


Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

Provisions in this chapter have immediate legal effect as they relate to the Medium Density Residential Standards. In accordance with In section 80H of the RMA. provisions that have legal effect are marked in this chapter with a gavel (

). To see more about what legal effect means please click here.

He Rohe Kāinga Mātoru-Waenga

Medium Density Residential Zone

MRZ	Medium Density Residential Zone
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P1 Sch1

Introduction

The Medium Density Residential Zone comprises predominantly residential activities with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.

The suburbs within the Medium Density Residential Zone have developed at different times and with varying topography and characteristics across its neighbourhoods.

The efficient use of land within the Medium Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City's housing needs.

The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time [to enable a variety of housing types with a mix of densities](#).

There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. ~~These include the following:~~

- ~~• Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02).~~
- ~~• Wellington Fault (refer to Natural Hazards Chapter).~~
- ~~• Stream corridors and overland flow paths (refer to Natural Hazards Chapter).~~
- ~~• Medium and high coastal hazards (refer to Coastal Environment Chapter).~~
- ~~• Very high and high coastal natural character areas (refer to Coastal Environment Chapter).~~
- ~~• Coastal margins and riparian margins (refer to Coastal Environment and Natural Character Chapters).~~
- ~~• Air noise overlay (refer to Noise Chapter).~~
- ~~• Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter).~~
- ~~• Notable trees (refer to Notable Trees Chapter).~~
- ~~• Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter).~~

There are also two areas within the Medium Density Residential Zone that have particular constraints or opportunities that require specific policies. These are the Tapu Te Ranga land and the Spenmoor Street area.

The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.

MRZ-PREC01	Character Precincts
<p>The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City.</p> <p>The Precincts are located within the City's older suburbs and are comprised of a range of older houses that are reflective of the historical development pattern of the City. The Precincts are generally in close proximity to the City Centre Zone and are anticipated to undergo a degree of change.</p> <p>The District Plan endeavours to balance the ongoing maintenance of character with the demands of future residential growth and change. The District Plan seeks to manage pre-1930 buildings within the Character Precincts where the concentration of coherent development defines and contributes to their distinct character and sense of place.</p> <p>The Character Precincts are located in the following suburbs:</p> <ul style="list-style-type: none"> • Berhampore; • Newtown; • Mt Cook; • Mt Victoria; • Aro Valley; and • Thorndon. <p>The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Character Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the architectural values of the dwellings in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.</p> <p>The particular characteristics of each Precinct are described in the Character Precincts Appendix to the Residential Design Guide.</p> <p>The land use activities rules for the Medium Density Residential Zone apply to the Character Precincts.</p> <p>The building and structure activities rules for the Medium Density Residential Zone do not apply to the Character Precincts. There are separate building and structure activities rules that apply within the Character Precincts.</p>	
MRZ-PREC02	Mt Victoria North Townscape Precinct
<p>Introduction</p> <p>The purpose of the Mt Victoria North Townscape Precinct is to provide for the management of townscape values within the Mt Victoria North area.</p> <p>The Mt Victoria North Townscape Precinct has been identified as important due to its high visibility and proximity to St Gerard's Monastery and the escarpment below. When viewed from the City Centre (and the waterfront) the houses, monastery and escarpment combine to form one of Wellington's most iconic urban landscapes.</p>	

The District Plan seeks to manage the design of new buildings and additions and alterations to existing buildings in this area. The controls are provided to ensure that new development is well designed, respects the predominant patterns of the area and the setting of St Gerard's Monastery.

The Mt Victoria North Townscape Precinct does not seek to protect historic heritage values. While some parts of this Precinct may also be identified as heritage areas or buildings in the District Plan, this Precinct reflects the collective unique identity and townscape values present within the area. Similarly, this Precinct is separate from the Character Precincts which are identified due to the predominance of buildings constructed prior to 1930 and the contribution of those buildings to broader streetscape characteristics. While there are some sites within the Mt Victoria North Townscape Precinct which are also included in Character Precincts, the focus of these provisions is different. Townscape focuses on long-range views from public spaces, which differs from streetscape values which are enjoyed by those in the immediate streetscape, rather than from a long-range viewpoint. Streetscape values can contribute to townscape characteristics and values but are not the primary focus of the townscape precinct.

Building proposals will be assessed against the Residential Design Guide, including the Mt Victoria North Design Guide and the Character Precincts Design Guide appendices, as relevant to the proposal.

The land use activities rules for the Medium Density Residential Zone apply to the Mt Victoria North Townscape Precinct.

The building and structures activities rules for the Medium Density Residential Zone do not apply to the Mt Victoria North Townscape Precinct. There are separate building and structures activities rules that apply within the Townscape Precinct.

