SECTION 10A:

THE MEDIUM DENSITY RESIDENTIAL ZONE

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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. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;
e. Enables mode shift to public transport and active transport modes;
f. Integrates with existing and planned development infrastructure;
g. Connects with open space and the natural *environment*; and
h. Is resilient to the *effects* of climate change and *natural hazards*

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 *development** unless the on-*site* and off-*site effects* of flooding (including from *stormwater)* on people, property and the *environment* as a result of 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.

Under Appeal Minister of Defence

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
4. Residential units have appropriately sized and located private outdoor living space with a reasonable level of privacy and sunlight;
5. 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;
6. 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;
7. Developments* integrate landscaping with building and access* design;
8. 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) demonstrates that adverse *effects* can be managed proportionate to the scale of *effects*. The site specific stormwater management plan shall Identify the location, scale and nature of the *development** proposed for the *site*;

2. Identify the extent of flood and/or overland *stormwater* flow hazards, including an allowance for climate change using climate change scenario SSP5-8.5;
3. Identify the on-*site* and off-*site effects,* of the proposed *development** on people, property and the *environment*;
4. recommends mitigation measures to remedy or mitigate the on- and off-*site effects,* of the *development** and how these would be maintained; and
5. demonstrate 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 Papaioea Palmerston North Stormwater Strategy 2026-2056 or any catchment or sub-catchment plan to implement the Papaioea Palmerston North Stormwater Strategy 2026-2056.

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

Under Appeal Minister of Defence

Manage the *effects* of new or altered *buildings* and *noise sensitive activities** 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 practicable. Encourage replacement planting that:

a. -Is of equal or better quality in terms of species, form, scale and texture;
b. 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 any car parking areas) 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; 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; 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; 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); 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 – *BUILDING*S AND *STRUCTURE*S 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 – *Outdoor living space*
   vii. MRZ-S7– Outlook space
   viii. MRZ-S8 – *Permeable surfaces**
   ix. MRZ-S9 – *Stormwater* attenuation device
   x. MRZ-S10– Minimum floor levels
   xi. MRZ-S11 – Front façade glazing
   xii. MRZ-S12 – Front door orientation
   xiii. MRZ-S13– Garages
   xiv. MRZ-S14 – On-*site* carparking
   xv. MRZ-S15 – Vehicle crossings
   xvi. MRZ-S16 – On-*site* vehicle manoeuvring
   xvii. MRZ-S18 – On-*site* rubbish and recycling storage and collection
   xviii. MRZ-S19 – 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 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 – S19;
   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*)

Under Appeal

Phocus Planning Limited

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 – *Outdoor living space*
      vii. MRZ-S7– Outlook space
      viii. MRZ-S8 – *Permeable surfaces**
      ix. MRZ-S9 – *Stormwater* attenuation device
      x. MRZ-S10 – Minimum floor levels
      xi. MRZ-S11 – Front façade glazing
      xii. MRZ-S18.1 and MRZ-S18.3 – On-*site* rubbish storage and collection

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 – *Buildings* 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 30m2 gross floor area as measured from the date of [date the plan was made operative].

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-P7

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.

Under Appeal

Phocus Planning Limited

MRZ-R11 Construction of, addition, and alteration to *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-S8 – *Permeable surfaces**; and
      v. MRZ-S9 – *Stormwater* attenuation device.

2. Activity status: **Restricted Discretionary**

   Where:

Under Appeal

Phocus Planning Limited

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** 2.

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-S8 – *Permeable surfaces**;
   iv. MRZ-S9 – *Stormwater* attenuation device;
   v. MRZ-S10 – 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 which has not been met, including any relevant assessment criteria MRZ12.1(f)
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 – *Outdoor living space* vii. MRZ-S7– Outlook space viii. MRZ-S8– *Permeable surfaces** ix. MRZ-S9 – *Stormwater* attenuation device x. MRZ-S10– Minimum floor levels xi. MRZ-S11 – Front façade glazing xii. MRZ-S12 – Front door orientation xiii. MRZ-S13– Garages xiv. MRZ-S14– On-*site* carparking xv. MRZ-S15 – Vehicle crossings xvi. MRZ-S16 – On-*site* vehicle manoeuvring xvii. MRZ-S18 – On-*site* rubbish and recycling storage and collection xviii. MRZ-S19 – 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.
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-R13.1(b)-(f) which has not been met 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-S8 – *Permeable surfaces**;
 	
vi. MRZ-S9 – *Stormwater* attenuation device;
 	
vii. MRZ-S10 – Minimum floor levels;
 	
viii. MRZ-S18.4 – On-site rubbish and recycling storage and collection
 	
ix. MRZ-S19 – 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.

