MRZ-P10 Energy efficiency

Encourage the adoption of energy efficient design and *site* layouts that optimise solar access and manage solar gain.

MRZ-P11 Effects on buildings and activities near infrastructure

Manage the *effects* on new or altered *buildings* and *noise sensitive activities** near existing infrastructure, including by requiring:

1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and mitigation of *effects* on adjacent *noise sensitive activities**.
2. All future *buildings, earthworks* and construction activities maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).

MRZ- P12 Vegetation and landscaping

Encourage the retention and incorporation of existing vegetation into the required landscaped areas. Encourage replacement planting to:

- a. Be of equal or better quality in terms of species, form, scale and texture;
- b. Use locally sourced species.

MRZ-P13 – Enabling *tangata whenua to provide for their cultural, social and economic well-being**

*Tangata whenua** are enabled to provide for their cultural, social and economic well-being including by:

1. *Development** of *papakāinga**; and

2. *Marae** where they are by and for Rangitāne o Manawatū.

Rules

Note: There may be a number of provisions that apply to an activity, *building*, *structure* or *site*. Resource consent may therefore be required under rules in this section as well as other sections of the District Plan. For example, rules relating to:

- Signs, *noise*, *earthworks* - Section 6: General Rules
- *Subdivision* - Section 7B: *Subdivision* in the Medium Density Residential Zone
- Scheduled trees and heritage *buildings* – Section 17: Cultural and natural heritage
- Access* and parking – Section 20: Land Transport; and
- *Natural hazards* – Section 22: *Natural hazards*.

The information requirements for a *land* use consent can be found in Chapter 5.

Definitions: unless an *italicised* term is denoted with an * (representing a definition in Section 4 of the District Plan), definitions can be found in Section 4A of the District Plan.

Rules in Section 10: Residential Zone which apply in the Medium Density Residential Zone

The following rules apply in the Medium Density Residential Zone:

Air Noise Control

- R10.6.1.1(h) – acoustic treatment and ventilation requirements
- R10.6.4.2 – *Building* alterations and addition in Air Noise Contour if established before 2 Sept 1998
- R10.6.5.2 – *Dwellings** in Inner and Outer Control Contours
- R10.6.6.1 - Prohibited activities in Air Noise Zone
- R10.7.4.9 – *Building* Alterations and additions in Air Noise Contour
- R10.7.5.2 – Non-residential *buildings* in Inner or Outer Control Contour without noise reduction
- R10.7.6.1 - Prohibited activities in the air noise contour

Awatea Stream and Jensen Street Ponding Areas

- R10.6.3.5 - Awatea Stream and Jensen Street Ponding Areas

Construction, *development**, maintenance or replacement of flood protection works by Manawatū Whanganui Regional Council

- R10.7.1.8 – *Structural maintenance of flood protection works** by MWRC
- R10.7.2.1 - Construction, *development** or replacement of flood protection works by MWRC

Temporary Military Training Activities

- R10.7.1.9 - *Minor Temporary Military Training Activities*
- R10.7.4.10 - *Temporary Military training activities* which do not comply with the Performance Standards, Extended Military Training Activities, and activities including live firing of weapons, firing of blank ammunition, single or multiple explosive events, and which comply with the following Performance Standard, are Discretionary Activities.

RULES – LAND USE ACTIVITIES IN THE MEDIUM DENSITY RESIDENTIAL ZONE

MRZ-R1 Residential activities, including papakāinga*

1. Activity status: **Permitted**

MRZ-R2 Home businesses, excluding home-based childcare services

1. Activity status: **Permitted**

Where:

- a. The *site* is occupied by a residential *building* (including *papakāinga**) and used for *residential activities* by at least one person who is an employee or equivalent engaged in the *home business*, and who lives on the *site* as their principal place of residence;
- b. No more than the equivalent of three full time persons in total work in the *home business* at any one time;
- c. No more than 1/3 of the residential *building* (up to a maximum of 40m² and including *gross floor area* and external storage areas but excluding any car parking areas) must be used for the *home business*;
- d. Activities do not create a *dust* nuisance;
- e. The *home business* does not involve the use of trucks or other heavy vehicles;
- f. The *home business* does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;
- g. Any external storage associated with the activity must be screened so they are not visible from a public road or space;
- h. Hours of operation are limited to 7.00 am to 10.00 pm Monday to Saturday;
- i. Any goods sold on the *site* must have been substantially made, repaired, renovated or restored on the *site*;
- j. All exterior lighting must comply with AS Standard 4282;
- k. *Signs** comply with R6.1.5;
- l. *Noise* complies with R10.8.1; and
- m. *Storage** of *hazardous substances* complies with R14.5.1.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R2.1.

*Council's** discretion is restricted to:

1. The extent and *effects* of non-compliance with any standard in MRZ-R2.1 which has not been met, including any relevant assessment criteria for MRZ-R2.1(k)-(m); and
2. The relevant matters in Policy MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R3 Home-based childcare services

1. Activity status: **Permitted**

Where:

- a. The maximum number of children enrolled does not exceed four;
- b. The hours of operation are between 7.00 am to 7.00pm Monday to Friday;
- c. *Signs** comply with R6.1.5;
- d. *Noise* complies with R10.8.1; and
- e. All exterior lighting complies with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R3.1.