MRZ-PREC03	Oriental Bay Height Precinct
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Introduction

The Oriental Bay Height Precinct recognises the unique setting, characteristics and development potential of this area. Medium to high rise residential development is suitable here. It is also a popular recreational destination.

The land use activities rules of the Medium Density Residential Zone apply to the Oriental Bay Height Precinct, except that there is no restriction on the number of permitted residential units on a site on the Oriental Bay Height Precinct.

The building and structures activities rules and standards for the Medium Density Residential Zone do not apply to the Oriental Bay Height Precinct. There are separate building and structures activities rules and standards for this Precinct.


Permitted building heights have been set on a site by site basis to maximise residential development potential while at the same time offering protection for the amenity of properties to the rear and the public amenity along Oriental Parade. The heights also serve to protect townscape views of St Gerard's Monastery and the escarpment below.

New buildings, and significant additions and alterations to existing buildings will be assessed against the Residential Design Guide to ensure that they make a positive contribution to townscape values and general amenity of the area.

Other relevant District Plan provisions

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 chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives

Medium Density Residential Zone		
ISPP	<p>MRZ-O1</p> 	<p>Purpose</p> <p>The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 1. Housing needs and demand; and 2. The neighbourhood’s planned urban built character, including 3 storey buildings.
ISPP	<p>MRZ-O2</p>	<p>Efficient use of land</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> 1. Increases housing supply and choice; and 2. Contributes positively to a changing and well-functioning urban environment.
P1 Sch1	<p>MRZ-O3</p>	<p>Healthy, safe, accessible and attractive environments</p> <p>The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
Character Precincts		
ISPP	<p>MRZ-PREC01-O1</p>	<p>Purpose</p> <p>Character Precincts are managed to:</p> <ol style="list-style-type: none"> 1. Minimise the further erosion of their character; 2. Provide for their ongoing use and development that maintains or enhances their character; and 3. Ensure development recognises and responds to the character values of the Precinct.
Mt Victoria North Townscape Precinct		
ISPP	<p>MRZ-PREC02-O1</p>	<p>Purpose</p> <p>The area around St Gerard’s Monastery in the northern portion of Mt Victoria and western portion of Oriental Bay is:</p> <ol style="list-style-type: none"> 1. Recognised as a townscape precinct; 2. Managed to maintain or enhance the iconic landscape setting and townscape values;

	<p>3. Developed in a manner that recognises and responds to the townscape values of the area; and</p> <p>4. Enabled for its ongoing use and appropriate future development.</p>
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Oriental Bay Height Precinct

ISPP

MRZ- PREC03-O1	<p>Purpose</p> <p>The Oriental Bay Height Precinct accommodates medium to high density residential development and a range of compatible non-residential activities at ground floor that maintain or enhance the unique qualities of the Precinct.</p>
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Policies

Medium Density Residential Zone


P1 Sch1



MRZ-P1	<p>Enabled activities</p> <p>Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> 1. Home Business; 2. Boarding Houses; 3. Visitor Accommodation; 4. Supported Residential Care; 5. Childcare Services; and 6. Community Gardens.
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ISPP

MRZ-P2 	<p>Housing supply and choice</p> <p>Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</p>
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ISPP

MRZ-P3 	<p>Housing needs</p> <p>Enable housing to be designed to meet the day-to-day needs of residents, including by <u>and encourage</u> ing a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities- <u>impairments</u>.</p>
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ISPP	<p>MRZ-P4</p> 	<p>Medium density residential standards</p> <p>Apply the medium density residential standards across the Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</p>
ISPP	<p>MRZ-P5</p> 	<p>Developments not meeting permitted activity status</p> <p>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</p>
ISPP	<p>MRZ-P6</p>	<p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site.
P1 Sch1	<p>MRZ-P7</p>	<p>Retirement villages</p> <p>Provide for retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.
ISPP	<p>MRZ-P8</p>	<p>Residential buildings and structures</p>

		<p>Provide for a range of residential buildings and structures, including additions and alterations, that:</p> <ol style="list-style-type: none"> 1. Provide healthy, safe and accessible living environments; 2. Are compatible with the built environment anticipated in the Medium Density Residential Zone; 3. Contribute positively to a changing urban environment; and 4. Achieve attractive and safe streets.
ISPP	MRZ-P9	<p>Permeable surface</p> <p>-</p> <p>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</p>
ISPP	MRZ-P109	<p>Vegetation and landscaping</p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.</p>
ISPP	MRZ-P110	<p>Attractive and safe streets and public open spaces</p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>
P1 Sch1	MRZ-P1211	<p>Roading capacity in the Spenmoor Street Area</p> <p>Only allow multi-unit housing where it can be demonstrated that the local roading network has the capacity to accommodate any increase in traffic associated with the new development, and that the safety and efficiency of the roading network will be maintained.</p>
ISPP	MRZ-P1312	<p>Tapu Te Ranga</p> <p>Facilitate the integrated development of the Tapu Te Ranga land in a manner that:</p>

