

PART 3 – AREA-SPECIFIC MATTERS / ZONES / Residential zones / Medium Density Residential Zone

Medium Density Residential zone

Overview

The Far North District contains a mix of diverse communities and urban centres. The Medium Density Residential zone represents an urban environment where there is an expectation of higher density residential development, when compared to the General Residential zone, and is a location with adequate capacity of available or programmed development infrastructure for this growth.

To support urban sustainability and affordable infrastructure, the Medium Density Residential zone has been applied to consolidate growth around Kerikeri town centre.

The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a high concentration and bulk of buildings, enabling a range of dwelling typologies, and other compatible activities. It is a transformative zone that will result in changes to existing densities and built form characteristics and a greater diversity of housing options for the District.

The provisions provide the framework for managing the effects of use and development and ensuring a built environment that provides for the amenity and well-being of people and communities residing in the Zone, consistent with its planned urban built environment. It is anticipated that the urban built form, appearance and amenity of residential environments within the Zone will change over time.

The Medium Density Residential Zone recognises that residential activities encompass a wide range of housing and living arrangements. It does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing demands.

Home business and other activities that support the social and economic health and wellbeing of the community may also occur in the Zone where they are of a compatible scale and nature.

<u>Objectives</u>	
<u>MDRZ-O1</u>	<u>The Medium Density Residential Zone:</u> a. <u>Primarily consists of residential activities; and</u> b. <u>Accommodates other activities that support the amenity and wellbeing of people and communities, where they are compatible with the planned urban built environment and amenity values of the zone.</u>
<u>MDRZ- O2</u>	<u>The planned urban built environment in the Medium Density Residential Zone is characterised by:</u> a. <u>A planned built form of predominantly three-storey buildings, which is integrated into public and private open space;</u> b. <u>Good quality on-site and off-site residential amenity that provides for the health and well-being of people residing in the Medium Density Residential Zone; and</u> c. <u>An urban environment that is visually attractive, safe, easy to navigate and convenient to access</u>
<u>MDRZ-O3</u>	<u>Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the Medium Density Residential zone.</u>
<u>MDRZ-O4</u>	<u>Land use and subdivision in the Medium Density Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.</u>
<u>Policies</u>	
<u>MDRZ-P1</u>	<u>Recognize and provide for the diverse accommodation needs of the community by enabling a range of housing typologies with a mix of densities, including three-storey attached and detached dwellings, and low rise apartments.</u>

MDRZ-P2	<p><u>Enable land use in the Medium density Residential zone where it:</u></p> <ol style="list-style-type: none"> a. <u>Provides a high level of amenity for occupants</u> b. <u>Ensure any adverse amenity effects on neighbouring sites are appropriately managed; and</u> c. <u>Is connected to reticulated services and road networks, and where any adverse effects on the capacity or functioning of infrastructure is able to be mitigated.</u>
MDRZ-P3	<p><u>Recognise the benefits of, and provide for, non-residential activities and buildings that contribute to the health and wellbeing of people and communities where:</u></p> <ol style="list-style-type: none"> a. <u>They support the needs of local communities;</u> b. <u>These are of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the zone;</u> c. <u>They contribute positively to the urban environment and achieve attractive and safe streets;</u> d. <u>The hours of operation are compatible with residential amenity values;</u> e. <u>Maintain the safety and efficiency of the transport network;</u> f. <u>Are adequately serviced by development infrastructure; and</u> g. <u>For Emergency Service Facilities, the activity has an operational or functional need to locate in the zone</u>
MDRZ-P4	<p><u>Provide for retirement villages and community facilities where they:</u></p> <ol style="list-style-type: none"> a. <u>Complement the character and amenity values of the surrounding area;</u> b. <u>Contribute to the diverse needs of the community;</u> c. <u>Do not adversely affect road safety or the efficiency of the transport network; and</u> d. <u>Can be serviced by adequate development infrastructure</u>
MDRZ – P5	<p><u>Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.</u></p>
MDRZ-P6	<p><u>Provide for residential intensification of a site where it can be demonstrated that the development achieves positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <p><u>Built form:</u></p> <ol style="list-style-type: none"> a. <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site;</u> b. <u>Achieve a positive frontage to the street;</u> c. <u>Achieve visual interest while also achieving aesthetic coherence and integration;</u> <u>and</u> d. <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient and attractive.</u> <p><u>Amenity and well-being</u></p> <ol style="list-style-type: none"> a. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces;</u> b. <u>Achieve reasonable sunlight, daylight and outlook;</u> c. <u>Provide reasonable internal visual privacy for all units within a development;</u> d. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality;</u> e. <u>Achieve visual amenity, safety and functionality with planting;</u> f. <u>Achieve high quality, legible and efficient circulation; and</u> g. <u>Provide for servicing that is suitably generous, convenient and visually discreet.</u>
MDRZ-P7	<p><u>Avoid non-residential activities which are incompatible with the anticipated purpose, character and amenity values of the Zone.</u></p>

