Medium Density Plan Change – PC:I - Summary Statement

Sarah Jenkin - Planning

[1] My name is Sarah Jenkin. I am the reporting officer for Plan Change I ("**PC:I**"). My qualifications and experience are provided in my s 42A report.

[2] In addition to providing a summary statement in anticipation of the hearing recommencing on Monday 1 September, I will also be providing:

(a) An overview of the structure and approach of PC:I;

(b) A response to the questions asked by the Hearing Panel on Hearing Day 1 – 18 August 2025;

(c) A brief background to PC:I; and

(d) A summary of the approaching to determining the Medium Density Residential Zone ("**MRZ**") extent.

Summary statement

[3] I have been the reporting officer for PC:I since mid-2024. In that time, I prepared the notified version of Chapters 10A (land use in the MRZ), 7B (Subdivision in the MRZ) and 4A (Definitions applying in the MRZ) and reviewed the zone extent mapping. I organised and led a variety of pre-hearing meetings both before and after issuing my s 42A report, and I attended two expert conferences.

[4] The intention of the pre-hearing meetings and expert conferencing was to reach agreement with submitters, where possible, about amended provisions and as a consequence narrow the scope of the hearing. I consider that has been achieved in both the redline (s 42A) and subsequent blueline (reply statement) versions of the chapters. My view is that the blueline versions of Chapters 10A and 7B and the redline version of Chapter 4A represent the appropriate objectives, policies, rules and standards for development in the MRZ.

[5] There has been no further expert conferencing on the subjects of Planning and/or Urban Design since the week of 18 August. I remain available for further expert conferencing should the Hearing Panel consider this will assist its consideration of PC:I. I consider the expert conferencing to date has resulted in a narrowing of the areas of disagreement between the planning/urban design experts.

[6] The outstanding points of contention between the planning/urban design experts can be summarised as:

(a) The extent to which rubbish and recycling storage and collection areas should be screened, and explicitly referred to in the policy as having 'accessible and safe collection' areas.

(b) How Policy 5 of the National Policy Statement for Urban Development ("**NPS:UD**") is interpreted, insofar as this relates to application of the Council's accessibility criteria. I remain of the view that all four of Palmerston North City Council's ("**the Council**") criteria should apply and I consider this has been both explicit and inherent in the Council's communications and approach on this matter since 2022.

(c) The 'avoid, unless' approach in MRZ-P7 and SUB-MRZ-P4, as has been proposed since these provisions were notified. I remain of the view that a strong signal must be sent to plan users, through provision drafting, that there will be occasions where a consent for development in the Stormwater Overlay will be refused, and that site-specific assessments are required. I am open to considering alternative drafting provided the underlying purpose of the policy can still be achieved.

(d) Whether there should be a specific mention to the NZECP 34:2001 in MRZ-P11. Whilst Kāinga Ora has sought its removal, the inclusion is supported by Powerco Limited.

(e) The acceptable effects envelope in standards MRZ-S2 (HIRB) and MRZ-S8 (Outlook space). I consider the blueline version of these standards to be appropriately drafted to achieve the Council's acceptable effect envelope.

[7] As part of my reply statement, I provided an update on pre-hearing meetings I had attended with Mr Teo-Sherrell and Mr Hindrup from Phocus Planning and the amendments I proposed to the relevant provisions in response. Since providing that statement on 22 August I have had one further meeting with Mr Teo-Sherrell, alongside Mr Charnley (the Council's Landscape Architect), to discuss Mr Charnley's s 42A report. I was unable to attend the entire discussion due to other commitments however I understand it was useful discussion of the Council's approach to a variety of landscape-related standards including the 20% landscaped area requirement, visibility between the street and a building frontage, permeable paving and the location and height of above ground stormwater attenuation tanks. I propose no changes to the blueline version of the PC:I provisions as a result of this pre-hearing meeting.

[8] In my reply statement I identified and corrected several errata in the s 42A report, which flowed through into either the provisions or the Accept/Reject table. Mr Burns has brought to my attention a further two minor errors that require correction:

(a) MRZ-S3 – in response to SO199.32 I had recommended deleting Matter of Discretion 2 – Loss of privacy effects on adjoining sites, based on Mr Burn's evidence at paragraph 103 of his s 42A report (see paragraph 570(g) of my s 42A report). However, he supported deleting Matter of Discretion 1, not 2. I provide the corrected drafting in Appendix B to this summary statement.

(b) MRZ-S19 – in amending clause 2 of this standard as a result of expert conferencing I unintentionally deleted "storage areas must be screened". I have included this missing text in the blueline version of Chapter 10A in Appendix B to this statement.

[9] I will turn now to providing an overview of PC:I. I have prepared several slides to support this, which are appended as **Appendix 1** to this summary statement. My intention is to talk the Hearing Panel through the approach and structure of the proposed provisions and then answer any questions the Hearing Panel might have.

[10] I had not intended on reading out paragraphs [11] – [19] of this statement – they are provided as responses to either questions or information requests from the Hearing Panel. Notwithstanding this, I am of course more than happy to do so if this would assist the Hearing Panel.

Response to Hearing Panel's questions from 18 August 2025

[11] On Day 1 of the hearing I was asked three questions by the Hearing Panel:

i. At any point was a wider zone extent consulted on?

ii. Did the zone boundaries change between 2022 and the notified zone extent?

iii. Did or should the Council have assessed the Kāinga Ora areas [as identified in their submission on PC:I] prior to notification?

[12] I was not involved in preparing PC:I prior to mid-2024, however, I have reviewed the consultation material and results from Phase 1 and 2. My responses to the questions are:

Answer to Question i - at any point was a wider zone extent consulted on?

(a) Yes. In Phase 1 of PC:I the Council consulted on the principle of medium density housing and sought community feedback about the zone extent being based on walking distances to key places and spaces. A proposed zone extent had not been explicitly identified at this point and neither had the walking distances.

Answer to Question ii – did the zone boundaries change between 2022 and the notified zone extent?

(b) Yes – 549 Ferguson Street was removed from the 2024 zone extent – this is the Council's Albert Street Depot.

(c) As part of preparing the Accessibility and Demand Assessment report and confirming the proposed MRZ extent for notification, I reviewed all feedback received on the Phase 2 zone extent, the outcome of the 2024 technical assessments supporting PC:I and a request to look at three additional sites for inclusion in the MRZ (at 17 Summerhays Street, 216-218 Ferguson Street and the Huia Street Reserve), noting that the 2022 extent already included these three properties. I made no changes to the extent in response to any of this feedback for the reasons set out in Appendix C to the Accessibility and Demand Assessment, i.e. that the area was either already included in the zone extent or it did not meet one or more of the accessibility criteria.

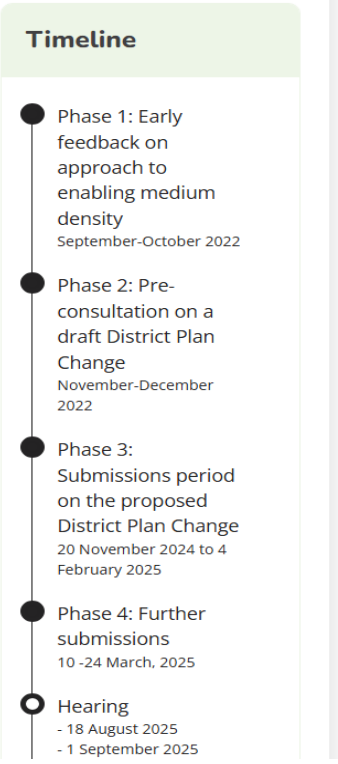
Answer to Question iii – did or should the Council have assessed the Kāinga Ora areas prior to notification?