		<ol style="list-style-type: none"> 1. Identifies and appropriately addresses any geo-technical and contamination issues; 2. Incorporates planting and landscaping to provide visual screening and integrate development into the surrounding environment; and 3. Fulfils the intent of the Residential Design Guide and Papakainga Design Guide where relevant and applicable; <u>and</u> 4. <u>Supports the long-term development aspirations for the site including Nohokāinga/Papakāinga, Marae, Urupā extension, Kāinga, and community buildings.</u>
P1 Sch1	MRZ-P4413	<p>Community gardens, urban agriculture and waste minimisation</p> <p>Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.</p>
P1 Sch1	MRZ-P4514	<p>Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site; <u>and</u> 7. <u>Are integrated into residential developments where possible.</u>
Character Precincts		
ISPP	MRZ- PREC01-P1	<p>Maintenance of character</p> <p>Require new development, and alterations and additions to existing development in the Character Precincts, to have regard and respond positively to the character values of the Precinct, as identified in the relevant Character Precincts Appendix to the Residential Design Guide, and to:</p> <ol style="list-style-type: none"> 1. Maintain the continuity or coherence of the identified character values of the area; 2. Maintain the qualities and cohesiveness of the streetscape; 3. Respond positively to: <ol style="list-style-type: none"> a. The design, scale, height, setback, and massing of existing development; b. Any distinctive pattern of subdivision; and

	<ul style="list-style-type: none"> c. Its relationship to the street; 4. Ensure development is of a compatible form which contributes to the identified character values of the area; 5. Maintain: <ul style="list-style-type: none"> a. The relationship of built form to open space and landscape context; and b. The setting of the character areas where features such as mature trees and landform contribute to character values; 6. Enable the removal of additions and features that detract from the character of the Precinct; 7. Encourage maintenance and repair; and 8. Recover or reveal character values of buildings and features.
<p>ISPP</p>	<p style="text-align: center;">MRZ- PREC01-P2</p> <p style="text-align: center;">Restrictions on demolition</p> <p>Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either:</p> <ol style="list-style-type: none"> 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: <ul style="list-style-type: none"> a. The level of visibility of the existing building from surrounding public spaces; b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area; c. The extent to which the existing building retains its original <u>or pre-1930</u> design features relating to form, materials, and detailing and the extent to which those features have been modified; d. Whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and e. Whether the building represents a rare or unique example of pre-1930 architecture; 2. The building is shown to be in poor condition, particularly in terms of: <ul style="list-style-type: none"> a. Its structural integrity, so that its retention is impractical or economically unviable; b. Whether the building presents a hazard; and c. Whether the building presents a risk to life in the event of an earthquake.
<p>ISPP</p>	<p style="text-align: center;">MRZ- PREC01-P3</p> <p style="text-align: center;">Intensification</p> <p>Enable residential intensification within Character Precincts provided that it does not detract from the character and amenity of the Precinct in which it is located.</p>
<p>P1 Sch1</p>	<p style="text-align: center;">MRZ- PREC01-P4</p> <p style="text-align: center;">On-going use and repair and maintenance</p> <p>Enable the on-going use, and repair and maintenance of buildings in Character Precincts.</p>

ISPP

MRZ- PREC01-P5	Car parking and accessory buildings	Design and locate car parking, garaging and accessory buildings to maintain and enhance the character of the Precinct.
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ISPP

MRZ- PREC01-P6	Special features	Encourage the retention of special features such as boundary walls, fences, paths, trees and plantings that contribute to the character of the Precinct. Where such features are proposed to be removed, consider appropriate mitigation to help integrate new development into the surrounding environment.
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Mt Victoria North Townscape Precinct

P1 Sch1

MRZ- PREC02-P1	Maintenance of townscape values	<p>Require new development to have regard to and respond positively to the townscape values of the Mt Victoria North Townscape Precinct, as identified in the relevant appendix to the Residential Design Guide, and to consider:</p> <ol style="list-style-type: none"> 1. The design, location, bulk, scale and height of any new development; 2. Landscaping, parking areas, vehicle manoeuvring and site access; and 3. The extent to which the development makes a positive contribution to the predominant pattern of development of the Mt Victoria North Townscape Precinct including building orientation, construction, style, and relationship to St Gerard's Monastery.
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Oriental Bay Height Precinct