2. Activity status: **Restricted Discretionary** Where: 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); 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** 2.

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-S8– *Permeable surfaces**;

vi. MRZ-S9 – *Stormwater* attenuation;

vii. MRZ-S10 – Minimum floor levels;

viii. MRZ-S11 – Front façade glazing;

ix. MRZ-S13 – 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-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 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.	2.
MRZ-R17 *Retirement Villages* and *Residential Centres, 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**	2.
MRZ-R18 Fences and standalone walls	
1. Activity status: **Permitted** Where: a. Compliance with MRZ- S19 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- S19. **Notification:** An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.	2.
MRZ-R19 – Buildings, accessory buildings or structures adjacent to overhead electricity lines*	
1. 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.	2.

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** 3.

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 n*oise 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.

2. Activity status: **Restricted Discretionary**

Where:

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:

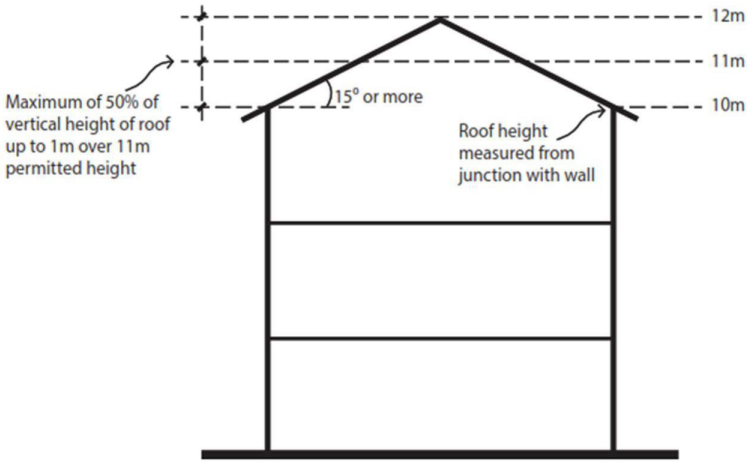
An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

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
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. 2. 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, 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	2.
MEDIUM DENSITY RESIDENTIAL ZONE STANDARDS	
MRZ-S1 Maximum building height	
1. *Buildings* or *structures)* 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 MRZ-S1 does not apply to: • Fences and standalone walls (refer MRZ-S19); • 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*.

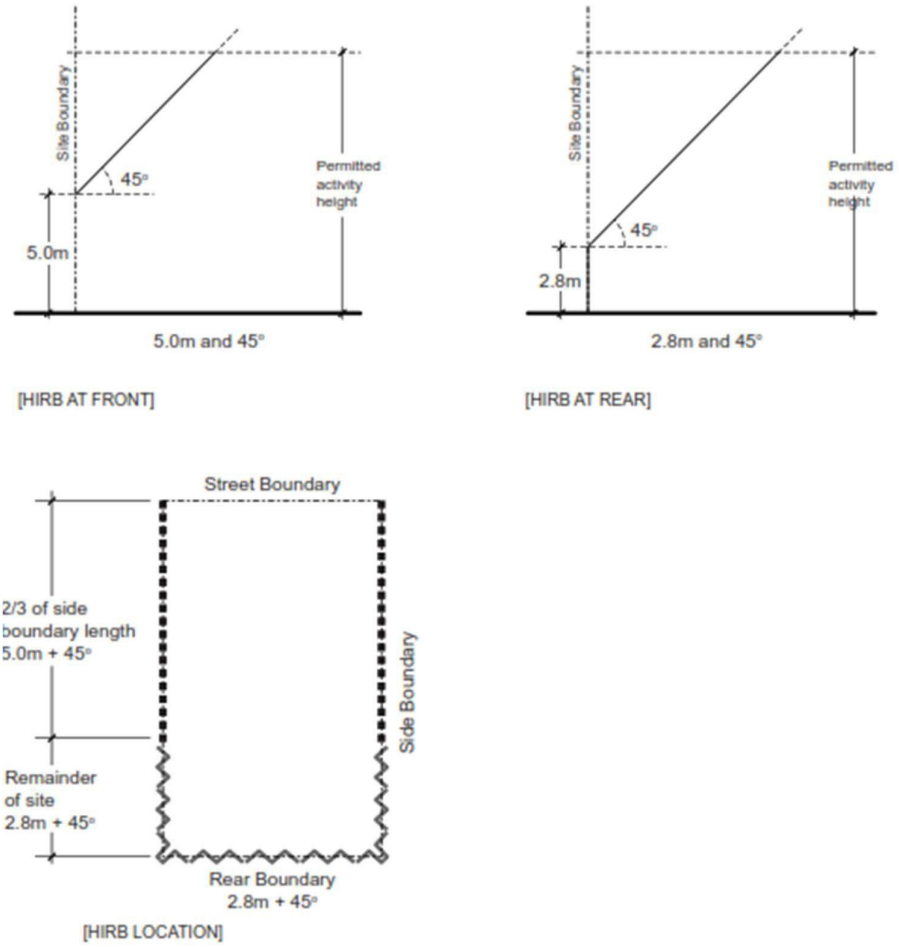
MRZ-Figure 1 Diagram showing maximum *building height*