MDRZ-P8	<u>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</u>
MDRZ-P9	<u>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.</u>
Rules	

Notes:

- There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.**
- This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and the Coastal Environment chapter should be referred to in addition to this zone chapter.**

MDRZ-R1	<u>New buildings or structures and relocated buildings or extensions or alterations to an existing buildings or structures</u>	
Medium Density Residential zone	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>The new building or structures and relocated buildings or extension or alteration to an existing building or structure, will accommodate a permitted or controlled activity.</u></p> <p><u>PER-2</u> <u>The new building or structure and relocated buildings or extension or alteration to an existing building or structure complies with standards:</u> <u>MDRZ-S1 Maximum height;</u> <u>MDRZ-S2 Height in relation to boundary;</u> <u>MDRZ-S3 Building Setback (excluding from MHWS or wetland, lake and river margins);</u> <u>MDRZ-S4 Outdoor living space</u> <u>MDRZ-S5 Outlook Space; MDRZ -S6 Landscaped area;</u> <u>MDRZ-S7 Fences and standalone walls along boundaries</u> <u>MDRZ-S8 Windows to street</u> <u>MDRZ-S9 Coverage</u></p>	<p><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The matters of discretion of any infringed standard.</u></p>
MDRZ-R2	<u>Residential activity and residential units, excluding papakāinga</u>	
Medium Density Residential zone	<p><u>Activity status: Permitted Where:</u></p> <p><u>PER-1</u></p> <p>a. <u>No more than three Residential units occupy the site; and</u></p> <p>b. <u>Compliance with the standards MDRZ-S1.</u></p>	<p><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion where PER-1a is not met are restricted to:</u></p>

	<p><u>MDRZ-S2, MDRZ-S3, MRDZ-S5 and MRDZ-S9</u></p>	<p>a. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> b. <u>The development contributes to a safe and attractive public realm and streetscape;</u> c. <u>Servicing details of the site. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u> d. <u>Any amenity effects on adjoining properties.</u></p> <p><u>Matters of discretion where PER-1b is not met are restricted to:</u></p> <p><u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></p>
<p><u>MDRZ-R3</u></p>	<p><u>Papakainga</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Permitted Where:</u></p> <p><u>PER-1</u></p> <p>a. <u>The site is held under Te Ture Whenua Māori Act 1993;</u> b. <u>The gross floor area of all commercial activities does not exceed 100m² per site; and</u> c. <u>The gross floor area of all community facilities does not exceed 200m² per site.</u></p>	<p><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The bulk, scale and location of existing, proposed and future buildings and structures;</u> b. <u>The location of any archaeological site, heritage site or wahi tapu site;</u> c. <u>How the development will be serviced with three waters infrastructure;</u> d. <u>Compliance with the transportation provisions, including location and formation of vehicle crossings and access arrangements</u></p>
<p><u>MDRZ-R4</u></p>	<p><u>Home business</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>The home business is undertaken within:</u> 1. <u>a residential unit; or</u></p>	<p><u>Activity status where compliance not achieved with PER-2 or PER-3 and PER-4: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p>