P1 Sch1

MRZ- PREC03-P1	Managing development	Manage development in the Oriental Bay Height Precinct in a manner that recognises the unique characteristics and development potential of the Precinct.
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Rules: Land use activities in the Medium Density Residential Zone

P1 Sch1

MRZ-R1	Community gardens	
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1. Activity status: **Permitted**

ISPP

MRZ-R2 	Residential activities, excluding retirement villages, supported residential care activities and boarding houses	
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1. Activity status: **Permitted**

	<p>Where:</p> <p>a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.</p>		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R2.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; 2. For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12P11; and 3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13P12. <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="331 795 507 891"> <p>MRZ-R3</p> </td> <td data-bbox="507 795 1508 891"> <p>Home business</p> </td> </tr> </table>	<p>MRZ-R3</p>	<p>Home business</p>
<p>MRZ-R3</p>	<p>Home business</p>		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance; e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and h. No retailing must be conducted on the site, except: <ol style="list-style-type: none"> i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business. 		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R3.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified.</p>		

P1 Sch1

	MRZ-R4	Supported residential care activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed 10 residents.</p>	
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with MRZ-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified.</p>	

P1 Sch1

	MRZ-R5	Boarding houses
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed 10 guests per night.</p>	
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with MRZ-R5.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified.</p>	

P1 Sch1

	MRZ-R6	Visitor accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed 10 guests per night.</p>	
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with MRZ-R6.1.a cannot be achieved.</p>	

P1 Sch1

<p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent made in respect of rule MRZ-R6.2.a is precluded from being publicly notified.</p>
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MRZ-R7	Childcare services
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<ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The maximum number of children who are not normally resident on the site does not exceed 10; and The hours of operation are between 7.00am and 7.00pm, Monday to Friday.

<ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. <u>The extent to which childcare facilities are integrated into residential development.</u> <p>Notification status: An application for resource consent made in respect of rule MRZ-R7.2.a is precluded from being publicly notified.</p>
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P1 Sch1

MRZ-R8	Retirement village
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<ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in MRZ-P2, MRZ-P3 and MRZ-P7. <p>Notification status: An application for resource consent made in respect of rule MRZ-R8.1 is precluded from being publicly notified.</p>
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P1 Sch1

MRZ-R9	Community facility, health care facility, emergency facility, educational facility (excluding child care services)
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<ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in MRZ-P15<u>P14</u>. <p>Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.</p>

P1 Sch1

MRZ-R10	All other activities
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	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>
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Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct

ISPP

MRZ-R11	Maintenance and repair of buildings and structures
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	1. Activity status: Permitted
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ISPP

MRZ-R12	Demolition or removal of buildings and structures
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	1. Activity status: Permitted
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ISPP

MRZ-R13 	Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; <u>and</u> viii. MRZ-S9; and ix. MRZ-S10
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	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10<u>P9</u> and MRZ-P11<u>P10</u>; <u>and</u> 3. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> <p>Notification status:</p>
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An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, or MRZ-S9 ~~or MRZ-S10~~ is precluded from being either publicly or limited notified.

ISPP

MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
 - i. MRZ-S2;
 - ii. MRZ-S3;
 - iii. MRZ-S4;
 - ~~iv. MRZ-S5;~~
 - v. MRZ-~~S12~~S11 for multi-unit housing only;
 - vi. MRZ-~~S13~~S12 for multi-unit housing only; and
 - vii. MRZ-~~S14~~S13 for multi-unit housing only; and
2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (For multi-unit housing only), MRZ-P7 (For retirement villages only), MRZ-P8, MRZ-~~P40~~P9 and MRZ-~~P44~~P10.

Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R14.1 that complies with all relevant standards is also precluded from being limited notified.

An application for resource consent made in respect of rule MRZ-R14.1 that complies with MRZ-S2, MRZ-S3, MRZ-S4, but does not comply with one or more of the other relevant standards is also precluded from being limited notified.

ISPP

MRZ-R15 Fences and standalone walls

1. Activity status: **Permitted**

Where:

- a. Compliance with MRZ-~~S14~~S10 achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R15.1.a cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
2. The matters in MRZ-P8 and MRZ-~~P44~~P10.

P1 Sch1

Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified.

MRZ-R16

Buildings and structures on or over a legal road

1. Activity Status: Permitted

Where:

a. It is a retaining wall of 1.5m in height, or less, above ground level.