MRZ-S2 Height in relation to boundary	
1. All *buildings* and *structures* (excluding accessory buildings) must be contained beneath recession planes, inclined inwards at: a. 45° measured from a point 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 2.8 metres above *ground level* and perpendicular to the boundary. Where the *site* boundary forms part of a legal right of way, *access strip**, or pedestrian *access strip**, MRZ-S2 applies from the farthest boundary of that legal right of way, *access strip** or pedestrian *access strip**. MRZ-S2 does not apply to: • Existing or proposed internal boundaries within a *site*. • *Site* boundaries where there is an existing or proposed common wall. • Solar panel and heating components attached to a *building* provided these do not exceed the *height* by more than 500 mm.	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.

• 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.	Matters of discretion where the standard is infringed: 1. Loss of privacy effects on adjoining residential sites; 2. Dominance effects on adjoining residential sites; 3. Safety effects on the

Yard	**Minimum Depth**
Front	1.5 metres from a public *road* for sites with no direct vehicle access to that road 1.5 metres from a garage (internal or

	standalone).	land and transport network and pedestrians and 4. Reverse sensitivity effects on existing lawfully-established, non-residential activities
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.	
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 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 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	

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:

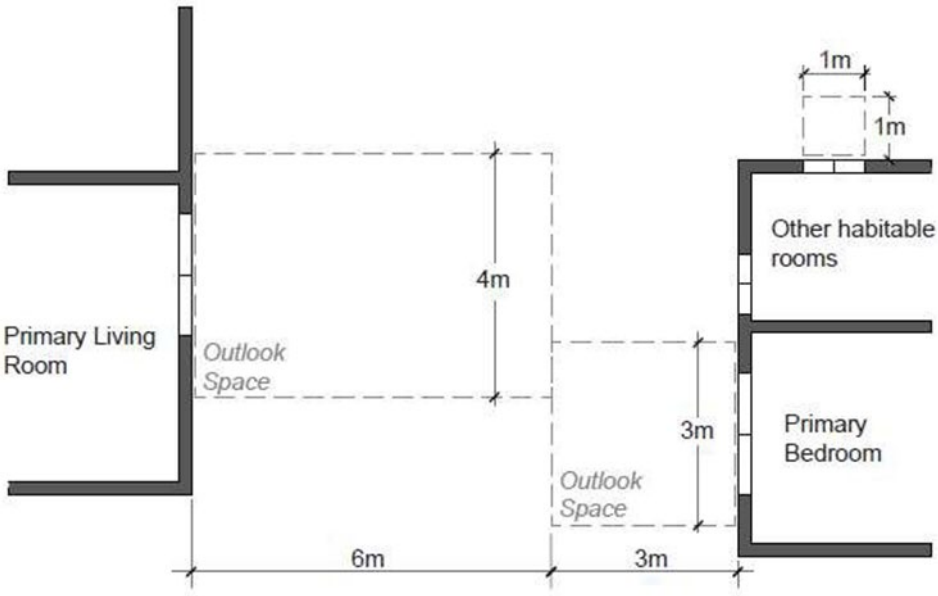
- *Accessory buildings* located in the side or rear yards.
- *Site* boundaries where there is an existing or proposed common wall.
- Fences or standalone walls.
- Uncovered deck and uncovered *structures* no more than 1 metre in *height* above *ground level.*
- Eaves up to 600 mm wide

