

The Medium Density Residential Zone supports increased housing densities and built forms with a greater diversity of housing choice than the Residential Zone. The zone is a well-functioning urban environment that enables those living in it to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.

As part of delivering a well-functioning urban environment, the Medium Density Residential Zone is within walking distance to a number of the places and spaces that enable people to provide for their social, economic and cultural wellbeing including public transport, parks and reserves, schools, neighbourhood centres and the city centre.

Medium density housing in the zone contributes to the area being a well-functioning urban environment through quality building and *site** design that provides for neighbourhood and on-site residential amenity. Building and *site** design is of high quality so streetscape character, public safety and visual amenity is enhanced. Buildings and *site** design also results in residents having reasonable access to privacy, sunlight and residential amenity both on-site and for those adjoining the *site**.

Non-residential activities, such as home businesses, that are compatible with the zone's purpose are enabled as they support the zone being a well-functioning urban environment and providing for residents' social, cultural and economic wellbeing.

Any activities that are incompatible with the zone's residential amenity values and predominant residential use, are discouraged and directed to more appropriate zones such as the Business and Industrial zones.

Issues	
MRZ-I1	Population growth and housing demand
Ensuring population growth and housing demands are met given long-term household projections suggest a need for 12,9702 extra dwellings over the next 30 years, to cater for a population of 121,664 by 2051.	
MRZ-I2	Changing housing needs
Ensuring changing housing needs are met given household projections for Palmerston North shows that the average household size is expected to decline and that the prevalence of larger houses in the city will not best meet future demands.	
MRZ-I3	The need to use land efficiently
With increased need for housing and housing diversity, using existing residential zoned land in the city more efficiently to avoid urban growth on versatile soils and inefficient provision of urban development infrastructure beyond the existing and planned urban edge.	

MRZ-14 Medium density housing and a well-functioning urban environment

Ensuring that medium density housing contributes to Palmerston North's urban environment being a well-functioning urban environment through:

- Providing a variety of homes that meet the needs, in terms of type, price and location, of different households;
- Accessibility to places and spaces residents can expect to use frequently including either the city centre or neighbourhood centres, and schools, parks and bus stops; and
- Encouraging mode shift from private motor vehicles to active and public transport modes to both support reductions in greenhouse gas emissions and provide for residents' wellbeing.

MRZ-15 Integrating medium density housing into the Palmerston North urban environment

Ensuring any medium density housing is integrated into the existing Palmerston North urban environment by designing it to manage effects on adjoining sites* and neighbourhood residential amenity, particularly with regard to overshadowing, privacy and avoiding visual dominance at *site** boundaries.

MRZ-16 Medium density housing and on-site amenity

Ensuring that medium density housing provides for a reasonable level of on-site residential amenity, including through functional private open space, landscaping, privacy, access to sunlight and avoiding visual dominance of buildings.

MRZ-17 Landscaping and permeable surfaces

Ensuring landscaping and permeable surfaces are integrated into medium density housing given the contribution both make to residential amenity, access to open space, reduction of *stormwater** discharges and residents' wellbeing.

MRZ-18 Non-residential buildings and activities

Ensuring the scale and character of non-residential buildings and activities operating in residential areas and the compatibility, in terms of the effects generated by such activities, with *residential activities**.

Objectives

MRZ-O1 Purpose of the Medium Density Residential Zone

The Medium Density Residential Zone contains predominantly *residential activities** in a more concentrated pattern than the Residential Zone including detached, semi-detached, and

terraced housing, and low-rise apartments, to provide for increased housing supply and choice.

MRZ-O2 Non-residential activities in the Medium Density Residential Zone

Non-residential activities in the Medium Density Residential Zone are compatible with the purpose of zone and do not detract from the predominant residential use and associated residential amenity values or undermine the existing hierarchy of business zones within the City.

MRZ-O3 Use and development in the Medium Density Residential Zone

The Medium Density Residential Zone is a well-functioning urban environment where the scale, form and density of use and development:

1. Contributes to a visually attractive urban environment with high quality building and *site** design;
2. Provides good quality residential amenity both on-site and for adjoining sites* including through reasonable access to sunlight and privacy;
3. Results in a built form of predominantly two and three-storey buildings and an increased efficiency of land for residential use;
4. Results in a well-connected urban environment with access between housing to jobs, community services, natural spaces, and open spaces, including by way of public or active transport.