(d) The Council did not explicitly assess the Kāinga Ora areas prior to notification of PC:I as it had no information available to it to know where those areas were. Kāinga Ora's 7 December 2022 feedback on the draft provisions and zone extent suggested amendments to PC:I to "*extend[ing] the area of the proposed MDRZ to enable greater density and a range of housing typologies and housing choice in the Palmerston North City region*." However I was unable to find any documentation which identified where Kāinga Ora considered the MDRZ should be extended to. As part of their feedback Kāinga Ora also documented their support for the walkable catchments proposed by the Council to identify the zone boundary, seeking only to extend the catchment to parks or reserves from 300m to 400m, as was already proposed.

(e) I did consider feedback which identified specific areas to extent the zone to, which included some of the areas currently sought by Kāinga Ora for exclusion in the zone. I rejected these areas as they did not meet all four of the Council's accessibility criteria (see Appendix C to the Accessibility and Demand Assessment).

Background to Plan Change I

[13] The Council commenced preparing PC:I in 2022, to give effect to the direction to Tier 2 local authorities in the NPS:UD to amend their district plans to enable more housing. The first two phases of plan change preparation involved seeking feedback on the potential approach to residential intensification and then on the scope of potential provisions.



Timeline for PC:I[1]

[14] During Phase 1, the Council asked the community about their opinions on:

(a) The proposed approach to basing the zone extent on walking distances to key spaces and places;

(b) What places and spaces should be within walking distance and which were most important;

(c) What concerns they might have about medium-density housing and why; and

(d) Where they wouldn't like to see medium-density housing and why.

1 https://www.pncc.govt.nz/Participate-Palmy/Have-your-say/Proposed-Plan-Change-.I

[15] At the time of Phase 1 the extent was proposed to include Ashhurst, in anticipation of a forthcoming residential growth plan change for that community. The plan change did not eventuate and Ashhurst was subsequently removed from the draft zone extent.

[16] Between Phase 1 and Phase 2, the Council identified the relevant walking catchments and applied these to create a draft MRZ extent.

[17] During Phase 2, the Council sought feedback from parties identified in Schedule 1, Clause 3 of the RMA, and from the community, on a draft chapter for the MRZ. This chapter included draft objectives, policies, rules and standards. Phase 2 consultation in Nov-Dec 2022 also included an interactive map of the draft MRZ extent[2]. In Phase 2, the Council asked whether:

(a) Up to six houses should be a permitted activity;

(b) The minimum lot size in the MRZ should be set at 150m^2, rather than 350m^2 in the Residential Zone;

(c) The draft boundary was in the right place; and

(d) There was agreement with the proposed approach in the standards.

[18] PC:I was put on hold at the end of 2022 due to resourcing constraints. Work recommenced in mid-2024 at which point I became involved. At that time the plan change drafting and zone extent was reviewed and revised where appropriate, including in response to Clause 3 and community feedback from Phase 2, before public notification in November 2024.

Approach to determining the zone extent

[19] The approach to determining the zone extent is described in the Accessibility and Demand Assessment accompanying the s 32 report. In summary:

(a) In order to meet the requirements of Policy 5 of the NPS:UD, as part of determining the potential zone extent Council officers defined the following as they related to the Palmerston North urban environment:

(i) Active transport – walking and cycling network;

(ii) Public transport – Horizons bus network ;

[2] More housing options put suburbs on the map | Palmerston North City Council.

(iii) Commercial activities - city centre zones, Large Neighbourhood Centres and Roslyn and Pioneer Highway shops;

(iv) Community services – Council-owned parks and playing fields, stream recreational corridors and public primary and intermediate schools; and

(v) Level of accessibility – determined by the level of service to either existing cycling facilities (i.e. marked cycle lanes with or without painted buffers or physical separation, on or off-road facilities, shared with pedestrians or for cyclists only) or public transport, or both.

(b) Consistent with MfE's guidance for implementing the NPS-UD, McIndoe Urban then defined a series of walking distances from bus stops, open space, primary or intermediate schools and neighbourhood centres to enable identification of the walking catchments:

(i) 800m from land zoned as the city centre, a Large Neighbourhood Centre or the Roslyn neighbourhood centre;

(ii) 400m from an open space reserve;

(iii) 600m from a bus stop; and

(iv) 800m from a primary or intermediate school.

(c) The catchments McIndoe Urban identified were informed by the Ministry for the Environment's guidance on implementing the NPS:UD, other research and guidance, and McIndoe Urban's experience. The approach and rationale was set out in advice from McIndoe Urban included as Appendix A to the Accessibility and Demand Assessment.

(d) A draft zone extent was identified by applying these metrics. The draft extent was reviewed multiple times, including in response to public feedback, to confirm the extent. The review process involved addressing mapping anomalies, site constraints and urban form.

(e) A number of areas were proposed for inclusion in the zone extent by the public during consultation in 2022. As part of preparing the 2024 version of PC:I, I reviewed these requests along with Mr Charnley (the Council's Landscape Architect) and Mr Tiwene Roberts (the Council's GIS expert for the Planning Policy team). I then decided whether the zone extent should change. As it happened, there was no change because either the areas were already in the proposed zone or they did not meet one or more of the accessibility criteria.

Dated: 29 August 2025

Appendix 1 – Overview of PC:I

PC:I – Overview

- New Chapter 10A – Medium Density Residential Zone
- New Chapter 7B – Subdivision in the Medium Density Residential Zone
- New Chapter 4A – Definitions which only apply in the MRZ