*Council's** discretion is restricted to:

1. The extent and *effects* of non-compliance with any standard in MRZ-R3.1 which has not been met, including any relevant assessment criteria for MRZ-R3.1 (c) and (d); and
2. The relevant matters in Policy MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R4 Conversion of a residential unit to a community house*

1. Activity status: **Permitted**

Where:

- a. Not more than the equivalent of three full time persons shall be employed on the site;
- b. Air noise control – compliance with R10.6.1.1 (h);
- c. Parking and access* comply with following standards in Rule 20.4.2;
 - i. 20.4.2(a) – Vehicle access*;
 - ii. 20.4.2(b) (i) – Parking spaces for people with disabilities;
 - iii. 20.4.2(c) – Car park landscape design;
 - iv. 20.4.2(d) – Formation of parking spaces;
 - v. 20.4.2(e) and (f) – Loading space provisions and design;
- d. Noise – complies with R10.8.1;
- e. Signs* – complies with R6.1.5; and
- f. Exterior lighting must comply with AS Standard 4282; and

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R4.1.

Council's* discretion is restricted to:

1. The extent and effects of non-compliance with any standard in MRZ-R4.1 which has not been met, including any relevant assessment criteria for MRZ-R4.1 (b)-(e); and
2. The relevant matters in MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R5 Conversion of an existing residential unit to a Health facility*

1. Activity status: **Permitted**

Where:

- a. There are no more than three health practitioners, including a practice nurse;
- b. Parking and access* comply with the following standards in R20.4.2;
 - i. 20.4.2(a) Vehicle Access*;
 - ii. 20.4.2(b) (i) Parking Spaces for People with Disabilities;
 - iii. 20.4.2(c) Car Park Landscape Design;
 - iv. 20.4.2(d) Formation of Parking Spaces;
 - v. 20.4.2(g) Cycle Parking Provision and Design;
 - vi. 20.4.2(h) Cycle Parking End of trip Facilities.
- c. Landscape Amenity – complies with R10.7.1.2(g);
- d. Signs* comply with R6.1.5;

- e. Noise complies with R10.8.1;
- f. Air noise control complies with R10.6.1.1(h); and
- g. All exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R5.1.

Council's* discretion is restricted to:

- 1. The extent and *effects* of non-compliance with any standard in MRZ-R5.1 which has not been met, including any relevant assessment criteria for MRZ-R5.1 (b) – (f); and
- 2. The relevant matters in MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

RULES – BUILDINGS AND STRUCTURES IN MEDIUM DENSITY RESIDENTIAL ZONE

MRZ-R6 – Repair, demolition* or removal of buildings and structures

- 1. Activity status: **Permitted**

MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)

- 1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*
 - ii. MRZ-S2 – *Height in relation to boundary*
 - iii. MRZ-S3 – Setbacks
 - iv. MRZ-S4 – *Building coverage*
 - v. MRZ-S5 – Landscaped areas
 - vi. MRZ-S6 – Shade
 - vii. MRZ-S7 – *Outdoor living space*
 - viii. MRZ-S8 – Outlook space
 - ix. MRZ-S9 – *Permeable surfaces**
 - x. MRZ-S10 – *Stormwater attenuation device*
 - xi. MRZ-S11 – Minimum floor levels
 - xii. MRZ-S12 – Front façade glazing
 - xiii. MRZ-S13 – Front door orientation

<ul style="list-style-type: none"> xiv. MRZ-S14 – Garages xv. MRZ-S15 – On-site carparking xvi. MRZ-S16 – Vehicle crossings xvii. MRZ-S17 – On-site vehicle manoeuvring xviii. MRZ-S18 – On-site bicycle parking xix. MRZ-S19 – On-site rubbish storage and collection xx. MRZ-S20 – Fences and standalone walls <p>b. Parking and access* comply with the following standards in Rule 20.4.2</p> <ul style="list-style-type: none"> i. R20.4.2(a)(ii); ii. R20.4.2(a)(vi)b,d)-j); iii. R20.4.2(a)(vii), (ix) and (xii); iv. R20.4.2(a)(viii) – applies to each <i>residential unit</i> where carparking provided; v. R20.4.2 (d); and vi. R20.4.2(f).
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There is a non-compliance with one or more of the standards of MRZ-R7-1.</p> <p>Council's* discretion is restricted to:</p> <ul style="list-style-type: none"> 1. The matter(s) of discretion for any infringed standard in MRZ-R7.1(a); 2. The extent and <i>effects</i> of non-compliance with any standard in MRZ-R7.1(b) which has not been met, including any relevant assessment criteria; and 3. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p>
<p>MRZ-R8 Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units)</p>
<p>1. Activity status: Restricted Discretionary</p> <p>Council's* discretion is restricted to:</p> <ul style="list-style-type: none"> 1. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p>
<p>MRZ-R9 - Addition or alteration of buildings and structures</p>