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*	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;

coverage calculation.	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 plantscovering 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 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-S(2) where this is 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 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 three or more bedrooms; or b. a minimum area of 20m² which can accommodate a4 metre diameter circle for a residential unit or community house* with 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 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*.	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*

Advice Note: An outdoor living space may include some or all of the landscaped area required by MRZ-S5.	
MRZ-S7 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 centrepoint 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*; c. be under or over a balcony; or d. Include deck balustrades, pergolas, verandas, porches and other building overhangs. See MRZ-Figure 3 below which demonstrates the required outlook space.	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-Figure 3 Diagram showing outlook space



MRZ-S8 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. • 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-S9 Stormwater attenuation device

1. Every *site* must include a *stormwater* attenuation device which is sized to contain a minimum 18 litres of water per 1m^2 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-S10 Minimum floor levels

1. The minimum floor level (finished floor) for all residential *building*, 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 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 which are below the required standards.

MRZ-S11 Front Façade Glazing

1. Any residential unit must meet the following minimum façade glazing requirements:

Façade	**Minimum glazing requirement**
Street-facing façade	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 The other street facing facade 10% as windows and/or doors
Where street-facing façade includes a garage door	12.5% as windows and/or doors

This standard does not apply:

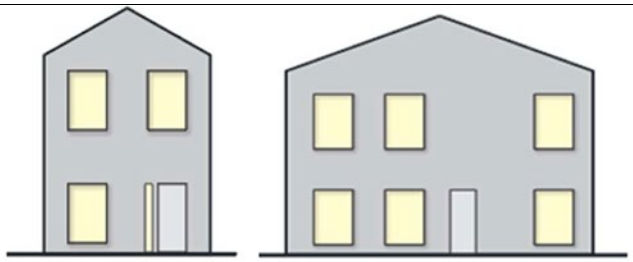
- To *residential units* located 15 metres or more from the street frontage.

See MRZ-Figure 4 which demonstrates glazing requirements

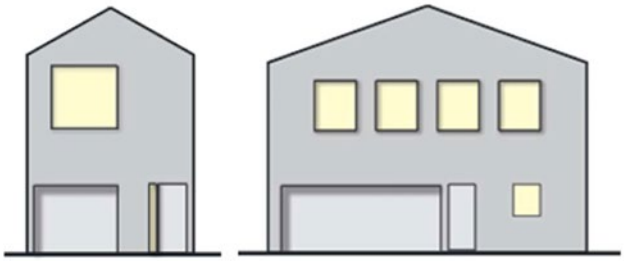
Matters of discretion where the standard is infringed:

1. The contribution of windows on a front façade or secondary or side façade to passive surveillance, safety and visual interest

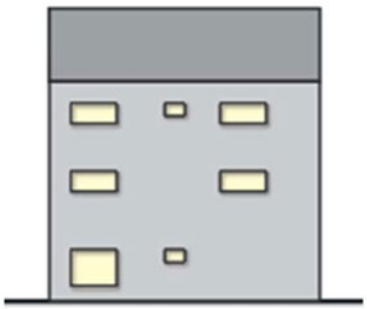
MRZ-Figure 4 Diagram showing front façade glazing requirements