	<p><u>an accessory building that does not exceed GFA of 40m².</u></p> <p>PER-2 <u>There is no more than one full-time equivalent person engaged in the home business who resides off-site.</u></p> <p>PER-3 <u>Unloading or loading of vehicles or the receiving or customers or deliveries only occur between:0730 and 1900 on any day</u> 1. <u>7am - 8pm Monday to Friday.</u> <u>8am - 8pm Weekends and public holidays.</u></p>	<p>a. <u>scale, intensity and character of the business;</u></p> <p>b. <u>traffic generation, safety and access;</u></p> <p>c. <u>provision of parking;</u></p> <p>d. <u>noise, odour and dust;</u></p> <p>e. <u>disturbance and loss of privacy for surrounding sites; and</u></p> <p>f. <u>hours of operation.</u></p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
MDRZ-R5 Visitor accommodation		
<p>Medium Density Residential zone</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 <u>The occupancy does not exceed six guests per night</u></p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. <u>Planned Urban built form</u></p> <p>b. <u>The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</u></p>
MDRZ-R6 Educational facility		
<p>Medium Density Residential zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>The educational facility is within a residential unit or accessory building.</u></p> <p>PER-2 <u>The number of students attending at one time does not exceed four, excluding those who reside onsite.</u></p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
MDRZ-R7 Supported residential care		
<p>Medium Density Residential zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>The supported residential care is within a residential unit or accessory building.</u></p> <p>PER-2</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. <u>The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</u></p>

	The number of occupants does not exceed six .10	
MDRZ-R8	Conservation activity	
Medium Density Residential zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable

MDRZ-R9	Retirement village	
Medium Density Residential zone	<p>Activity status: Restricted discretionary</p> <p>Where:</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>safe integration of vehicle and pedestrian access with the adjoining road network.</u> b. <u>provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems.</u> c. <u>residential amenity for surrounding sites in respect of outlook and privacy.</u> d. <u>The effects arising from the quality of the interface between the retirement village and adjacent street and public spaces.</u> e. <u>the benefits associated with provision of accommodation to meet the needs of the elderly.</u> 	Activity status where compliance not achieved : Not applicable
MDRZ-R10	Healthcare Activity	
Medium Density Residential zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>Residential character and amenity;</u> b. <u>Design and layout;</u> c. <u>Transport safety and efficiency;</u> d. <u>Scale of activity and hours of operation;</u> e. <u>Infrastructure servicing</u> 	Activity status where compliance not achieved: Not applicable
MDRZ-R11	Community facility	

<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Residential character and amenity;</u> b. <u>Design and layout;</u> c. <u>Transport safety and efficiency;</u> d. <u>Scale of activity and hours of operation;</u> e. <u>Infrastructure servicing</u> 	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
<p><u>MDRZ-R12</u></p>	<p><u>Place of assembly</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Discretionary</u></p>	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
<p><u>MDRZ-R13</u></p>	<p><u>Emergency services facility</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Residential character and amenity;</u> b. <u>Design and layout;</u> c. <u>Transport safety and efficiency;</u> d. <u>Scale of activity and hours of operation;</u> e. <u>Infrastructure servicing</u> 	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
<p><u>MDRZ-R14</u></p>	<p><u>Activities not otherwise listed in this chapter</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Discretionary</u></p>	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
<p><u>MDRZ-R15</u></p>	<p><u>Industrial activity</u></p>	
<p><u>Medium Density Residential zone</u></p>	<p><u>Activity status: Non-complying</u></p>	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
<p><u>MDRZ-R16</u></p>	<p><u>Commercial activity not provided for as a permitted or restricted discretionary activity</u></p>	

<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
MDRZ-R17	<u>Rural industry</u>	
<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
MDRZ-R18	<u>Hospital</u>	
<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
MDRZ-R19	<u>Offensive trade</u>	
<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
MDRZ-R20	<u>Commercial composting</u>	
<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
MDRZ-R21	<u>Cleanfill area or landfill, including managed fill</u>	
<u>Medium Density Residential zone</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
Standards		
MDRZ-S1	<u>Maximum height</u>	