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S1 – *Maximum building height*
- ii. MRZ-S2 – *Height in relation to boundary*
- iii. MRZ-S3 – *Setbacks*
- iv. MRZ-S4 – *Building coverage*
- v. MRZ-S5 – *Landscaped areas*
- vi. MRZ-S6 – *Shade*
- vii. MRZ-S7 – *Outdoor living space*
- viii. MRZ-S8 – *Outlook space*
- ix. MRZ-S9 – *Permeable surfaces**
- x. MRZ-S10 – *Stormwater attenuation device*
- xi. MRZ-S11 – *Minimum floor levels*
- xii. MRZ-S12 – *Front façade glazing*
- xiii. MRZ-S13 – *Front door orientation*
- xiv. MRZ-S14 – *Garages*
- xv. MRZ-S15 – *On-site carparking*
- xvi. MRZ-S16 – *Vehicle crossings*
- xvii. MRZ-S17 – *On-site vehicle manoeuvring*
- xviii. MRZ-S18 – *On-site bicycle parking*
- xix. MRZ-S19 – *On-site rubbish storage and collection*
- xx. MRZ-S20 – *Fences and standalone walls; and*

b. Parking and access* comply with the following standards in Rule 20.4.2

- i. R20.4.2(a)(ii)
- ii. R20.4.2(a)(vi)b),d)-j)
- iii. R20.4.2(a)(vii), (ix) and (xii)
- iv. R20.4.2(a)(viii) – if on-site parking is provided
- v. R20.4.2 (d) and
- vi. R20.4.2(f).

2. Activity status: **Restricted Discretionary**

Where:

a. There is a non-compliance with one or more of the standards in MRZ-R9.1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R9.1(a);
2. The extent and *effects* of non-compliance with any standard in MRZ-R9.1(b) which has not been met, including the relevant assessment criteria; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R10 – Construction, alteration or addition of buildings and structures within the Stormwater Overlay

1. Activity status: **Restricted Discretionary**

Council's* discretion is restricted to:

1. The extent to which any *effects*, both on-site and off-site, are avoided or mitigated;
2. Whether the proposed mitigation measures can be effectively implemented and maintained;
3. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy; and
4. The relevant matters in MRZ-P6, MRZ-P7 and MRZ-P8.

Advice Note:

A site-specific stormwater management plan prepared to meet the requirements of SUB-MRZ-R1.2 may be sufficient to meet the requirements of this rule, subject to the management plan being prepared based on the most up to date flood data.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R11 Construction, addition, and alteration of accessory buildings

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*
 - ii. MRZ-S2 – *Height in relation to boundary*
 - iii. MRZ-S4 – *Building coverage*
 - iv. MRZ-S9 – *Permeable surfaces**; and
 - v. MRZ-S10 – *Stormwater attenuation device.*

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R11.1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R11.1; and
2. The relevant matters in MRZ-P3, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R12 Educational facility (including kohanga reo* and kura kaupapa*)

1. Activity status: **Permitted**

Where:

- a. The *educational facility* has access* from a Minor Arterial or Collector Road, listed as such in 20.6.1.2 and 20.6.1.3;
- b. Any *building* used for educational purposes is offset from an adjacent residentially-used property by 6 metres;
- c. *Building coverage* must not exceed 40% of the site;
- d. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S9 – *Permeable surfaces**;
 - iv. MRZ-S10 – *Stormwater attenuation device*;
 - v. MRZ-S11 – Minimum floor levels; and
- e. Air Noise Control – compliance with R10.6.1.1(h)
- f. Landscaping and fencing – complies with R10.7.1.3(g)
- g. Parking and access* comply with following standards in Rule 20.4.2:
 - i. 20.4.2(a) – Vehicle access*;
 - ii. 20.4.2(b)(i) – Parking spaces for people with disabilities;
 - iii. 20.4.2(c) – Car park landscape design;
 - iv. 20.4.2(d) – Formation of parking spaces;
 - v. 20.4.2(e) and (f) – Loading space provisions and design;
 - vi. 20.4.2(g)- Cycle parking provisions and design; and
 - vii. 20.4.2(h) – Cycle parking end-of-trip facilities.
- h. Noise complies with R10.8.1;
- i. Signs comply with Rule 6.1.5; and
- j. Exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R12.1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R12.1(d); and
2. The extent and *effects* of non-compliance with any requirement in MRZ-R12.1(e)–(j) which has not been met, including any relevant assessment criteria for MRZ-R21.1(e)-(i); and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R13 Construction of a new community house*