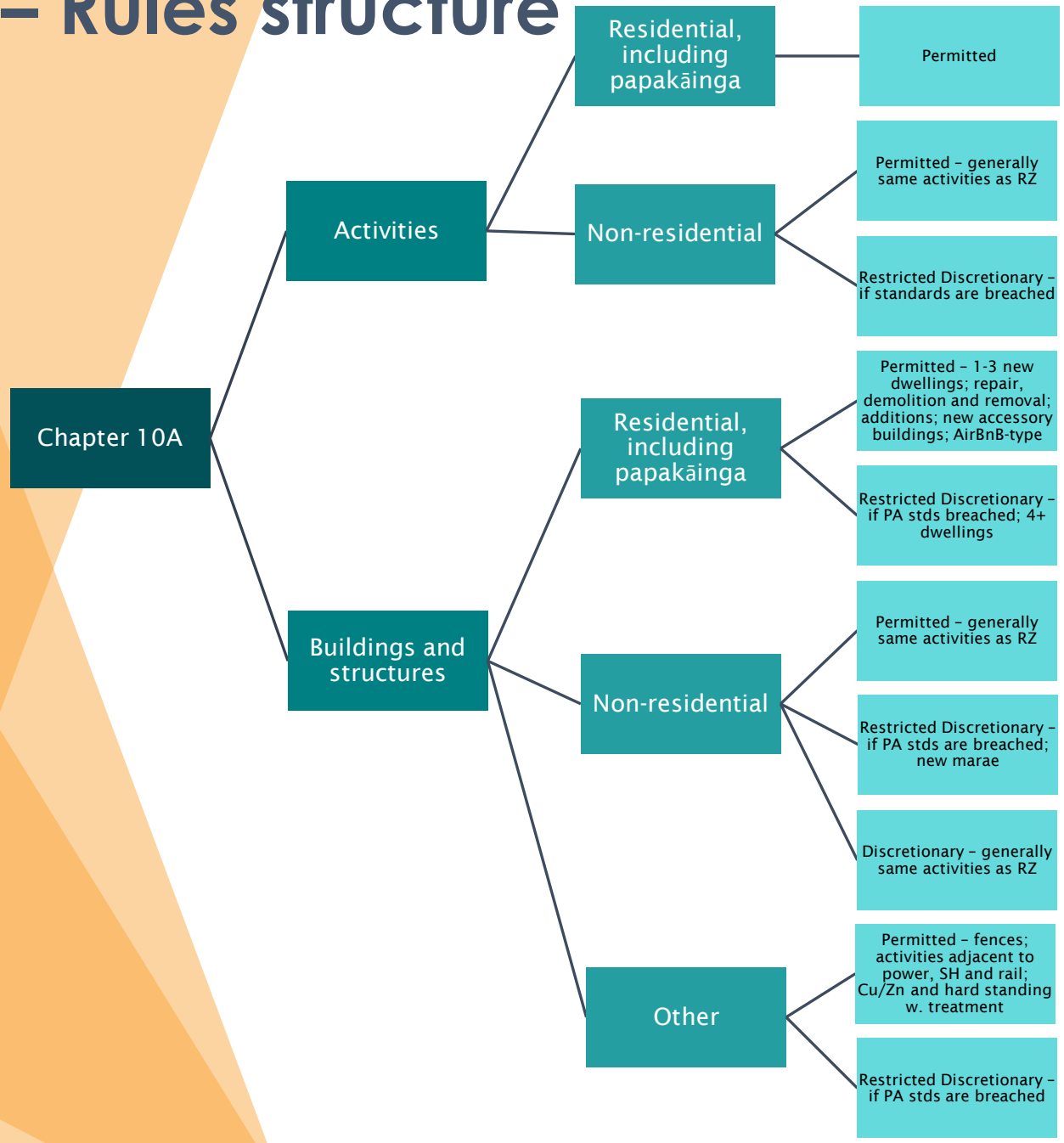
Suite of new objectives and policies for land use and subdivision

- Enabling – establish zone purpose and expectations for built development and subdivision in zone
- Requiring – set minimum requirements, including for stormwater management
- Assessing – policies which support application evaluation

Stormwater Overlay introduced across part of the zone and a requirement to provide a site-specific assessment and mitigation for development within the Overlay

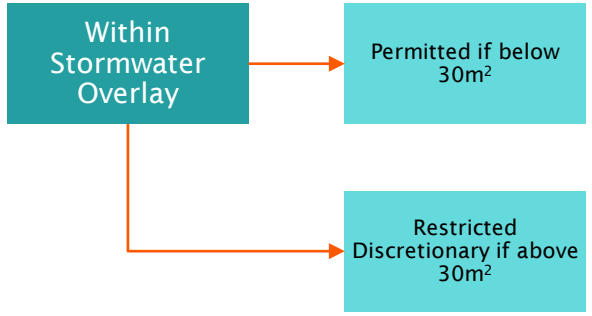
Relevant provisions in other ODP chapters still apply, e.g. General, Cultural and Heritage, Natural Hazards, Land Transport, Air Noise Control, Flood Protection works etc

PC:I – Rules structure



General Principles

- PA must comply with range of residential standards setting envelope of effects
- Discretion restricted to specific PA standards that have been breached and identified policies
- No separate list of assessment criteria for RDA. MoD for each standard are focused on specific standard



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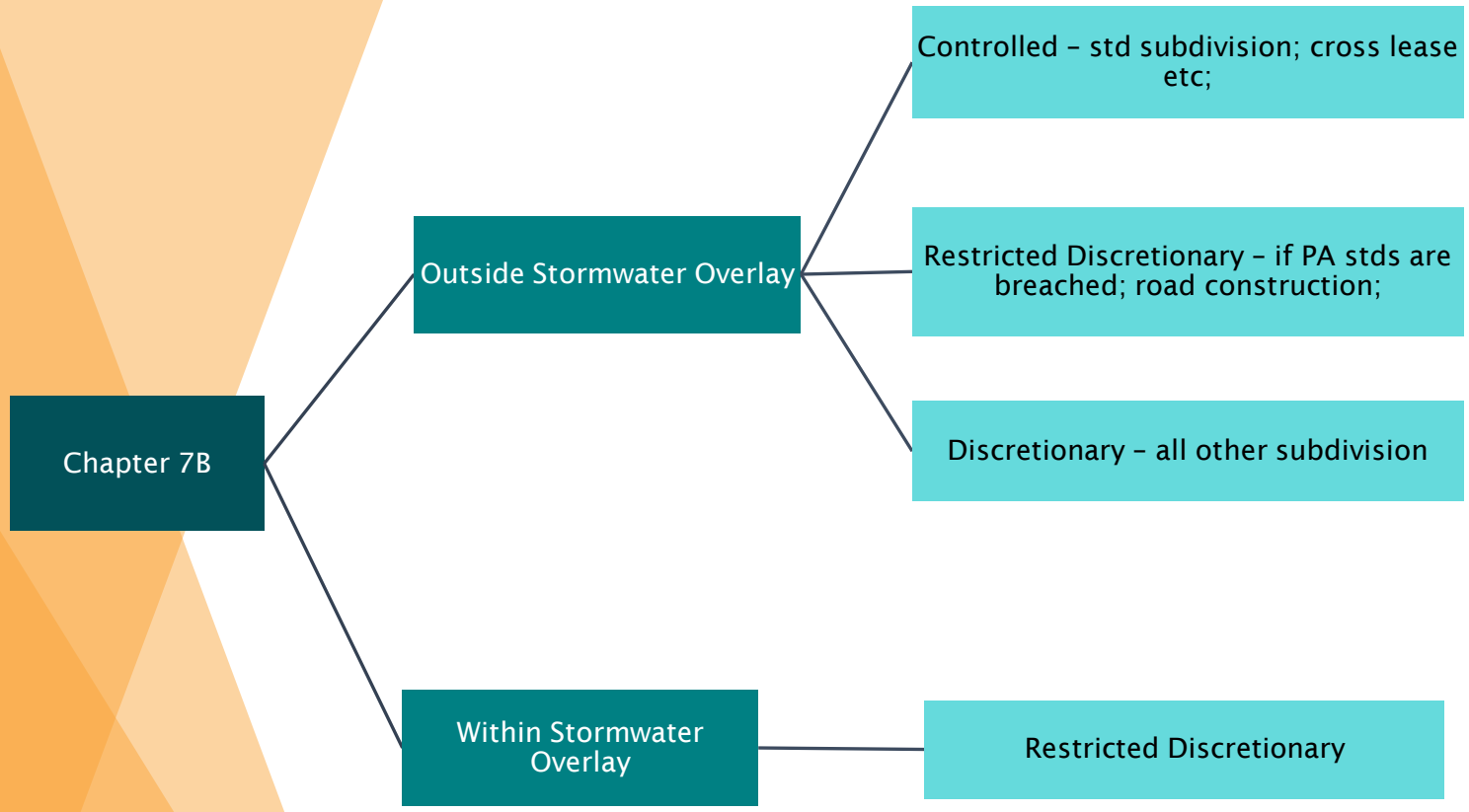


General Principles

- Controlled activities must comply with range of standards
- Discretion restricted to specific CA standards that have been breached and identified policies
- No separate list of assessment criteria for RDA. MoD for each standard are focused on specific standard

Appendix 2

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*, incorporates space for waste and waste recycling 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 development infrastructure;
h. Connects with open space and the natural *environment*; and
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~~ use and *development** 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~~ use and *development** are appropriately mitigated.