Policies

MRZ-P1 Residential activities

Enable a diverse range of *residential activities** and *residential unit** types and sizes compatible with the purpose of the Medium Density Residential Zone and where:

1. The *residential unit's** *habitable rooms** have reasonable access to visual privacy and sunlight;
2. On-site landscaping is provided to contribute to residential amenity and streetscape amenity;
3. Visual dominance of garages, *stormwater** tanks, and fences at the street frontage is avoided;
4. The *residential unit** has access to an *outdoor living space** that is of functional size and dimension, has reasonable access to sunlight and is accessible from the *residential unit**;
5. The interface between the Medium Density Residential Zone and Residential Zone is managed to maintain the character and scale expected in each zone;
6. Building *height** is commensurate with the built form anticipated in the zone;
7. The *height** and bulk of buildings at boundaries maintains a reasonable level of sunlight access and minimises visual dominance for immediate neighbours

8. To ensure boundaries adjoining public spaces, including roads, are not dominated by tall fences, bathroom pipes and vents, blank facades and garage doors;
9. The extent of buildings and impervious surfaces on a *site** does not contribute to excessive *stormwater** discharges;
10. The extent of buildings on-site achieves the planned urban character and form expected in the Medium Density Residential Zone;
11. Glazing is provided and living rooms are located to enhance visual amenity at the frontage and provide for informal surveillance of the *site** and street;
12. The entry point is recognisable and provides shelter to residents and visitors entering and exiting the *residential unit**;
13. On-site carparking does not compromise streetscape amenity or safety;
14. The safe and efficient operation of the land transport network is provided for; and
15. Building bulk and form provide visual interest and are not visually monotonous, dominant or unreasonably bulky.

MRZ-P2 Non-residential activities and buildings

Enable non-residential activities and buildings where:

1. The scale and character are compatible with residential use or supports the purpose of the zone;
2. The use or building has an operational or *functional need** to locate in the zone;
3. The hours of operation are compatible with residential amenity values;
4. The use or building does not result in adverse effects from the movement of people and vehicles on the safety and efficiency of the land transport network;
5. The use or building does not result in adverse effects from noise and *dust**.

Avoid non-residential activities and buildings that are not compatible with the purpose of the zone or detract from residential amenity values.

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.

Rules relating to subdivision, including minimum allotment sizes for the Medium Density Residential Zone, are found in Section 7: Subdivision or Section 7A: Greenfield Residential Areas.

Terms defined in Section 4A: Medium Density Residential Zone Definitions are *italicised* and denoted with an * where terms are not denoted with an * terms are defined in Section 4: Definitions.

MRZ-R1 Construction of up to 3 residential units

1. Activity status: **Permitted**

Where:

- a. No more than three residential units* occupy the *site**
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1
 - ii. MRZ-S2
 - iii. MRZ-S3
 - iv. MRZ-S4
 - v. MRZ-S5
 - vi. MRZ-S6
 - vii. MRZ-S7
 - viii. MRZ-S8
 - ix. MRZ-S9
 - x. MRZ-S10
 - xi. MRZ-S11
 - xii. MRZ-S12
 - xiii. MRZ-S13
 - xiv. MRZ-S14
 - xv. MRZ-S15
- c. Compliance with the performance standards of R20.4.2(a)

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R1-1.b cannot be achieved;

- b. Compliance with the performance standards of R20.4.2(a) cannot be achieved.