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. MRZ-S1 – *Maximum building height*
 - ii. MRZ-S2 – *Height in relation to boundary*
 - iii. MRZ-S3 – *Setbacks*
 - iv. MRZ-S4 – *Building coverage*
 - v. MRZ-S5 – *Landscaped areas*
 - vi. MRZ-S6 – *Shade*
 - vii. MRZ-S7 – *Outdoor living space*
 - viii. MRZ-S8 – *Outlook space*
 - ix. MRZ-S9 – *Permeable surfaces**
 - x. MRZ-S10 – *Stormwater attenuation device*
 - xi. MRZ-S11 – *Minimum floor levels*
 - xii. MRZ-S12 – *Front façade glazing*
 - xiii. MRZ-S13 – *Front door orientation*
 - xiv. MRZ-S14 – *Garages*
 - xv. MRZ-S15 – *On-site carparking*
 - xvi. MRZ-S16 – *Vehicle crossings*
 - xvii. MRZ-S17 – *On-site vehicle manoeuvring*
 - xviii. MRZ-S19 – *On-site rubbish storage and collection*
 - xix. MRZ-S20 – *Fences and standalone walls; and*
- b. Air noise control – compliance with R10.6.1.1(h)
- c. Parking and access* comply with following standards in Rule 20.4.2:
 - i. 20.4.2(a) – *Vehicle access**;
 - ii. 20.4.2(b)(i) – *Parking spaces for people with disabilities;*
 - iii. 20.4.2(c) – *Car park landscape design;*
 - iv. 20.4.2(d) – *Formation of parking spaces;*
 - v. 20.4.2(e) and (f) – *Loading space provisions and design;*
- d. Noise – complies with R10.8.1
- e. Signs – complies with R6.1.5; and
- f. Exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R13-1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R13.1(a)
2. The extent and effects of non-compliance with any requirement in MRZ-R12.1(b)-(f) which has not been met, including any relevant assessment criteria for MRZ.R13.1(b)-(e); and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R14 Visitor accommodation

1. Activity status: **Permitted**

Where:

- a. *Visitor accommodation* is located on properties with a frontage and the main entrance from a street listed as a Major Arterial or Minor Arterial Road in 20.6.1.1 and 20.6.1.2 in Section 20 of the District Plan.
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S3 – *Setbacks*;
 - iv. MRZ-S4 – *Building coverage*;
 - v. MRZ-S9 – *Permeable surfaces**;
 - vi. MRZ-S10 – *Stormwater attenuation device*;
 - vii. MRZ-S11 – *Minimum floor levels*;
 - viii. MRZ-S20 – *Fences and standalone walls*;
- c. Landscape/fencing – complies with R10.7.1.2(g)
- d. Parking and access* comply with R20.4.2;
 - i. 20.4.2(a) *Vehicle Access**;
 - ii. 20.4.2(b)(i) *Parking Spaces for People with Disabilities*;
 - iii. 20.4.2(c) *Car Park Landscape Design*;
 - iv. 20.4.2(d) *Formation of Parking Spaces*;
 - v. 20.4.2(g) *Cycle Parking Provision and Design*;
 - vi. 20.4.2(h) *Cycle Parking End of trip Facilities*; and
- e. All exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- f. Compliance with one or more of the standards of MRZ-R14-1 is not achieved.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R14.1(b);
2. The extent and effects of non-compliance with any standard in MRZ-R14.1(c)-(e) which has not been met, including any relevant assessment criteria for MRZ-R14.1(b)-(d); and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R15 Construction of a new Health facility*

1. Activity status: **Permitted**

Where:

- a. There are no more than three health practitioners, including a practice nurse;
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S3 – *Setbacks*;
 - iv. MRZ-S4 – *Building coverage*;
 - v. MRZ-S9 – *Permeable surfaces**;
 - vi. MRZ-S10 – *Stormwater attenuation*;
 - vii. MRZ-S11 – *Minimum floor levels*;
 - viii. MRZ-S12 – *Front façade glazing*;
 - ix. MRZ-S14 – *Garages*;
- c. Parking and access* comply with R20.4.2;
 - i. 20.4.2(a) *Vehicle Access**;
 - ii. 20.4.2(b)(i) *Parking Spaces for People with Disabilities*;
 - iii. 20.4.2(c) *Car Park Landscape Design*;
 - iv. 20.4.2(d) *Formation of Parking Spaces*;
 - v. 20.4.2(g) *Cycle Parking Provision and Design*;
 - vi. 20.4.2(h) *Cycle Parking End of trip Facilities*
- d. Landscape/fencing – complies with R10.7.1.2(g)
- e. Signs comply with R6.1.5;
- f. Noise complies with R10.8.1;
- g. Air noise control complies with R10.6.1.1(h); and
- h. All exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with one or more of the standards of MRZ-R15.1 is not achieved.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R15.1(b)
2. The extent and effects of non-compliance with any requirement in MRZ-R15.1(c)-(h) which has not been met, including any relevant assessment criteria for MRZ-R14.1(c)-(g); and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R16 Marae*

1. Activity status: **Restricted Discretionary**

Council's* discretion is restricted to:

1. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users;
2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects from building bulk and form on surrounding residential areas, the streetscape, and adjoining public space in relation to building dominance, privacy and shading;
3. The matter(s) of discretion in MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 and MRZ-S17; and
4. The relevant matters in MRZ-P4, MRZ-P5, MRS-P6, MRZ-P8, MRZ-P10, MRZ-P11 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991. Rangitāne o Manawatū must be limited notified in accordance with section 95A of the Resource Management Act 1991 of an application under this rule if the applicant is an iwi*, hapū*, whānau, Māori or other entity other than Rangitāne o Manawatū.