MRZ-O5 Mitigate *effects* of *development adjacent to *infrastructure* and existing lawfully-established non-residential activities**

Mitigate the adverse *effects*, including reverse sensitivity *effects*, of *subdivision*, use and *development** which is located adjacent to *infrastructure* and existing lawfully-established non-residential activities.

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. *Site* layouts provide adequate rubbish and recycling collection and storage facilities

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 a combination of 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 on-*site* 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. Identifies the location, scale and nature of the *development** proposed for the *site*;
2. Identifies the extent of flood and/or overland *stormwater* flow hazards, including an allowance for climate change using climate change scenario SSP5-8.5;

3. Identifies the on-*site* and off-*site effects* of the proposed *development** on people, property and the *environment*;
4. recommend~~sed~~ mitigation measures to remedy or mitigate the on- and off-*site effects* of the *development** and how these would be maintained; and
5. demonstrates that the on- and off-*site* adverse *effects* will be appropriately mitigated.
6. Demonstrates how any on-*site* mitigation measures will support and align with the city-wide Stormwater Strategy or any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy.

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 surface treatment, to reduce contaminant generation.

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~~ of *buildings* and activities ~~near~~ on *infrastructure* and existing lawfully-established non-residential activities

Manage the *effects* ~~on~~ of new or altered *buildings* and *noise sensitive activities** ~~near~~ on existing *infrastructure* and lawfully-established non-residential activities, including by requiring:

1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and lawfully-established non-residential activities 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 where possible. Encourage replacement planting ~~to~~ that:

a. ~~Be~~ Is of equal or better quality in terms of species, form, scale and texture;
b. ~~Use locally sourced species~~ Utilises indigenous species, including locally sourced plant species where practicable; and
c. Contributes to managing stormwater, urban heat effects and increases biodiversity and vegetation cover.

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 gross floor area of a residential building, including any accessory building or external storage area, (up to a maximum of 40m^2 ~~and including gross floor area and external storage areas but (~~excluding any car parking areas) ~~must~~ can 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 or motor vehicles, excluding the residents' motor vehicles;
g. Any external storage associated with the activity must 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.I (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 (c) ~~(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.

MRZ-5A Use of an existing *residential unit* for *visitor accommodation*

1. Activity status: **Permitted**

Where:

a. There are no more than four people accommodated in the *residential unit*

2. Activity status: **Restricted Discretionary**

Where:

b. There is a non-compliance with MRZ-5A.1.

*Council's** discretion is restricted to:

1. 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**

Advice note: This rule does not apply to scheduled buildings, structures and objects controlled in accordance with Section 17: Cultural and natural heritage.

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
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 and recycling storage and collection
xx. MRZ-S20 – Fences and standalone walls

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)-g), i)-j);
iii. R20.4.2(a)(vii), (ix) and (xii);
iv. R20.4.2(a)(viii) – applies to each *residential unit* where carparking 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 of MRZ-R7-1.

*Council's** discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R7.1(a);
2. The extent and *effects* 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, 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.

MRZ-R8 Construction of four or more *residential units* and *papakāinga* (including *relocatable* and *prefabricated residential units*)

1. Activity status: **Restricted Discretionary**

*Council's** discretion is restricted to:

1. The extent and effects of non-compliance with standards MRZ-S1 – S20;
2. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6, MRZ-P8, MRZ-P10, MRZ-P11 and MRZ-P12; and
3. The layout and design of services and service connections to *essential services*.

Notification:

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

MRZ-R9 - Addition or alteration of *buildings* and *structures* (excluding *accessory buildings*)

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved where the addition or alteration triggers one or more of the following standards:
   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. MRZ-S5.3 only applies if the addition or alteration would result in the loss of all specimen trees on the site
   ~~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-S19.1 and MRZ-S19.3 – 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~~,~~ MRZ-P10 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~~ *Bbuildings* and *structures* within the Stormwater Overlay

~~1.~~ Activity status: **Permitted Activity**

Where:

a. The construction of new *buildings* and *structures*; and
b. The alteration or addition of any *buildings* and *structures*.

does not increase the *building coverage* by more than a cumulative total of 30m^2 as measured from the date of [date the plan was made operative].

~~1~~2. Activity status: **Restricted Discretionary**

Where:

a. There is a non-compliance with MRZ-R10.1.

*Council's** discretion is restricted to:

1. The extent to which any stormwater-related *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 the city-wide Stormwater Strategy, or any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy; and
4. The relevant matters in MRZ-P6, and MRZ-P7and 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.

The Palmerston North Stormwater Bylaw includes information about the Council's expectations for operation and maintenance of stormwater attenuation on private property.

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 of, addition, and alteration ofto *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-R~~2~~12.1(f)~~(e)-(i)~~; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P10 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 and recycling 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**, excluding (vi)(h);
   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:

1. 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-R1~~2~~3.1(b)-(f) which has not been met~~, including any relevant matters of discretion assessment criteria for MRZ.R13.1(b)-(e);~~ and

3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P10 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-S19.4 – On-*site* rubbish and recycling storage and collection
   ix. 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.~~a. 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(c)~~(b)-(d)~~; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P10 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~~R15.1; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P10 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, unless they provide written approval to the proposal.

MRZ-R17 ***Retirement Villages* and *Residential Centres****, ~~***Visitor Accommodation***~~ **Motel Conference Centres 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-S~~6~~20 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-S~~6~~20. **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**
1. ~~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. The New Zealand Transport Agency Waka Kotahi (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

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 parking and manoeuvring areas, and access ways ~~four or more carparks (including garages)~~

1. Activity status: **Permitted**

   Where:

a. The cumulative area of any parking area, manoeuvring area and access way on a site is less than 100m².

21. Activity status: **Restricted Discretionary**

Where:

a. The standard in MRZ-R24.1 is not met.

*Council's** discretion is restricted to:

1. The extent to, and method(s) by, which stormwater runoff from the parking area, carparks, including any manoeuvring areas, 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.

Advice Note:

The Council prefers the use of bioretention systems for stormwater treatment, for example raingardens, filter strips or swales. Further information is available in Council's Residential Bioretention Design Guide.

The Palmerston North Stormwater Bylaw includes information about the Council's expectations for operation and maintenance of stormwater attenuation on private property.