Matters of discretion are:

1. The matters of discretion of any infringed standard Medium Density Residential Zone Standard.
2. The matters of discretion set out in R20.5.1

Notification:

- An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S8, MRZ-S9, MRZ-S10, MRZ-S11, MRZ-S12, MRZ-S13, or MRZ-S15 is precluded from being limited notified in accordance with section 95B of the RMA.
- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R2 Construction of 3 or more residential units

1. Activity status: **Permitted**

Where:

- a. No more than six *residential units** occupy the *site**
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1
 - ii. MRZ-S2
 - iii. MRZ-S3
 - iv. MRZ-S4
 - v. MRZ-S5
 - vi. MRZ-S6
 - vii. MRZ-S7
 - viii. MRZ-S8
 - ix. MRZ-S9
 - x. MRZ-S10
 - xi. MRZ-S11
 - xii. MRZ-S12
 - xiii. MRZ-S13
 - xiv. MRZ-S14
 - xv. MRZ-S15
 - xvi. MRZ-S16

- c. Compliance with the performance standards of R20.4.2

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirement of MRZ-R2-1.a cannot be achieved;
- b. Compliance with any of the requirements of MRZ-R2-1.b cannot be achieved; or
- c. Compliance with any of the requirements of R20.4.2 cannot be achieved.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed Medium Density Residential Zone standards
2. *Site** layout
3. Building design, scale and appearance effects on on-site and adjoining sites^{1*} residential amenity
4. On-site landscaping
5. The safety and efficiency of the land transport network and internal circulation and manoeuvring areas
6. Effects on the surrounding residential environment and streetscape character and amenity

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R3 Addition and alteration of existing residential units

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:

- i. MRZ-S1
- ii. MRZ-S2
- iii. MRZ-S3
- iv. MRZ-S4
- v. MRZ-S5
- vi. MRZ-S6
- vii. MRZ-S8
- viii. MRZ-S12
- ix. MRZ-S13
- x. MRZ-S14
- xi. MRZ-S15

b. Compliance with the performance standards of R20.4.2

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with the requirements of MRZ-R3-1.a cannot be achieved

Matters of discretion are restricted to:

1. The matters of discretion of any Medium Density Residential Zone infringed standards
2. *Site** layout
3. Building design, scale and appearance
4. On-site landscaping
5. The safety and efficiency of the land transport network and internal circulation and manoeuvring areas
6. Effects on the surrounding residential environment and streetscape character and amenity

Notification:

- An application under this rule where compliance is not achieved with MRZ-S2, MRZ-S3, MRZ-S8, MRZ-S13 or MRZ-S15 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R4 Construction, addition, and alteration of accessory buildings*

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S1
- ii. MRZ-S2
- iii. MRZ-S3
- iv. MRZ-S4
- v. MRZ-S5
- vi. MRZ-S6

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R4-1.a cannot be achieved.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R5 Relocated residential units

1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the following standards is achieved:

- i. MRZ-S1;
- ii. MRZ-S2;
- iii. MRZ-S3;
- iv. MRZ-S4;
- v. MRZ-S5;
- vi. MRZ-S6;
- vii. MRZ-S7;
- viii. MRZ-S8;
- ix. MRZ-S10;
- x. MRZ-S11;
- xi. MRZ-S12;
- xii. MRZ-S13;
- xiii. MRZ-S14; and
- xiv. MRZ-S15.

Matters of discretion are:

1. External appearance and structural soundness of the *residential unit** and the extent to which it is compatible with the purpose of the zone and anticipated built form and residential amenity values of the zone
2. *Site** layout and landscaping
3. The matters of discretion of any relevant Medium Density Residential Zone standards

Notification:

- An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R5-1.a cannot be achieved

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R6 Residential centres and Community houses

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:

- i. MRZ-S1
- ii. MRZ-S2
- iii. MRZ-S3
- iv. MRZ-S4
- v. MRZ-S5
- vi. MRZ-S6
- vii. MRZ-S7
- viii. MRZ-S8
- ix. MRZ-S9
- x. MRZ-S10
- xi. MRZ-S11
- xii. MRZ-S12
- xiii. MRZ-S13
- xiv. MRZ-S14
- xv. MRZ-S15

- b. No more than three buildings* occupy the *site**
- c. Compliance with the performance standards of R20.4.2;
- d. Signs comply with R6.1.5;
- e. All exterior lighting must comply with AS Standard 4282; and
- f. Not more than the equivalent of 3 full time persons shall be engaged on the *site**

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R6-1.a, MRZ-R6-1.b, MRZ-R6-1.c, MRZ-R6-1.d, or MRZ-R6-1.e, MRZ-R6-1.f cannot be achieved

Matters of discretion are restricted to:

1. The matters of discretion of any infringed Medium Density Residential Zone standards
2. *Site** layout
3. Building design, scale and appearance
4. On-site landscaping
5. The safety and efficiency of the land transport network and internal circulation and manoeuvring areas
6. Effects on the surrounding residential environment and streetscape character and residential amenity

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R7 Home businesses, excluding home-based childcare services

1. Activity status: **Permitted**

Where:

- a. Not more than the equivalent of 3 full time persons shall be engaged on the *site**, one of whom must reside permanently on the *site**;
- b. Not more than 40m² (including *gross floor area** and external storage areas) must be used for the *home business**;
- c. Activities do not generate or discharge levels of *dust** (or other particulate matter) that is deemed to be offensive or objectionable or causes potential adverse effects on the surrounding residential environment. A potential adverse effect, arising from the discharge of particulate matter, will occur if:
 - there is visible evidence of particulate matter suspended in the air across a *site** boundary; or

- there is visible evidence of particulate matter traceable from the activity, settling on the ground or *structure** on a neighbouring *site**, or water.
- d. Any external storage associated with the activity must not be visible from a public road or space;
 - e. Hours of operation are limited to 7.00 am to 10.00 pm Monday to Saturday;
 - f. Signs comply with R6.1.5;
 - g. Any goods sold on the *site** must have been substantially made, repaired, renovated or restored on the *site**;
 - h. All exterior lighting must comply with AS Standard 4282;
 - i. Parking and access complies with R20.4.2;
 - j. Noise complies with R10.8.1; and
 - k. Storage of hazardous substances complies with R14.5.1.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R7-1.a, MRZ-R7-1.b, MRZ-R7-1.c, MRZ-R7-1.d, MRZ-R7-1.e, MRZ-R7-1.f, MRZ-R7-1.g, MRZ-R7-1.h, MRZ-R7-1.i, or MRZ-R7-1.j, or MRZ-R7-1.k cannot be achieved.

Matters of discretion are:

1. Noise and lighting effects on adjoining sites*
2. Design, scale and appearance
3. *Site** layout
4. Effects on streetscape character and residential amenity
5. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas
6. Whether there is a *functional need** or *operational need** for the activity to locate in the Medium Density Residential Zone

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R8	Construction, addition and alteration of any building* used or intended to be used for non-residential activities, excluding home businesses, residential centres and community houses.
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Building design, scale and appearance 2. <i>Site*</i> layout 3. On-site landscaping 4. The matters of discretion of Medium Density Residential Zone standards where relevant 5. Effects on streetscape character and amenity 6. Effects on adjoining sites* residential amenity, access to sunlight and privacy 7. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. 	
MRZ-R9	Education facilities*, including home-based childcare services
<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. Parking and access complies with R20.4.2; e. Noise complies with R10.8.1; and f. All exterior lighting must comply with AS Standard 4282. 	
<p>2. Activity status: Restricted Discretionary</p>	

Where:

- a. Compliance with any of the requirements of MRZ-R9.1.a, MRZ-R9.1.b, MRZ-R9.1.c, MRZ-R9.1.d, MRZ-R9.1.e, or MRZ-R9.1.f cannot be achieved.

Matters of discretion are:

1. Effects on streetscape character and amenity
2. Effects on adjoining sites* residential amenity
3. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas
4. Effects from noise and exterior lighting

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R10 Health facilities

1. Activity status: **Permitted**

Where:

- a. The health facility must not involve more than 3 health practitioners, which includes a practice nurse;
- b. Parking and access complies with the performance standards of Rule 20.4.2;
- c. The hours of operation are between 7.00 am to 7.00pm Monday to Friday;
- d. Signs comply with R6.1.5;
- e. Noise complies with R10.8.1; and
- f. All exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R10-1.a, MRZ-R10-1.b, MRZ-R10-1.c, MRZ-R10-1.d, MRZ-R10-1.e, or MRZ-R10-1.f cannot be achieved.