MRZ-R17 Retirement Villages and Residential Centres*, Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A, Community Facilities, Places of Worship*, Training Facilities*, Health Centres* and Hospitals and Early Childhood Facilities*

1. Activity status: **Discretionary**

MRZ-R18 Fences and standalone walls

1. Activity status: **Permitted**

Where:

- a. Compliance with MRZ-S6 is achieved:

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R18-1 is not achieved.

Council's* discretion is restricted to:

1. The matters of discretion for MRZ-S6.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R19 – Buildings, accessory buildings or structures adjacent to overhead electricity lines*

2. Activity status: **Permitted**

Where:

- a. any *building, accessory building or structure* is set back from an overhead electricity *line** in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances – NZECP 34:2001.

Advice note:

This rule applies where a *site* contains or adjoins an overhead electricity *line** (e.g. on legal road).

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R19-1. is not achieved;

Council's* discretion is restricted to:

1. Whether the *building, accessory building or structure* will interfere with the safe and efficient operation, maintenance or *minor upgrading** of the overhead electricity *lines**; and

2. The risk of electrical hazards and/or faults.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

Powerco Limited (or its successor) must be given limited notification of an application under this rule, in accordance with section 95B of the Resource Management Act 1991, unless they have provided written approval.

MRZ-R20 New buildings or alterations or additions to buildings within 50m of the state highway

1. Activity status: **Permitted**

Where:

- a. any alteration or addition to a *building* does not increase the floor area by more than 10% and the addition or alteration does not increase the number of bedrooms or sleeping rooms; and
- b. *habitable rooms* are:
 - i. Designed, constructed and maintained to achieve a maximum indoor design noise level of 40 dB LAeq (24hr) inside any new or altered *habitable room*;
 - ii. For *buildings* which require windows to be closed to achieve the relevant noise levels in (a), MRZ-S21 – Ventilation Standard can be met; and
- c. A report, prepared by an *acoustical consultant**, is submitted to the *Council** demonstrating compliance with (b).

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R20-1 is not achieved;

*Council's** discretion is restricted to:

1. The extent to which *noise* generated by use of the state highway will adversely affect the health and wellbeing of people;
2. The extent to which *noise* will detract from *amenity values* expected for the zone; and
3. Reverse sensitivity *effects* on the safe and efficient operation of the state highway.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R21 Building setback from rail corridor for construction, addition and alteration of any building

1. Activity status: **Permitted**

Where any *building, accessory building or structure* is:

- a. Set back at least 5m from the *rail corridor*.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R21-1 is not achieved;

*Council's** discretion is restricted to:

1. The location and design of the *building or structure* as it relates to the ability to safely use, access and maintain *buildings* without requiring access on, above or over the rail designation boundary; and
2. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including *rail corridor* access and maintenance.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

KiwiRail Limited (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

MRZ-R22 New buildings or alterations or additions to buildings within 100m of the rail corridor

1. Activity status: **Permitted**

Where:

- a. any alteration or addition to a *building* does not increase the floor area by more than 10% and the addition or alteration does not increase the number of bedrooms or sleeping rooms; and
- b. *noise sensitive activities**:
 - i. Are designed, constructed and maintained to achieve the indoor design noise levels in Table 1 or:

Building Type	Occupancy/activity	Maximum railway noise level LAeq(1h)
Residential	Sleeping spaces	35dB
	Other habitable rooms	40dB
Visitor Accommodation	Sleeping spaces	35dB
	Other habitable rooms	40dB
Education Facility	Lecture rooms/theatres, music studios, assembly halls	35dB
	Teaching areas, conference rooms, drama studies, sleeping areas	40dB
	Libraries	45dB
Health	Overnight medical care, wards	40dB
	Clinics, consulting rooms, theatres, nurses' stations	45dB
Cultural	Places of worship, marae	35 dB

- ii. It can be demonstrated by way of prediction or measurement that the noise at all exterior façades of the listed activity is no more than 15dB above the relevant noise level in Table 1; and
- iii. For *buildings* which require windows to be closed to achieve the relevant noise levels in (a), MRZ-S21 – Ventilation Standard can be met; and
- c. A report, prepared by an *acoustical consultant** is submitted to the *Council** demonstrating compliance with (b).

Advice Note:

Buildings, structures and activities within 100m of the designated *rail corridor* may be subject to *vibration effects* from rail activities. There are no rules or standards which apply to vibration.