MRZ-R25 Any activity not otherwise identified as permitted, controlled, restricted discretionary or discretionary

1. Activity status: **Discretionary**

Where:

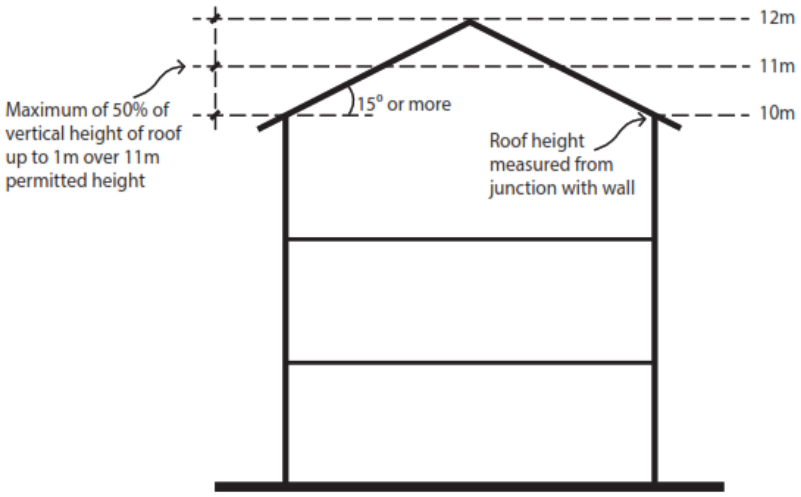
a. Any activity or the construction, alteration or addition of buildings or structures is not provided for in rules MRZ-R1-R24

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 (refer MRZ-S20); • 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*

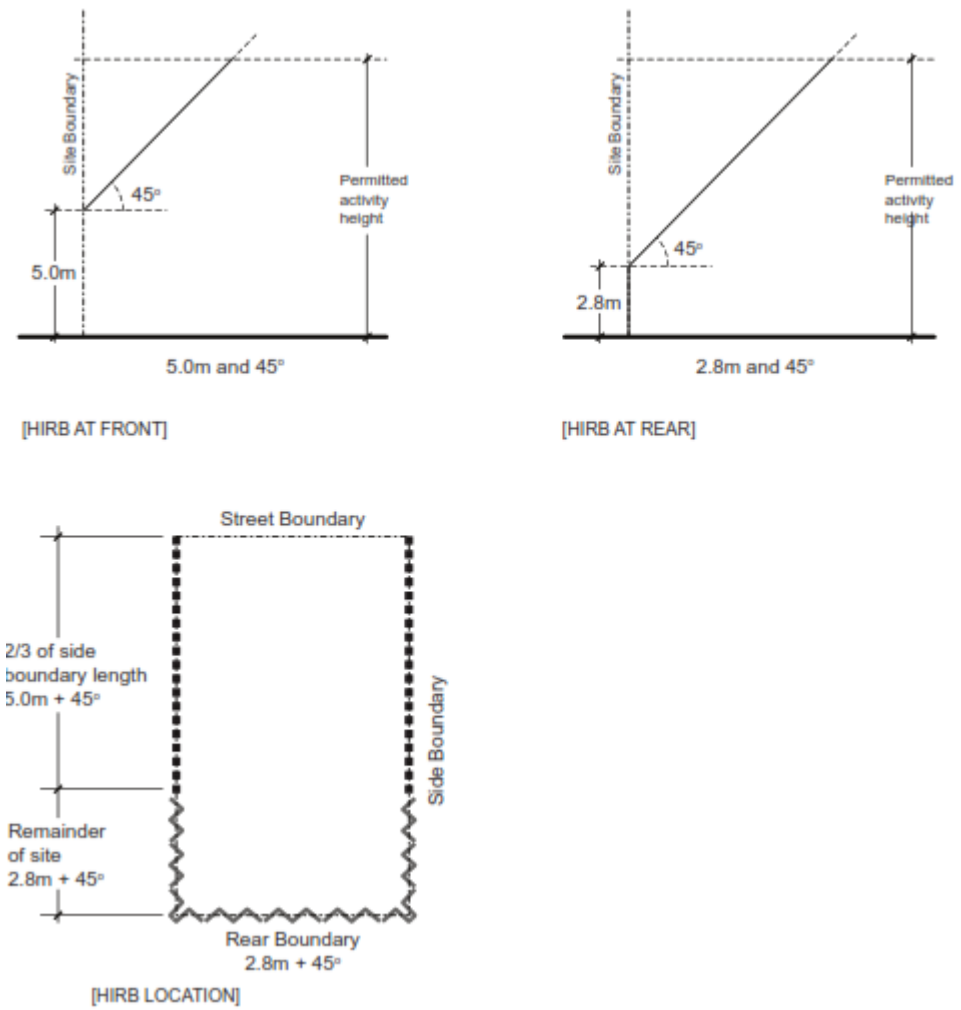


MRZ-S2 *Height in relation to boundary*

1. All *buildings* and *structures* (excluding *accessory buildings*) 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* and perpendicular to the boundary, 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* and perpendicular to the boundary, for the remainder of the *site*. 2. *Accessory buildings* (including detached garages) must be contained beneath a 45° recession plane measured from a point 2.8 metres above ground level and perpendicular to the boundary. 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. 3. 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* and perpendicular to the boundary ~~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*.	Matters of discretion where the standard is infringed: 1. Shading *effects* on adjoining residential *sites*; 2. Privacy *effects* on adjoining residential sites; and 3. Dominance *effects* on adjoining residential sites.

• *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*



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* for sites with no direct vehicle access to that road ~~where there is no parking in the front yard~~ 1.5 metres from a garage (internal or standalone).
Front	5.5 metres for that part of the frontage where a parking space is provided in front of the *residential unit* or a detached garage is at 90 degrees to the street frontage. ~~but no garage (internal or standalone).~~
Side ~~and~~ rear	1 metre
Side and rear	0 metres for the first 7 metres of a *residential unit* or garage~~,~~ (whether detached or integrated into the *residential unit*), provided that: - that part of the ~~garage~~ building within 1m from the side or rear boundary is contained beneath a 45° recession plane measured from a point 2.8 metres above *ground level* and

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.
5. Reverse sensitivity effects on existing, lawfully-established, non-residential activities

		perpendicular to the boundary; and - there are no windows or doors on the boundary. 1 metre for that part of a *residential unit* or garage~~,~~ (whether detached or integrated into the *residential unit*) which is longer than 7 metres.

~~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***
1. Maximum *building coverage* of all *buildings* on a site must not exceed 50% of the *net site area*. MRZ-S4 does not apply to: • 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.	Matters of discretion where the standard is infringed: 1. The *effects* of increased *building coverage* on *stormwater discharges* from the *site* and flows; 2. Shading *effects* on adjoining *sites*; 3. Loss of privacy *effects* ~~on adjoining residential sites~~; and 4. Dominance *effects* on adjoining residential sites.

MRZ-S5	**Landscaped area**
1. A ground floor *residential unit*, *papakāinga** or *community house** must have a landscaped area of grass and/or plants covering at least 20% of the *site*; 2. Where a *site* 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 *height* of four metres after ~~five~~ ten years must be provided for each ground floor *residential unit*, *papakāinga** or *community house**. 4. The specimen tree must be located in the *outdoor living space* required by MRZ-S7(2) where this is ~~provided at the street frontage~~ located in the front yard of a *residential unit*, *papakāinga** or *community house**.	Matters of discretion if the standard is infringed: 1. *Effect* of increased hard standing on visual amenity; 2. The contribution of landscaping to visual interest, stormwater management, shade and habitat; and 3. Integration of landscaping and *building* and *access** design.