Matters of discretion are:

1. Effects on streetscape character and amenity

<ol style="list-style-type: none"> 2. Effects on adjoining sites'* residential amenity 3. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 4. Effects from noise and exterior lighting <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R11	Retirement Villages
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<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Building design, scale and appearance 2. <i>Site*</i> layout 3. Effects on streetscape character and amenity 4. Effects on adjoining sites'* residential amenity, access to sunlight and privacy 5. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 6. Effects from noise, exterior lighting and hours of operations 7. On-site landscaping 8. Whether there is a reasonable degree of connection between the surrounding neighbourhood and buildings on-site and internal roading and footpaths 9. The matters of discretion of Medium Density Residential Zone standards where relevant <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R12	Accommodation Motels and Motel Conference Centres
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<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p>

<ol style="list-style-type: none"> 1. Effects on adjoining sites'* residential amenity 2. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 3. Effects from noise and exterior lighting 4. Hours of operation 5. On-site landscaping 6. Whether there is a <i>functional need*</i> or <i>operational need*</i> for the activity to locate in the Medium Density Residential Zone <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
<p>MRZ-R13 Community and Leisure Facilities</p>
<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Effects on adjoining sites'* residential amenity 2. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 3. Effects from noise and exterior lighting 4. Hours of operation 5. On-site landscaping <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
<p>MRZ-R14 Commercial activities</p>
<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p>

<ol style="list-style-type: none"> 1. Whether there is a <i>functional need*</i> or <i>operational need*</i> for the <i>commercial activity*</i> to locate in the Medium Density Residential Zone and any effect on the business zone hierarchy 2. Effects on adjoining sites'* residential amenity 3. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 4. Effects from noise and exterior lighting 5. Hours of operation 6. On-site landscaping <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
<p>MRZ-R15 Places of worship</p>
<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Effects on adjoining sites'* residential amenity 2. Effects on the safe and efficient operation of the land transport network and internal circulation and manoeuvring areas 3. Effects from noise and exterior lighting 4. Hours of operation 5. On-site landscaping <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
<p>MRZ-R16 Any activity not listed as a permitted, controlled, restricted discretionary, or discretionary activity</p>
<ol style="list-style-type: none"> 1. Activity status: Discretionary

Medium Density Residential Zone Standards	
MRZ-S1 Building coverage*	
<p>1. The maximum amount of a <i>site*</i> which may be covered by any <i>building footprint*</i> is 50%.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects of increased <i>building coverage*</i> on streetscape character; 2. The effects of increased <i>building coverage*</i> on <i>stormwater*</i> discharges; 3. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical; 4. Building bulk and visual dominance effects on any adjoining sites*.
MRZ-S2 Permeable surface	
<p>1. The minimum amount of surfaces on a <i>site*</i> which must be permeable is 30%.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects of increased impervious surfaces on <i>stormwater*</i> flows; 2. Effects on streetscape character and visual amenity.
MRZ-S3 Separation distances from boundary with a road	
<p>1. Any <i>residential unit*</i> must be located a minimum of 1.5 metres from a boundary with a road.</p> <p>Except that:</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Building bulk and visual dominance effects on

<ul style="list-style-type: none"> • where a <i>residential unit</i>* is on a corner <i>site</i>*, one road frontage must be nominated as the front boundary with the road. <ol style="list-style-type: none"> 2. Any garage or carport facing a boundary with a road must be located a minimum of 5.5 metres from a boundary with a road. 3. Any <i>accessory buildings</i>*, other than detached garages, must be located a minimum of 3 metres from a boundary with a road. 	<p>streetscape character and visual amenity;</p> <ol style="list-style-type: none"> 2. Effects on provision of landscaping and contribution to streetscape character; 3. Whether topographical or other <i>site</i>* constraints make compliance with the standard impractical.
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MRZ-S4 Separation distances from other boundaries

<ol style="list-style-type: none"> 1. All <i>residential units</i>* must be located a minimum of: <ol style="list-style-type: none"> a. 1 metre from any side boundary b. 3 metres from any rear boundary 2. Any <i>accessory buildings</i>* must be located a minimum of: <ol style="list-style-type: none"> a. 1 metre from any side or rear boundary. <p>Except that:</p> <ul style="list-style-type: none"> • where two or more <i>residential units</i>* are built on the same <i>site</i>*, no separation distance is required along shared internal <i>site</i>* boundaries. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Effects on immediate neighbours' residential amenity, access to sunlight and privacy; 2. Building bulk and visual dominance effects; 3. Effects on the ability to maintain any on-site buildings* and services; 4. Whether topographical or other <i>site</i>* constraints make compliance with the standard impractical.
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MRZ-S5 Maximum building height