1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with one or more of the standards in MRZ-R22-1 is not achieved;

*Council's** discretion is restricted to:

- 1. The extent and *effect* of non-compliance with MRZ-R22-1; and

2. The extent of *effects* on health and wellbeing for occupants of the *building* to which the rule applies.
3. The relevant matters in MRZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

KiwiRail Limited (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

MRZ-R23 Copper and zinc *building* materials – all residential and non-residential *buildings*

1. Activity status: **Permitted**

Where:

- a. new *buildings* and *structures*, or additions and alterations to existing *buildings* and *structures*, use copper or zinc cladding and/or roofing materials (including guttering and spouting) these materials are sealed or otherwise finished to prevent water runoff which contains copper or zinc.

2. Activity Status: **Restricted Discretionary**

Where:

- a. The standard in MRZ-R23.1 is not met.

Matter of discretion are restricted to:

1. How *stormwater* from copper or zinc cladding or roofing materials will be treated to prevent these *contaminants* from entering the stormwater network.

Notification:

An application under this rule is precluded from being publicly or limited notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R24 *Stormwater* treatment for four or more carparks (including garages)

1. Activity status: **Restricted Discretionary**

Council's* discretion is restricted to:

1. The extent to, and method(s) by, which stormwater runoff from the carparks, including any manoeuvring areas and access ways, is captured and directed to a *stormwater* treatment device;

2. The suitability of the *stormwater* treatment device for treating the predicted volume of *stormwater*, potential *contaminants* and *site* conditions; and
3. The proposed approach to ongoing maintenance of the *stormwater* treatment device to secure ongoing operation.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

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.

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

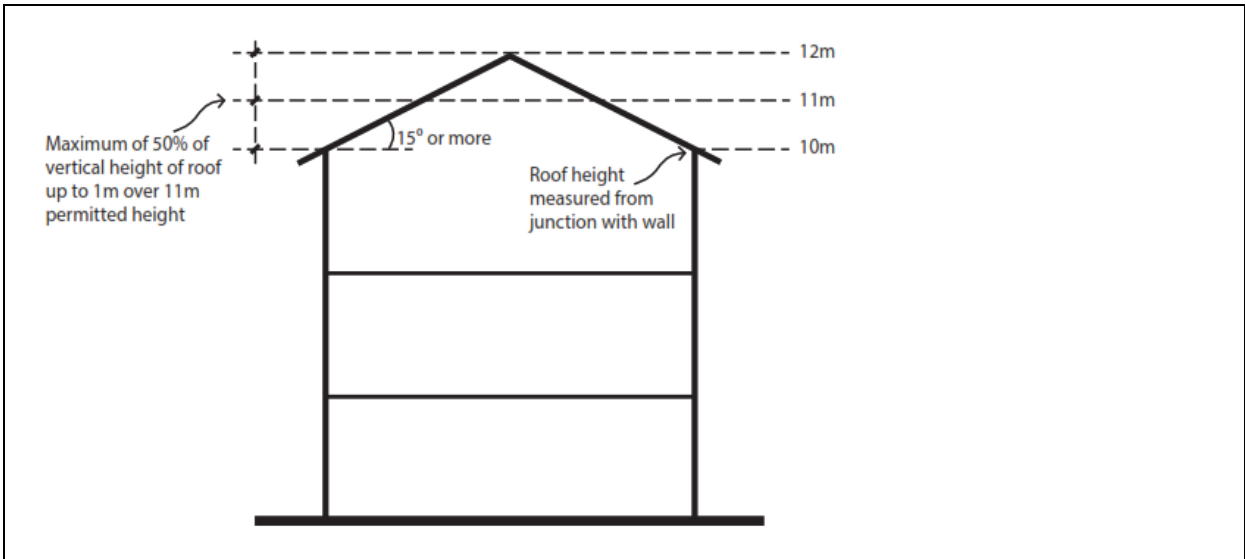
MRZ-S1 does not apply to:

- 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.

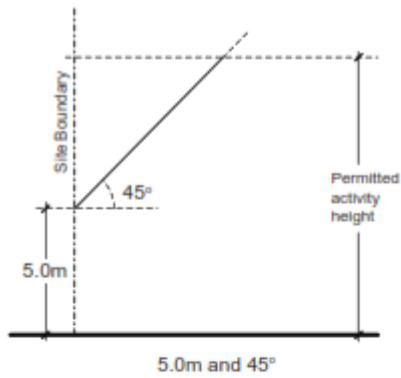
Where the site boundary forms part of a legal right of way, access strip*, or pedestrian access strip*, MRZ-S2 applies from the farthest boundary of that legal right of way, access strip* or pedestrian access strip*.

MRZ-S2 does not apply to:

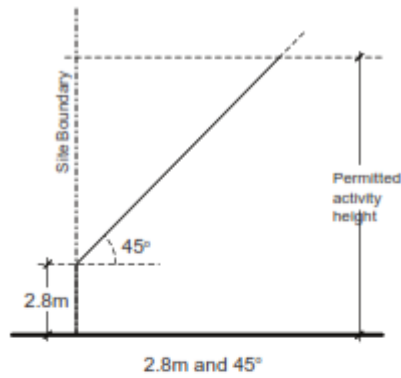
- Existing or proposed internal boundaries within a site.
- Site boundaries where there is an existing or proposed common wall.
- Solar panel and heating components attached to a building provided these do not exceed the height by more than 500 mm.
- Satellite dishes, antennas*, aerials, chimneys, flues, 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.