~~**MRZ-S6**~~	~~**Shade**~~
~~1. Every *residential unit*, *papakāinga** or *community house** must be provided with an outdoor space which is shaded between December and March.~~	~~Matters of discretion if the standard is infringed:~~

~~2. Where the shaded outdoor space is provided at *ground level*, at midday it must provide:~~ ~~a. a minimum area of 15m² for a *residential unit, papakāinga** or *community house** with two or more bedrooms; or~~ ~~b. a minimum area of 10m² for a *residential unit, papakāinga** or *community house** with one bedroom.~~ ~~3. Where the shaded outdoor space is provided above *ground level*, or the *residential unit* or *papakāinga** is a ground floor apartment, at midday it must provide:~~ ~~a. a minimum area of 2.5m² for a one bedroom *residential unit* or *community house**; or~~ ~~b. a minimum area of 4m² for a two or more bedroom *residential unit* or *community house**.~~ ~~**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.~~	~~1. Whether a proposed alternative solution for shading will achieve the same outcome within a reasonable timeframe.~~
MRZ-S7 ***Outdoor living space* (per unit)**	
1. Every *residential unit, papakāinga** or *community house** must be provided with an *outdoor living space*. 2. Where the *outdoor living space* is provided at *ground level* it must provide: a. a minimum area of 30m² which can accommodate a 4.5 metre diameter circle for a *residential unit* or *community house** with ~~two~~ three or more bedrooms; or b. a minimum area of 20m² which can accommodate a 4 metre diameter circle for a *residential unit* or *community house** with ~~one bedroom~~ up to two bedrooms; and c. a gradient no greater than 1 in 20. 3. Where the *outdoor living space* is provided above *ground level*, or the *residential unit* is a ground floor apartment, it must provide: ~~a.~~ a minimum area of 5m² for a one bedroom *residential unit* or *community house**; or b. a minimum area of 8m² for a two or more bedroom *residential unit* or *community house**; and	Matters of discretion if the standard is infringed: 1. Whether other on-*site* factors compensate for a reduction or change in the size, location or dimension of the *outdoor living space*; and 2. Availability of *public open space** in proximity to the *site*.

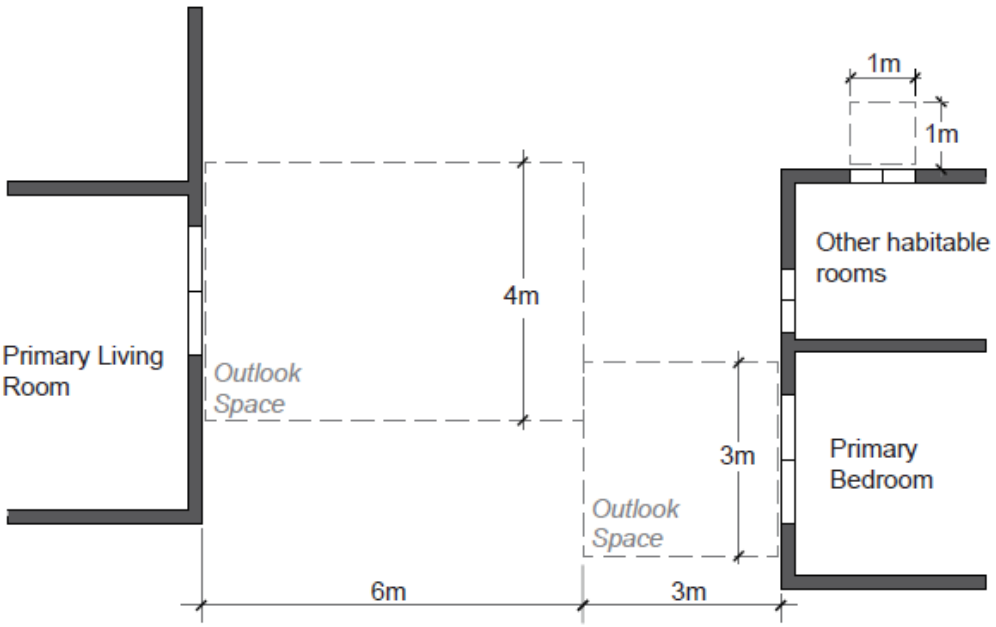
c. be no less than 1.5 metres wide. 4. All individual *outdoor living spaces* must be located to the north, east or west of the *residential unit* or *community house** and have direct contact with, and a connection via a door to, the main kitchen, dining or living area. 5. Any communal *outdoor living space* must a. be oriented to face north, east or west; b. be accessible to all *residential units*; and c. be overlooked by related *residential units, papakāinga** or *community house**. **Advice Note:** An *outdoor living space* may include some or all of the landscaped area required by MRZ-S5.	
MRZ-S8 Outlook space (per unit)	
1. An outlook space must be provided for every *residential unit, papakāinga** or *community house** which meets the following minimum dimensions (measured from the centre point of the applicable window): a. 6 metres in depth x 4 metres in width outlook space for a *main living area*; and b. 3 metres in depth x 3 metres in width outlook space for the primary bedroom; and c. 1 metre in depth x 1 metre in width outlook space for all other *habitable rooms* and any additional windows in the *main living area* and/or primary bedroom. 2. Outlook space must: a. be clear and unobstructed by *buildings*; and b. not extend over an outlook space or *outdoor living space* required by another *residential unit*. This requirement does not apply to *papakāinga**. 3. Outlook space may 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; or d. Include deck balustrades, pergolas, verandas, porches and other *building* overhangs.	Matters of discretion where the standard is infringed: 1. Extent of loss of privacy; and 2. Extent of visual dominance and reduction in sense of space.

~~MRZ-S9 does not apply to:~~

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

See MRZ-Figure ~~43~~ below which demonstrates the required outlook space.

MRZ-Figure ~~43~~ 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: • 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 *permeable surface**.	Matters of discretion if the standard is infringed: 1. *Effects* of increased impervious surfaces on *stormwater discharges* from the *site* and *stormwater* flows.

MRZ-S10 *Stormwater* attenuation device

1. Every *site* must include a *stormwater* attenuation device which is sized to contain a minimum 18 litres of water per 1m² of new impervious area. 2. Each *stormwater* attenuation device must be maintained on an ongoing basis. 3. Any above-ground *stormwater* attenuation tank must be located in a side or rear yard. 4. *Stormwater* attenuation tanks must not be used for rainwater harvesting. **Advice Note:** PNCC's Stormwater Attenuation Design Guide provides guidance for stormwater attenuation tanks, including maintenance requirements	Matters of discretion if the standard is infringed: 1. *Effects* of reduced on-*site* stormwater attenuation; and 2. Whether a proposed alternative solution will attenuate *stormwater* to the same extent and whether an alternative solution can be maintained on an ongoing basis.
MRZ-S11 Minimum floor levels	
1. The minimum floor level (finished floor) ~~and ground level~~ for all residential *buildings*~~, accessory buildings and structures~~ must be at least at the required freeboard for the 2% AEP flood extent for the *site* (including an allowance for climate change using climate change scenario SSP5-8.5). 2. *Access** to occupied *buildings* and *structures* must be above the 2% AEP flood extent. **Advice Note:** The required ~~freeboard~~ minimum floor level will be provided by Palmerston North City Council.	Matters of discretion where the standard is infringed: 1. The *effect* on the *site* and on upstream and downstream properties of minimum floor levels ~~and ground levels~~ which are below the required standards.
MRZ-S12 Front Façade Glazing	
1. Any ~~building~~ residential unit must meet the following minimum façade glazing requirements: **Façade** / **Minimum glazing requirement** Street-facing ~~Front~~ façade ~~facing a street~~ / 20% glazing as windows and/or doors For any corner site or a site that has frontage to two streets / One street facing facade 20% as windows and/or doors	Matters of discretion where the standard is infringed: 1. The contribution of windows on a front façade or secondary or side façade to passive surveillance, safety and visual interest.