<ol style="list-style-type: none"> 1. No <i>buildings</i>* or <i>structures</i>* may exceed a maximum <i>height</i>* of 11 metres. <p>Except that:</p> <ul style="list-style-type: none"> • An additional 1 metre may be added to the maximum <i>height</i>* of any building* with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the <i>building footprint</i>*, as illustrated in MRZ-Figure 1 below; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Effects on adjoining sites'* residential amenity and access to sunlight and privacy; 3. Building bulk and visual dominance effects on
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<ul style="list-style-type: none"> Chimney <i>structures*</i>, flues, antennas, aerials, satellite dishes and architectural features may exceed this maximum <i>height*</i> by 1 metre. 	<p>streetscape character and visual amenity;</p> <p>4. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical.</p>
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MRZ-Figure 1 Diagram showing maximum building height [to be inserted]

MRZ-S6 Height in relation to boundary

<p>1. All <i>buildings*</i> and <i>structures*</i> must be contained beneath a line of:</p> <ol style="list-style-type: none"> 45° measured from a point of 5.0 metres above <i>ground level*</i> inclined inwards at right angles within the first two-thirds of the <i>site*</i> adjoining the front boundary; and 45° measured from a point of 2.8 metres above <i>ground level*</i> inclined inwards at right angles within the last one-third of the <i>site*</i>. <p>2. All buildings and <i>structures*</i> adjoining a Residential Zone <i>site*</i> must be contained beneath a line of 45° measured from a point of 2.8 metres above <i>ground level*</i> inclined at right angles.</p> <p>See Figure MRZ-Figure 2 which demonstrates how the <i>height in relation to boundary*</i> is to be measured.</p> <p>Except that:</p> <ul style="list-style-type: none"> where two or more <i>residential units*</i> are built on the same <i>site*</i> no <i>height in relation to boundary*</i> applies along common boundaries 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Effects on adjoining sites' residential amenity and access to sunlight and privacy; Building bulk and visual dominance effects on streetscape character and visual amenity; Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical.
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MRZ-Figure 2 Diagram showing height in relation to boundary [to be inserted]

MRZ-S7 Outlook Space

<p>1. Every <i>residential unit</i>* must be provided with an outlook space that meets the following requirements:</p> <ul style="list-style-type: none"> a. 6 metres x 4 metres outlook space for a main living area of a <i>residential unit</i>*; and b. 3 metres x 3 metres outlook space for a principal bedroom or a bedroom; and c. 1 metre x 1 metre outlook space for all other <i>habitable rooms</i>*. <p>2. Outlook space must:</p> <ul style="list-style-type: none"> a. be clear and unobstructed by buildings; b. not extend over adjacent sites, except for where the outlook space is over a public street, public open space, or another outlook space required within the same <i>residential unit</i>*; and c. be provided from the face with the largest area of glazing where the room has two or more external faces. <p>See MRZ-Figure 3 below which demonstrates required outlook space.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on access to privacy in <i>habitable rooms</i>*; 2. Whether topographical or other <i>site</i>* constraints make compliance with the standard impractical; 3. Any effects on residential amenity from visual dominance.
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MRZ-Figure 3 Diagram showing outlook space [to be inserted]