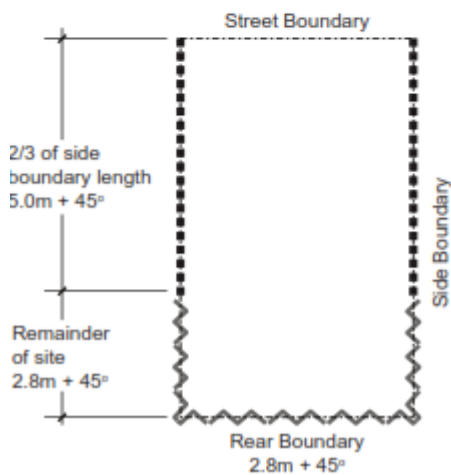
MRZ-Figure 2 Diagram showing height in relation to boundary



[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
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.

	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
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

<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.

<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>	
<p>MRZ-S7 Outdoor living space (per unit)</p>	
<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>

<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>

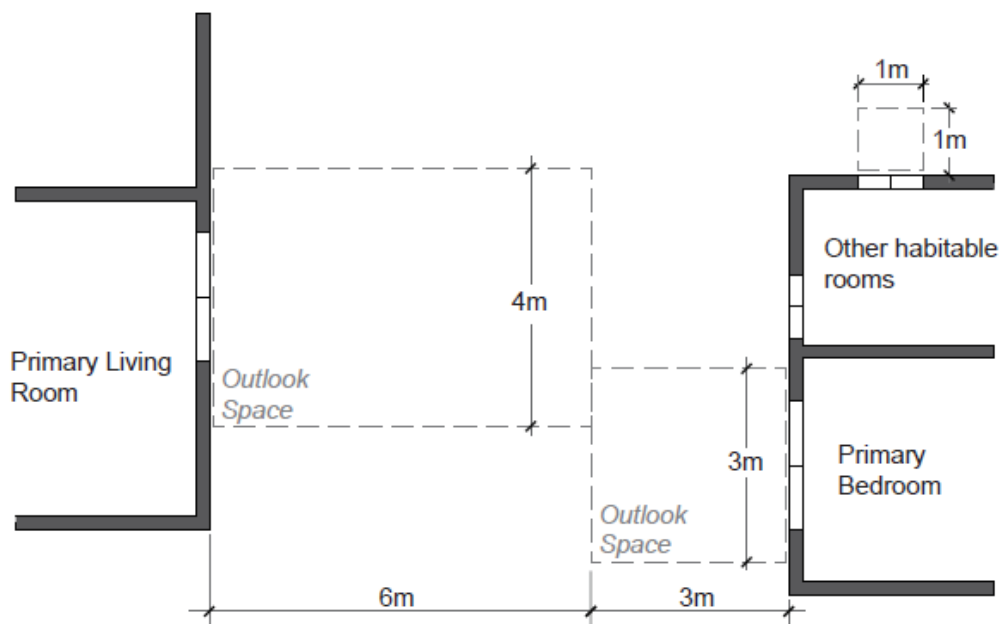
- a. extend over a *public road, public open space** or driveways and footpaths within the *site*;
- b. extend over another outlook space required within the same *residential unit* or *community house**; or
- c. be under or over a balcony.

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>*. 					
<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</i> and <i>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</i> and <i>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 1852 801 1977"> <thead> <tr> <th data-bbox="229 1852 497 1977">Façade</th> <th data-bbox="497 1852 801 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				

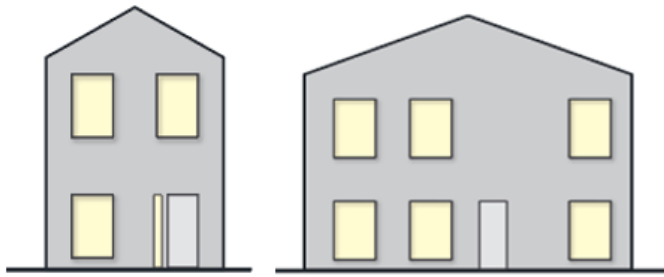
Front façade facing a street	20% glazing as windows and/or doors	
Secondary frontage for a <i>corner site</i> * OR side façade fronts street	10% glazing as windows and/or doors	
Where primary frontage includes a garage door	12.5% as windows and/or doors	

This standard does not apply:

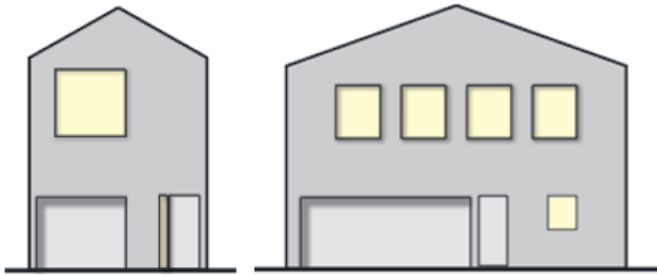
- To *residential units* located 15 metres or more from the primary street frontage.