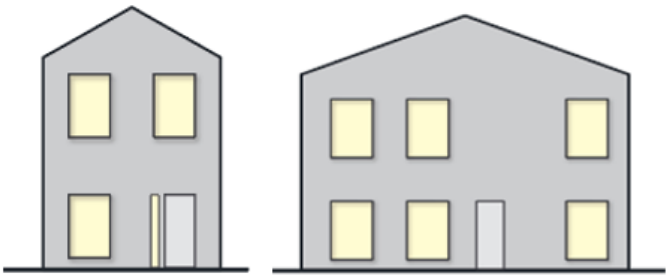
~~Side boundary facing facade~~ ~~Secondary frontage~~ ~~for a corner site* OR side façade frontsing street~~	The other street facing facade 10% as windows and/or doors ~~10% glazing as windows and/or doors~~	
Where street-facing façade ~~primary frontage~~ includes a garage door	12.5% as windows and/or doors	

This standard does not apply:

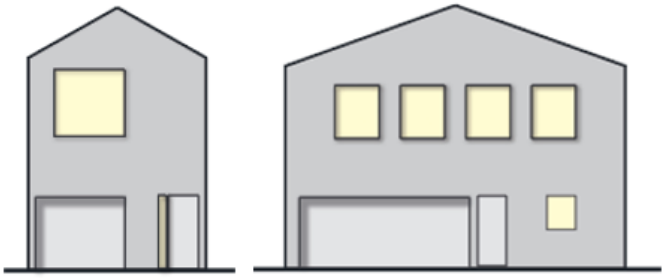
- To *residential units* located 15 metres or more from the ~~primary~~ street frontage.

See MRZ-Figure 4 ~~3~~ which demonstrates ~~the front façade~~ glazing requirements ~~and exceptions.~~

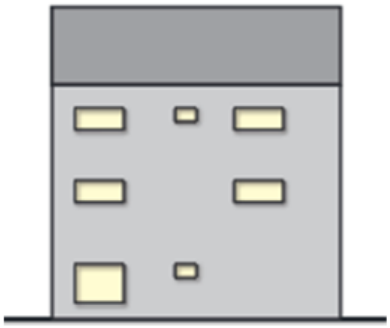
MRZ-Figure ~~2~~4 Diagram showing front façade glazing requirements



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

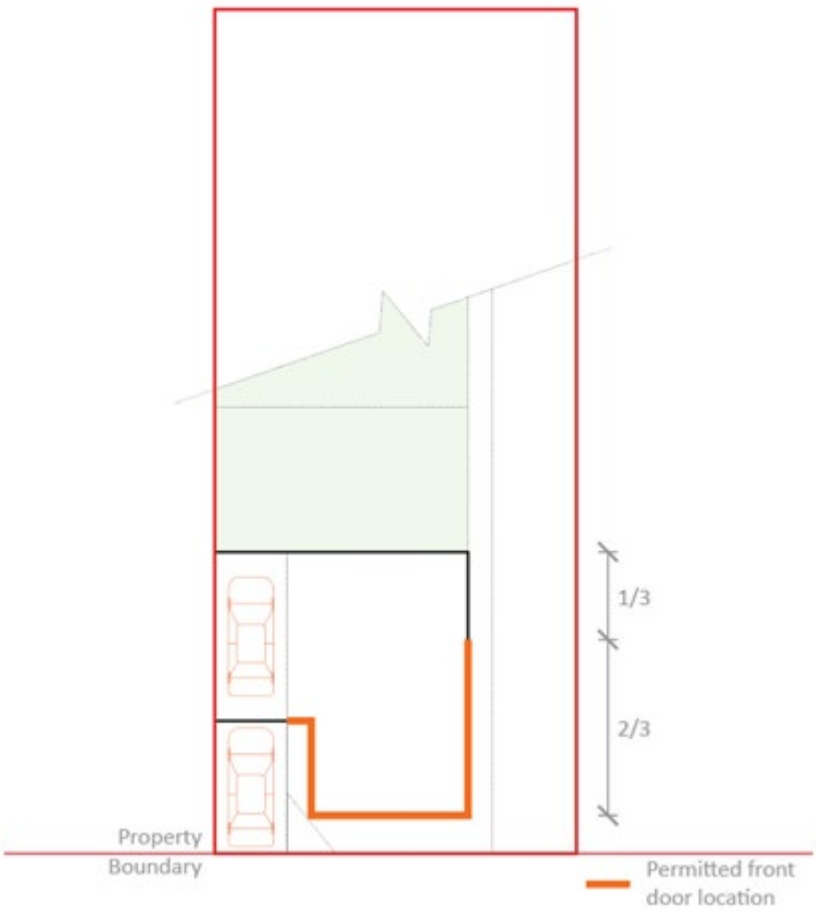


Street facing façade including garage with 12.5% glazing, for both narrow and wide sites



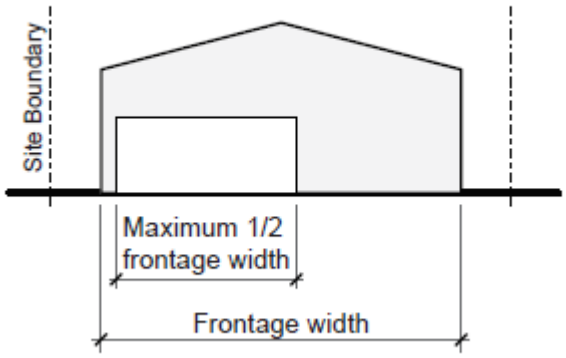
Secondary frontage or side façade facing street with 10% glazing.

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* (including a driveway) ~~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-Figure 5 – Front door orientation	



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. 2. Multiple garages facing a public *road* or access way must not comprise more than half the width of the frontage for that *site*. See MRZ-Figure ~~7~~56 below which demonstrates the standard requirements for garages on a *site*.	Matters of discretion where the standard is infringed: 1. The visual dominance *effect* of garage(s) on the streetscape or access way.

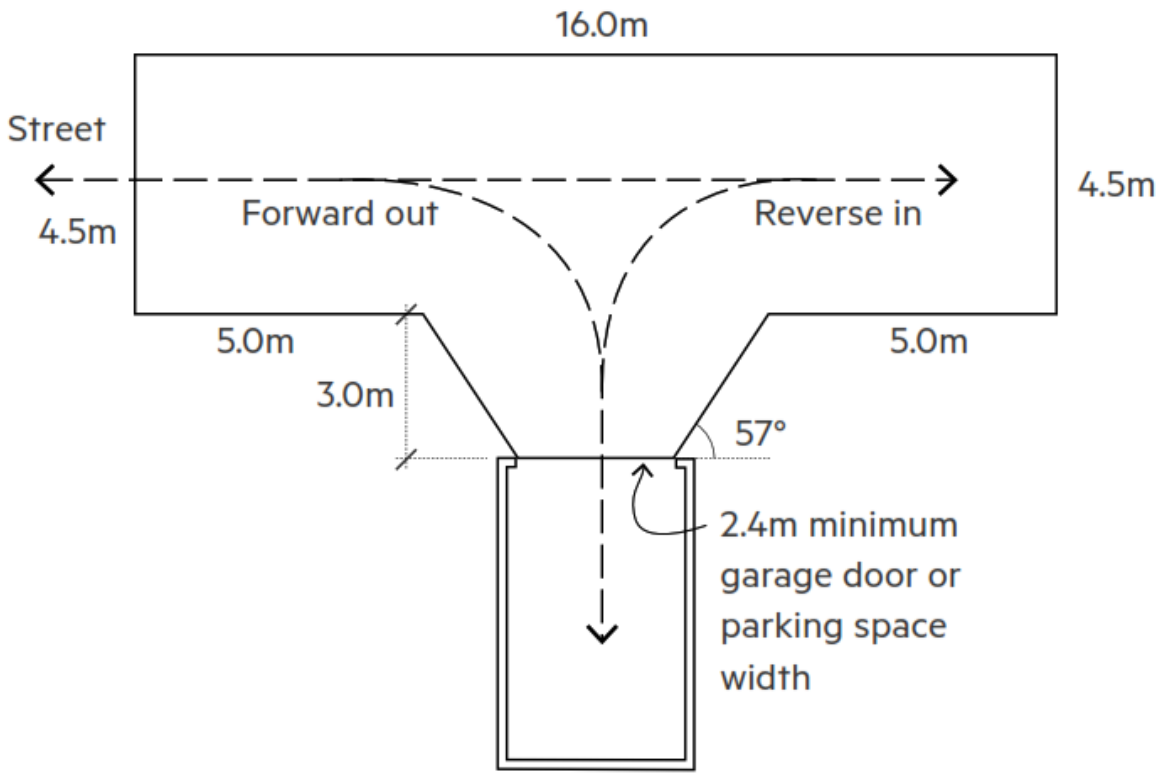
MRZ-Figure ~~7~~56 Diagram showing required garage standards