MRZ-S8 Outdoor Living Space

<p>1. Every <i>residential unit</i>* must be provided with an <i>outdoor living space</i>* at <i>ground level</i>* that meets the following minimum requirements:</p> <ul style="list-style-type: none"> a. a minimum area of 30m² which can accommodate a 4 metre diameter circle where the space serves a <i>residential unit</i>* with two or more bedrooms; or 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Whether access to an alternative <i>outdoor living space</i>* is provided that is of functional size and dimension, has reasonable access to sunlight and is
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<ul style="list-style-type: none"> b. a minimum area of 20m² which can accommodate a 4 metre diameter circle where the space serves a <i>residential unit*</i> with one bedroom; and c. be located to the north, east or west of the <i>residential unit*</i>; and d. be able to receive a minimum of 3 hours continuous sunshine over at least 50% of the area on the shortest day of the year; and e. have a gradient no greater than 1 in 20; and f. have direct contact with and a connection via a door to the main living area. <p>2. In addition to the <i>ground level* outdoor living space*</i>, any above ground <i>outdoor living space*</i> must meet the following minimum requirements:</p> <ul style="list-style-type: none"> a. a minimum area of 5m² where the space serves a one bedroom <i>residential unit*</i>; or b. a minimum area of 8m² where the space serves a <i>residential unit*</i> with two or more bedrooms; and c. Is accessed directly off the main living area; and d. Is orientated to the north, west or east. 	<p>accessible from the <i>residential unit*</i>;</p> <ul style="list-style-type: none"> 2. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical; 3. Effects on residential amenity on-site.
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MRZ-S9 Internal Layout of Rooms and Location of Service Pipes

<ul style="list-style-type: none"> 1. Service pipes and vents for toilets must not be visible from the public road or public space. 2. The main living area must be located to receive a minimum of 3 hours of continuous sunshine on the shortest day of the year . 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on streetscape character and visual amenity where MRZ-S1 is not met. 2. Whether the main living area is provided with
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	<p>reasonable access to sunlight where MRZ-S2 is not met.</p> <p>3. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical;</p>
<p>MRZ-S10 Front Door Orientation and Shelter</p>	
<p>1. Every <i>residential unit*</i> adjoining a boundary with a public road must provide a front door that is located either:</p> <ul style="list-style-type: none"> a. facing the street; or b. within the first half of the <i>residential unit*</i> façade closest to the boundary with a public road if it is on the side of the building. <p>See MRZ-Figure 4 below which demonstrates the required front door orientation.</p> <p>2. Every <i>residential unit*</i> must include a front door shelter that meets the following requirements:</p> <ul style="list-style-type: none"> a. has a minimum of 0.6 metre depth and 1 metre width; and b. is contained within a projection from the façade, a recess into it, or a combination of both. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on streetscape character and visual amenity; 2. Whether an alternative entry point can be provided to the <i>residential unit*</i> that is easily recognisable for a person entering the <i>site*</i>; 3. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical; 4. Whether an alternative front door shelter can be provided that provides shelter to those entering and exiting the <i>residential unit*</i>.
<p>MRZ-Figure 4 Diagram showing required front door orientation [to be inserted]</p>	
<p>MRZ-S11 Glazing</p>	
<p>1. Every <i>residential unit*</i> adjoining a boundary with a public road or space must have no less than 20% in glazing which may include windows or doors.</p> <p>Except that:</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on streetscape character and visual amenity;

<ul style="list-style-type: none"> Where a <i>residential unit*</i> has a garage facing the street, the minimum amount of glazing would be 12.5%, which may include windows or doors. 	<ol style="list-style-type: none"> Effects on public safety through loss of passive surveillance; Effects on residential amenity; Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical.
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MRZ-S12 Garages

<ol style="list-style-type: none"> Any garage facing a boundary adjoining a public road must: <ol style="list-style-type: none"> be located a minimum of 0.5 metres behind the front façade of the <i>residential unit*</i> served; and relate to street front unit, or to shared parking that serves multiple units; and not occupy more than half the width of a <i>residential unit*</i> façade. Any garage not facing a public road must: <ol style="list-style-type: none"> align with the edge of the façade of the <i>residential unit*</i> served; and not comprise more than 65% of the <i>ground level*</i> façade facing a public road of the <i>residential unit*</i> served; and not be within 1.5 metres of a boundary adjoining a public road. <p>See MRZ-Figure 5 below which demonstrates the standard requirements for garages on a <i>site*</i>.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Building bulk and visual dominance effects on streetscape character and adjoining sites' residential amenity; Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical; Effects on the safety and efficiency of the land transport network; Whether an alternative garage location can be provided that does not result in visual dominance of garages at boundaries on-site; Effects on internal circulation and manoeuvring areas including for pedestrians.
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MRZ-Figure 5 Diagram showing required garage standards [to be inserted]