See MRZ-Figure 3 which demonstrates the front façade glazing requirements and exceptions.

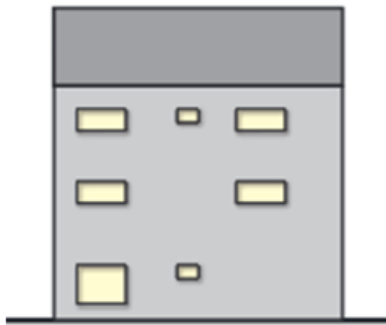
MRZ-Figure 2 Diagram showing front façade glazing requirements



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.

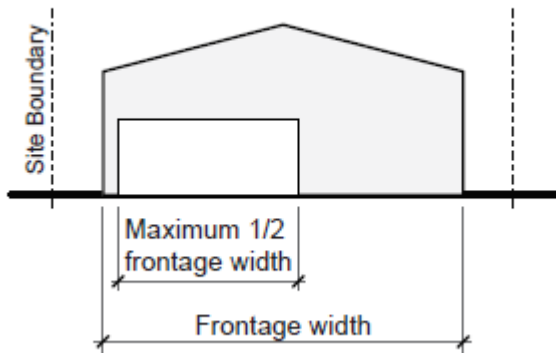
MRZ-S14 Garages

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:

<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

<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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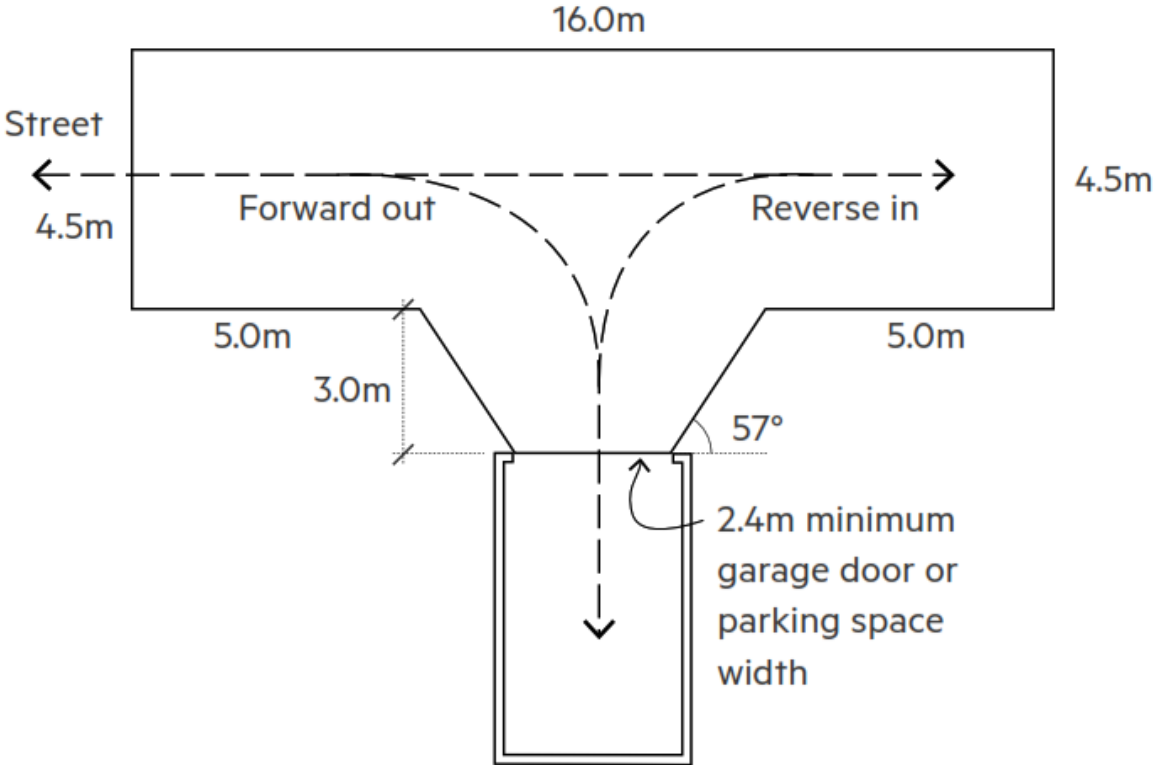
MRZ-S16 Vehicle Crossings

<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

<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

<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>	
<p>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.</p> <p>2. Communal rubbish storage areas must be screened or located so as not to be visible from a public road.</p> <p>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>	<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>	
<p>1. Any fence or standalone wall, or combination of these <i>structures</i>, must not:</p> <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. <p>2. On a front boundary with a public road any fence or standalone wall, or combination of these <i>structures</i>, must not:</p> <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.

<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> <ul 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 relief 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> <ul 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