<p>Medium Density Residential zone</p>	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is <u>11m above ground level.</u></p> <p><u>Except that:</u> <u>50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more.</u></p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> i. <u>Solar and water heating components not exceeding 0.5m in height on any elevation; or</u> ii. <u>Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</u> iii. <u>Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or</u> iv. <u>Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation.</u> 	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>the character and amenity of the surrounding built environment;</u> b. <u>dominance in relation to the road and adjoining sites;</u> c. <u>loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</u> d. <u>shading and loss of access to sunlight to adjoining sites; and</u> e. <u>landscaping.</u>
<p>MDRZ-S2</p>	<p>Height in relation to boundary</p>	
<p>Medium Density Residential zone</p>	<p>1. <u>Buildings, accessory buildings, and structures adjoining another site within a Residential zone shall be contained within a building envelope defined by a 45°recession plane measured from 4m above existing ground level at the internal boundaries of the sites, except:</u></p> <ul style="list-style-type: none"> a. <u>This rule does not apply to a road boundary or where the adjoining site has a commercial, light industrial zoning.</u> b. <u>This rule does not apply to proposed internal boundaries or where a common wall is proposed.</u> c. <u>The following intrusions are permitted:</u> <ul style="list-style-type: none"> i. <u>Gutters and eaves by up to 600mm measured vertically;</u> ii. <u>Solar panels;</u> iii. <u>Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary</u> iv. <u>Where the boundary adjoins a vehicle accessway to a rear site that is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the recession plane shall be taken from the far side of the accessway.</u> 	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>the character and amenity of the surrounding built environment;</u> b. <u>dominance in relation to the road and adjoining sites;</u> c. <u>loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</u> d. <u>shading and loss of access to sunlight to adjoining sites and</u> e. <u>landscaping.</u>
<p>MDRZ-S3</p>	<p>Setback (excluding from MHWS or wetland, lake and river margins)</p>	

<p>Medium Density Residential zone</p>	<p>The buildings or structures, or extension or alteration to an existing building or structure must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="395 338 1010 613"> <thead> <tr> <th>Yard</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m where the boundary is to the road, otherwise it must be 1m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. <u>One accessory building or structure less than 2m in height and less than 7m long per site;</u> 2. <u>Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</u> 3. <u>Fences or standalone walls.</u> 	Yard	Minimum Depth	Front	1.5m where the boundary is to the road, otherwise it must be 1m	Side	1m	Rear	1m (excluded on corner sites)	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>the character and amenity of the surrounding area;</u> b. <u>screening, planting and landscaping on the site;</u> c. <u>the design and siting of the building or structure with respect to privacy and shading;</u> d. <u>the safety and efficiency of the current or future roading network; and private accessways</u> e. <u>the impacts on existing and planned public walkways, reserves and esplanades.</u>
Yard	Minimum Depth									
Front	1.5m where the boundary is to the road, otherwise it must be 1m									
Side	1m									
Rear	1m (excluded on corner sites)									
<p>MDRZ-S4 Outdoor living space</p>										
<p>Medium Density Residential zone</p>	<ol style="list-style-type: none"> 1. <u>A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:</u> <ol style="list-style-type: none"> a. <u>Where located at ground level, has no dimension less than 3m;</u> b. <u>Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m;</u> c. <u>Is accessible from the residential unit; and</u> d. <u>May be—</u> <ol style="list-style-type: none"> i. <u>Grouped cumulatively by area in 1 communally accessible location; or</u> ii. <u>Located directly adjacent to the unit; and</u> e. <u>Is free of buildings, parking spaces, and servicing and manoeuvring areas.</u> <ol style="list-style-type: none"> 2. <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</u> <ol style="list-style-type: none"> a. <u>Is at least 8m² and has a minimum dimension of 1.8m; and</u> b. <u>Is accessible from the residential unit; and</u> c. <u>May be—</u> <ol style="list-style-type: none"> i. <u>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u> ii. <u>Located directly adjacent to the unit.</u> <ol style="list-style-type: none"> 3. <u>Except that the following alternative outdoor living space standards can be applied:</u> <ol style="list-style-type: none"> a. <u>Ground floor residential units can be provided with a</u> 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>the provision of sufficient outdoor living space;</u> b. <u>the residential amenity for the occupants of the residential unit;</u> c. <u>accessibility and convenience for residents;</u> d. <u>alternative provision of outdoor living space, such as proximity to accessible public open space;</u> e. <u>the provision of adequate access to sunlight on the outdoor living space throughout the year; and</u> f. <u>topographical or other site constraints making compliance with the standard impractical.</u> 								