MRZ-S13 On-site carparking
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<p>1. Any on-site carparking within 6 metres of a boundary adjoining a public road must:</p> <ul style="list-style-type: none"> a. be located perpendicular to the road; b. be located directly in front of garage if the <i>residential unit*</i> served has a street facing garage door; c. not comprise more than 50% of the width of the <i>residential unit*</i> served; and d. not be less than 5.5 metres in length. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on the safety and efficiency of the land transport network; 2. Effects on internal circulation and manoeuvring areas including for pedestrians; 3. Visual dominance effects of carparking on streetscape character and adjoining sites' residential amenity; and 4. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical;
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MRZ-S14 Fencing

<p>1. Any fencing adjoining a boundary with a public road or public space must:</p> <ul style="list-style-type: none"> a. be no more than 1 metre high if it is not of open construction; or b. be no more than 2 metres high if it is of open construction; and c. be no longer than one third of the boundary length if it is not of open construction and higher than 1 metre. <p>2. Any fencing on a side boundary must be no more than 1 metre high within 3 metres of any boundary adjoining a road.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on streetscape character and visual amenity 2. Effects on public safety through the loss of passive surveillance 3. Whether topographical or other <i>site*</i> constraints make compliance with the standard impractical 4. Effects on adjoining properties and public spaces from visual dominance
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	<p>5. Effects on the safety and efficiency of the land transport network</p>
<p>MRZ-S15 Landscaping</p>	
<p>1. A minimum of 20% of the <i>site</i>* must consist of landscaping where no front yard is required through MRZ-S3</p> <p>2. Where a front yard is required through MRZ-S3 it must contain a minimum of 40% landscaping</p>	<p>Matters of discretion are restricted to:</p> <p>1. Effects on streetscape and amenity of the area;</p> <p>2. Effects on adjoining properties and public spaces from visual dominance;</p> <p>3. Whether topographical or other <i>site</i>* constraints make compliance with the standard impractical;</p> <p>4. Any effect from increased <i>stormwater</i>* discharge from the <i>site</i>*;</p> <p>5. Whether alternative landscaping can be provided that achieves similar outcomes sought by MRZ-S15 including visual interest at the street boundary and within the <i>site</i>*.</p>
<p>MRZ-S16 Building bulk and form for 3 or more residential units on a site</p>	
<p>1. Where 3 or more <i>residential units</i>* are proposed, every <i>residential unit</i>* must be provided with a minimum of:</p> <p>a. one primary form treatment; and</p> <p>b. one roof form method; and</p> <p>c. two secondary form methods</p>	<p>Matters of discretion are restricted to:</p> <p>1. Effects on streetscape character and amenity of the area;</p> <p>2. Effects on adjoining properties and public spaces from visual dominance;</p>

<p>See MRZ-Figure 6 below which shows the required building bulk and form methods.</p> <p>Except that:</p> <ul style="list-style-type: none">• Where <i>residential units*</i> on-site are detached or there is two or more buildings containing attached <i>residential units*</i>, two roof form methods may be used.	<ol style="list-style-type: none">3. Whether the building bulk and form provides appropriate visual interest and does not result in visual monotony;4. Whether the <i>residential units*</i> have a clear architectural identity;5. Whether the building bulk and form is of a scale relative to the surrounding environment.
<p>MRZ-Figure 6 Diagram showing building bulk and form methods</p>	

Primary form treatments	Roof form methods			Secondary form methods	
Terraced units aligned with expressed notches		Saw tooth minimum pitch 15°		Wall projections	
Linked single units		Gable ends minimum pitch 22.5°		Wall setbacks	
Offset terraced housing		Hipped roof minimum pitch 22.5°		Terrace end wall projections	
Paired terraced housing with offsets		Alternating mono-pitch roof minimum pitch 8°		Terrace end wall recesses	
Linked paired units		Semi-detached units under single roof – Roof type varies			
Detached single units with minimum 2 metre gap between		Secondary roof form for semi-detached units			

<p>Stepped semi-detached units</p>		<p>Secondary roof form on terraced units</p>	
<p>Hybrid detached and semi-detached units</p>			
<p>Height variation 2-3 storeys</p>			