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

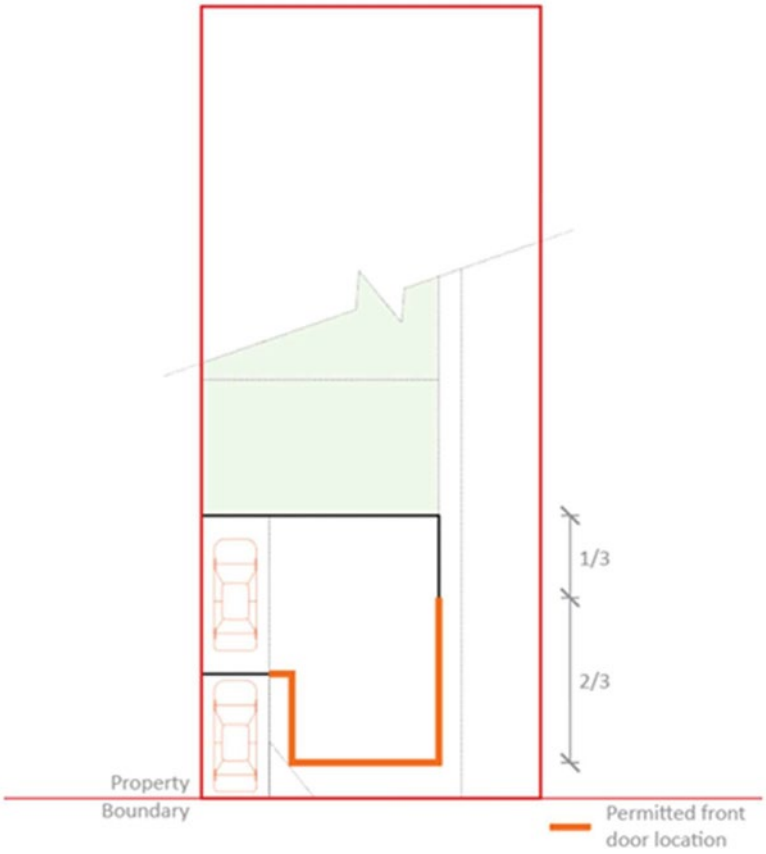


Secondary frontage or side façade facing street with 10% glazing.

MRZ-S1~~2~~3 Front door orientation

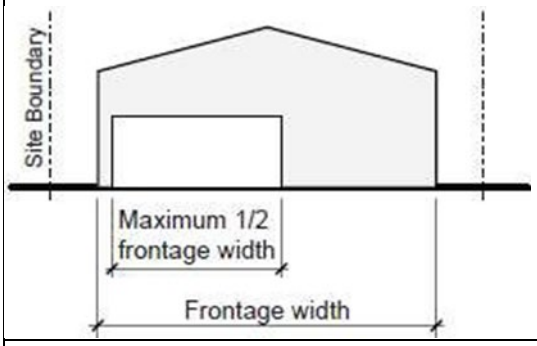
1. The front door of any *residential unit, papakāinga** or *community house** located adjacent to a public *road* must either be: a. located on the front façade if this faces the *road*; or b. if located on a side façade facing an *access* (including a driveway), be located no more than 2/3 along this 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-S13	**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 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 6 Diagram showing required garage standards



MRZ-S14 On-*site* carparking - location

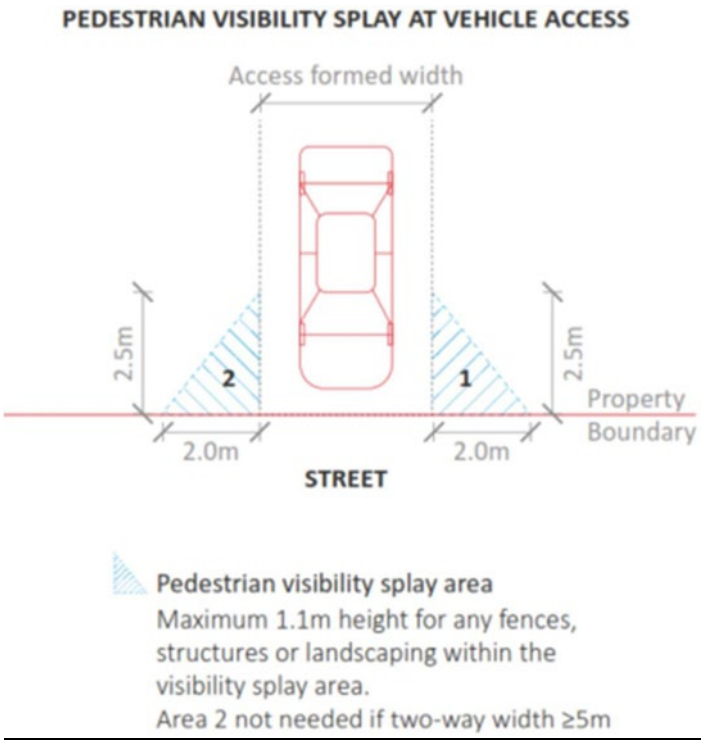
1. Any on-*site* carparking within 6 metres of a boundary adjoining a public *road*: a. must not comprise more than 50% of the width of the *residential unit's* façade to which it relates; b. must be located directly in front of the garage if the *residential unit* to which it relates has a street-facing 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-S15 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 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	Matters of discretion where 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 4. Feasibility of alternative *access** arrangements.

triangle requirement cannot be achieved because of an existing fence on an adjoining property. MRZ-S15(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.	