	<p><u>balcony of at least 8m² and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under MRZ-S5-1 above, subject to being:</u></p> <ul style="list-style-type: none"> <u>i. Directly connected to and accessible from the living or dining room of the unit served; and</u> <u>ii. Located to the west, north, or east of the unit served;</u> <p>b. <u>One-bedroom residential units above ground can be provided with a balcony of at least 5m² instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m² under MRZ-S5-2 above. The balcony must:</u></p> <ul style="list-style-type: none"> <u>i. Be directly connected to and accessible from the living or dining room of the unit served; and</u> <u>ii. Located to the west, north, or east of the unit served;</u> <p>c. <u>Ground floor apartments can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m² and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under MRZ-S5-1 above:</u></p> <ul style="list-style-type: none"> <u>i. Is provided as a shared outdoor living space with other apartments on the site; and</u> <u>ii. The shared outdoor living space is open to the north.</u> <p>2. <u>This standard does not apply to papakāinga</u></p>	
MDRZ-S5	Outlook space	
<p>Medium Density Residential zone</p>	<p>1. <u>An outlook space must be provided for each residential unit as specified in this clause.</u></p> <p>2. <u>An outlook space must be provided from habitable room windows as shown in the diagram below.</u></p> <div data-bbox="391 1193 869 1579" data-label="Diagram"> <p>The diagram illustrates a cross-section of a building facade. It shows two rooms: a 'Habitable Room' on top and a 'Principal Living Room' on the bottom. A dashed line indicates an 'Outlook space' extending from the center point of a window in the living room. The outlook space is shown to be 4m deep and 4m wide. The center point of the window is marked with a dot and labeled 'Centre point of window'.</p> </div> <p>3. <u>The minimum dimensions for a required outlook space are as follows:</u></p> <ul style="list-style-type: none"> a. <u>Residential character and amenity.</u> b. <u>Occupant amenity a. A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u> <u>b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</u> <p>4. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>5. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>6. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Residential character and amenity</u> b. <u>Residential amenity for the occupants of the residential unit.</u>

	<p>7. <u>Outlook spaces may be under or over a balcony.</u> 8. <u>Outlook spaces required from different rooms within the same building may overlap.</u> 9. <u>Outlook spaces must:</u> a. <u>Be clear and unobstructed by buildings; and</u> b. <u>Not extend over an outlook space or outdoor living space required by another dwelling.</u></p> <p><u>This standard does not apply to papakāinga</u></p>	
MDRZ-S6	<u>Landscaped area</u>	
<u>Medium Density Residential zone</u>	<p>1. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</u> 2. <u>The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</u></p> <p><u>This standard does not apply to papakāinga</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <p>a. <u>the streetscape and amenity of the surrounding area;</u> b. <u>screening, planting and landscaping;</u></p>
MDRZ-S7	<u>Fences and standalone walls along boundaries</u>	
<u>Medium Density Residential zone</u>	<p>1. <u>All fences and standalone walls must not exceed a maximum height above ground level of:</u> a. <u>1.5m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 50% of the length of the boundary with a road;</u> b. <u>1.5m where a site boundary adjoins a public reserve, vested under the Reserves Management Act, or up to 2m where the section above 1.5m is at least 50% visually permeable; and</u> c. <u>2m for all other site boundaries</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <p>a. <u>the streetscape and amenity of the surrounding area;</u> b. <u>the amenity of adjoining properties;</u> c. <u>screening, planting and landscaping; and</u> d. <u>topographical or other site constraints making compliance with the standard impractical.</u></p>
MDRZ-S8	<u>Windows to street</u>	
<u>Medium Density Residential zone</u>	<p>1. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u> 2. <u>This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.</u></p> <p><u>This standard does not apply to papakāinga</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <p>a. <u>the streetscape and amenity of the surrounding area;</u> b. <u>the amenity of adjoining properties;</u> c. <u>screening, planting and landscaping; and</u> d. <u>topographical or other site constraints making compliance with the standard</u></p>

		<u>impractical.</u>
MDRZ-S9	Coverage	
Medium Density Residential zone	<p>1. <u>The impermeable surface coverage of any site is no more than 60%</u></p> <p>2. <u>Where a connection to Council's reticulated stormwater system is not available the stormwater must be disposed of within the site.</u></p> <p><u>Note: An engineering/sit suitability report is required to determine compliance with these standards.</u></p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. <u>the amenity and character of the surrounding area</u></p> <p>b. <u>the bulk and scale of the buildings, structure and impervious surfaces</u></p> <p>c. <u>stormwater management</u></p>
SUB-S1	Minimum allotment sizes	
Zone	Controlled Activity	Discretionary activity
Medium Density Residential zone	<p><u>No minimum subdivision requirements around existing dwellings where no vacant allotment is created</u></p> <p>Vacant allotment 300m²</p>	<p><u>No minimum lot size</u></p> <p><u>Subdivision creating allotments with a minimum net site area of 700m² or greater</u></p>