MRZ-S15	**On-*site* carparking - location**
1. Any on-*site* carparking within 6 metres of a boundary adjoining a public *road*: 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.	Matters of discretion where the standard is infringed: 1. Safety *effects* on the land transport network and pedestrians. 2. *Effects* on the safe internal *site* circulation and manoeuvring areas, including for pedestrians;

MRZ-S16	**Vehicle Crossings**
1. The maximum number of vehicle crossings per *site* is 1 per 8m of total frontage, with no more than two accesses* per site. 2. Where a vehicle *access leg** or vehicle *access strip** crosses a footpath, a pedestrian visibility splay in the form of a sight triangle measuring 2.0m along the front boundary by 2.5m along the access must be provided on each side of the access (See MRZ-Figure ~~6~~7). The sight triangle must be kept clear of obstructions to visibility: a. planting within the sight triangle shall be kept to no more than 1.1m high; and	Matters of discretion where ~~the standard~~ MRZ-S16(1) or (2) is infringed: 1. Safety *effects* on the land transport network and pedestrians. Matters of discretion where MRZ-S16(3) is infringed: 2. Health and maturity of the tree; 3. Provision of a replacement tree; and

b. any fence or standalone wall within the sight triangle must be no more than 1.1m high. Where a vehicle *access leg** or vehicle *access strip* provides access to two or more properties, a 75mm (7.5cm) high speed hump, located 1.0m from the property boundary, must be installed on the vehicle *access strip** or vehicle *access leg** where the sight triangle requirement cannot be achieved because of an existing fence on an adjoining property. MRZ-S16(2) does not apply: • To an existing fence on an adjoining property where access is to a single dwelling. 3. The location of any associated new or altered vehicle crossing must not require: a. the removal of any tree planted on any public road, or b. modification, excavation or construction within the area directly beneath the dripline* of the tree.	4. Feasibility of alternative access* arrangements.
MRZ-Figure ~~6~~7 – Vehicle Crossings	
MRZ-S17 On-*site* vehicle manoeuvring	
1. On-*site* vehicle manoeuvring must comply with MRZ-Figure 8~~7~~8 where there is a side-entry garage or parking space. MRZ-S17 does not apply to: • A side-entry garage or parking space where vehicle access is from a Local Road and the access serves a single dwelling only. **Advice Note:** This diagram accommodates an 85th percentile single movement swept path as per AS/NZS 2890.1 The Australian/New Zealand Standard Parking Facilities – Part 1- Off-street Car Parking	Matters of discretion where the standard is infringed: 1. Safety *effects* on the land transport network and pedestrians. 2. *Effects* on the safe internal *site* circulation and manoeuvring areas, including for pedestrians;
MRZ-Figure 8~~7~~8 Diagram showing required on-*site* vehicle manoeuvring requirement	



MRZ–S18 On-*site* bicycle parking

1. Bicycle parking must be provided for all *residential units* at a minimum rate of 1 bicycle park per *residential unit;* 2. Each bicycle park must be able to accommodate a 90%tile bicycle, as defined in Appendix 20D – Section 20. 3. Bicycle parking must be located in a garage, yard, shed or secure communal area;~~provided either within each *residential unit* or within a secure *structure* (which may be communal);~~ 4. Any ~~external~~ bicycle parking must not impede pedestrian thoroughfares, *accessible routes**, vehicle parking, circulation or manoeuvring areas; and 5. The number of bicycle parks provided within a communal *structure* must meet or exceed the number of *residential units* on-*site*.	Matters of discretion where the standard is infringed: 1. *Effect* of reduced bicycle parking on supporting mode shift 2. *Effects* on the safe internal *site* circulation and manoeuvring areas, including for pedestrians

MRZ-S19 On-*site* rubbish and recycling storage and collection

1. Each *residential unit* must have access to a ~~screened~~ rubbish and recycling storage area (which may be individual or communal) with a minimum area of 1.7m x 1.2m~~1.5m² and a minimum dimension of 1m in any direction which is sized to accommodate one 240l wheelie bin and one recycling crate~~. 2. ~~Communal~~ ~~r~~Rubbish and recycling storage areas must be screened where they are located between a public *road* boundary and the front façade of the *residential unit* ~~or located so as not to be visible from a public *road*,~~ or adjacent to a shared accessway or communal area. 3. Rubbish and recycling storage areas must not be located in the *outdoor living space* required by MRZ-S7. 4. Where on-site rubbish and recycling collection is used: a. the storage area must be accessible for the collection vehicle to service the rubbish storage area and b. where the site fronts an Arterial or Collector *Road*, on-*site* turning for trucks is required. ~~5. Where there are more than 20 *residential units* on one *site*, and the *site* fronts an Arterial or Collector *Road*, on-*site* turning for trucks is required.~~	Matters of discretion where the standard is infringed: 1. Safety *effects* on the land transport network and pedestrians; 2. *Effects* on the safe internal *site* circulation and manoeuvring areas, including for pedestrians; and 3. Location, accessibility, and size of rubbish storage area.
MRZ-S20 Fences and standalone walls	
1. Any fence or standalone wall, or combination of these *structures*, must not: a. Exceed a maximum *height* of 1.8 metres above *ground level;* or b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 2. On a front boundary with a public *road* any fence or standalone wall, or combination of these *structures*, must not exceed: a. 1.1m above *ground level* for 2/3 of the frontage width; and ~~b.~~ 1.8m above *ground level* for the remaining 1/3 of the frontage width.	Matters of discretion where the standard is infringed: 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.

~~Exceed a maximum *height* of 1.8 metres above *ground level*; and~~ ~~a. For any part of a fence or standalone wall above 1.1 metres in *height*, at least 2/3 of the fence must be of open construction.~~ Except that: • Where a fence is erected on the *road* frontage of a *corner site**, the requirements of MRZ-S~~16~~20.2 only apply to one *road* frontage. ~~**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.~~ ~~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.~~ MRZ-S~~16~~20 does not apply to existing fencing within a *site*. Refer to MRZ-S16 for requirements for pedestrian visibility splays for vehicle *access legs** or vehicle *access strips**.	
MRZ-S21 Mechanical Ventilation	
1. Any mechanical ventilation system must: a. Be adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 1 air change per hour; b. Provide ~~relive~~ 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 $I_{Aeq(30s)}$ when measured 1 metre away from any grille or diffuser.	Matters of discretion if the standard is infringed: 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