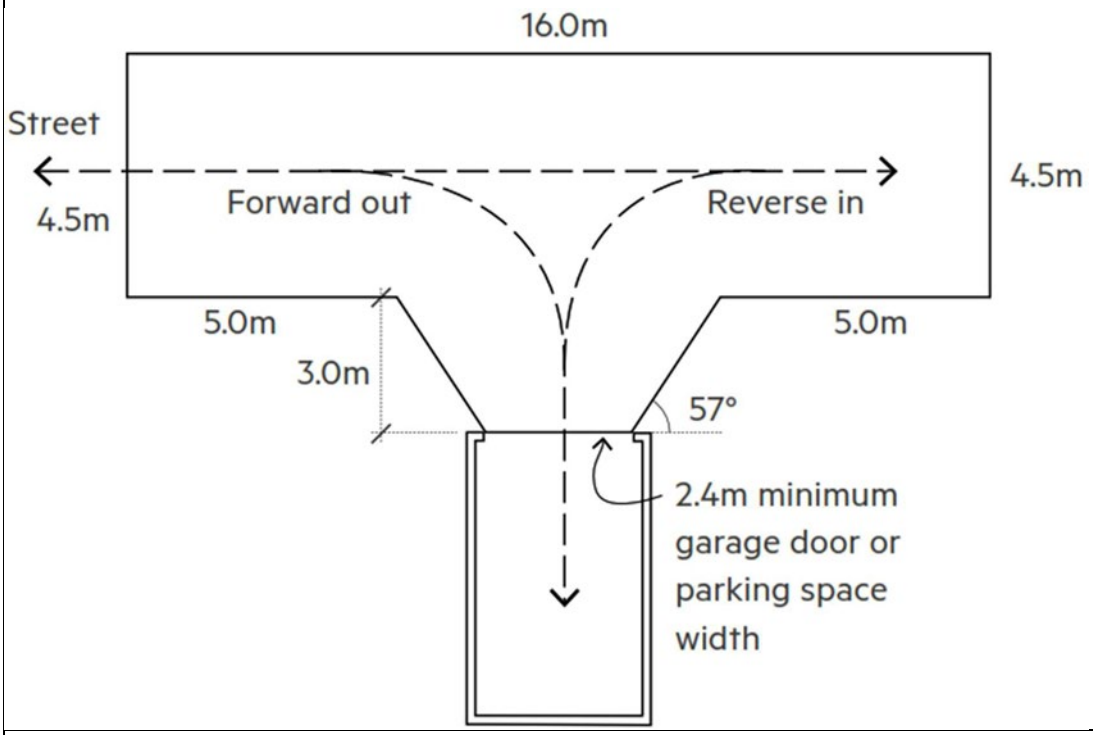
MRZ-Figure 7 – Vehicle Crossings



MRZ-S16 On-*site* vehicle manoeuvring

On-*site* vehicle manoeuvring must comply with MRZ-Figure 8 where there is a side-entry garage or parking space. MRZ-S16~~7~~ 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 Diagram showing required on-*site* vehicle manoeuvring requirement



MRZ–S17 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; 4. Any 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-S18 On-*site* rubbish and recycling storage and collection

1. Each *residential unit* must have access to a rubbish and recycling storage area (which may be individual or communal) with a minimum area of 1.7m x 1.2m. 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 adjacent to a shared accessway or communal area.	Matters of discretion where the standard is infringed: 1. Safety *effects* on the land transport network and pedestrians; 2. *Effects* on the safe

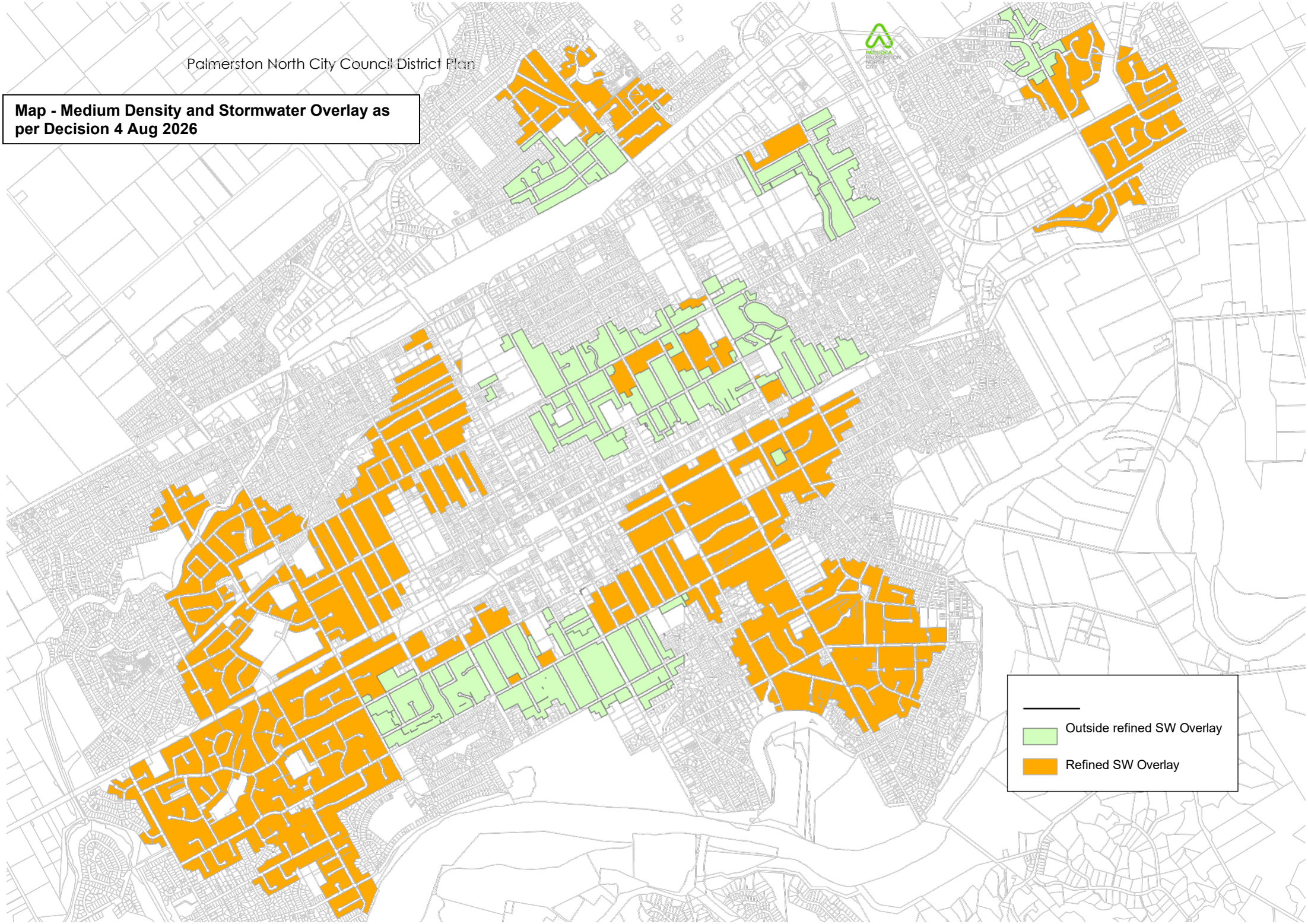
2. Rubbish and recycling storage areas must not be located in the *outdoor living space* required by MRZ-S7. 3. Where on-site rubbish and recycling collection is used: a. the storage area must be accessible for the collection vehicle to service the rubbish storage area and b. where the site fronts an Arterial or Collector *Road*, on-*site* turning for trucks is required.	internal *site* circulation and manoeuvring areas, including for pedestrians; and 3. Location, accessibility, and size of rubbish storage area.
MRZ-S19 Fences and standalone walls	
1. 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. Except that: • Where a fence is erected on the road frontage of a corner site*, the requirements of MRZ-S19.2 only apply to one road frontage. MRZ-S19 does not apply to existing fencing within a site. Refer to MRZ-S15 for requirements for pedestrian visibility splays for vehicle access legs* or vehicle access strips*.	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.
MRZ-S20 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 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	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

1 metre away from any grille or diffuser.	state highway network

Map - Extent of Medium Density Zone and Stormwater Overlay – As Notified



Map - Medium Density and Stormwater Overlay as per Decision 4 Aug 2026



Map -- showing Stormwater Overlay Areas removed after submissions