2. Activity status: **Restricted Discretionary**

Where:

1. Compliance with the requirement of MRZ-R16.1.a cannot be achieved.

Matters of discretion are:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining properties;
3. Maintaining safe access and safety for road users, including pedestrians;
4. The matters in MRZ-P8, MRZ-~~P10P9~~ and MRZ-~~P11P10~~; and
5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.

Notification status: An application for resource consent made in respect of rule MRZ-R16.1 is precluded from being publicly notified.

P1 Sch1

MRZ-R17

Construction of any other building or structure, including additions and alterations

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S2;
- ii. MRZ-S3;
- iii. MRZ-S4;
- iv. MRZ-S5;
- v. MRZ-S6;
- vi. MRZ-~~S12S11~~;
- vii. MRZ-~~S13S12~~; and
- viii. MRZ-~~S14S13~~.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance is not achieved with any of the requirements of MRZ-R17.1.a cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the

associated assessment criteria for the infringed standard;
 2. The matters in ~~MRZ-P9~~, ~~MRZ-P10P9~~, ~~MRZ-P11P10~~ and ~~MRZ-P15P14~~; and
 3. The matters in MRZ-P6, MRZ-P7 and ~~MRZ-P8~~ for additions and alterations to multi-unit-housing or a retirement village.

Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R17.2.a and complies with standards MRZ-S2 and MRZ-S3 is precluded from being limited or publicly notified.

Rules: Building and structure activities in the Character Precincts (MRZ-PREC01)

ISPP

MRZ- PREC01-R1	Maintenance and repair of buildings and structures
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1. Activity status: **Permitted**

ISPP

MRZ- PREC01-R2	Construction, addition, and alteration of accessory buildings
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1. Activity status: **Permitted**

Where:

- a. The accessory building is not located between the road boundary and the primary elevation of a residential building on the site; and
- b. Compliance with the following standards is achieved:
 - i. MRZ-S3;
 - ii. MRZ-S4 only in relation to the rear yard boundary setback;
 - iii. MRZ-S5; and
 - iv. ~~MRZ-S10~~; and
 - v. MRZ-PREC01-S2.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-PREC01-R2.1.a or MRZ-PREC01-R2.1.b cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard;
2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P5, MRZ-PREC01-P6; and
3. The Residential Design Guide Character Precincts Appendix.

Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R2.2.a is precluded from being publicly notified.

ISPP

MRZ- PREC01-R3	Demolition or removal of buildings and structures, <u>except those buildings addressed in MRZ-PREC01-R4</u>
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1. Activity status: **Permitted**

ISPP

MRZ- PREC01-R4	Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930
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<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters contained in MRZ-PREC01-P2.</p>
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ISPP

MRZ- PREC01-R5	Construction, addition or alteration of any buildings or structures, excluding accessory buildings
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<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard:</p> <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; viii. MRZ-S9; ix. MRZ-S10; x. MRZ-S12<u>S11</u> for multi-unit housing; xi. MRZ-S13<u>S12</u> for multi-unit housing; and xii. MRZ-S14<u>S13</u> for multi-unit housing; and <p>2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P3, MRZ-PREC01-P6;</p> <p>3. The Residential Design Guide Character Precincts Appendix; and</p> <p>4. The matters in MRZ-P6 for multi-unit housing.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R5.1 is precluded from being publicly notified.</p>
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ISPP

MRZ- PREC01-R6	Fences and standalone walls
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<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-PREC01-S1 is achieved.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MRZ-PREC01-R6.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the</p>

		<p>associated assessment criteria for the infringed standard.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R6.2.a is precluded from being publicly notified.</p>
P1 Sch1	MRZ-PREC01-R7	Buildings and structures on or over a legal road
		<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Streetscape, visual amenity and character effects; Dominance, privacy and shading effects on adjoining properties; and Maintaining safe access and safety for road users, including pedestrians.
		Rules: Building and structure activities in the Mount Victoria North Townscape Precinct (MRZ-PREC02)
ISPP	MRZ-PREC02-R1	Maintenance and repair of buildings and structures
		1. Activity status: Permitted
ISPP	MRZ-PREC02-R2	Demolition or removal of buildings and structures
		1. Activity status: Permitted
ISPP	MRZ-PREC02-R3	Construction, addition or alteration of any buildings or structures
		<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard: <ol style="list-style-type: none"> MRZ-S1; MRZ-S3; MRZ-S4 only in relation to the rear yard boundary setback; MRZ-S5; MRZ-S6; MRZ-S7; MRZ-S8; MRZ-S9; MRZ-S10; MRZ-S12<u>S11</u> for multi-unit housing; MRZ-S13<u>S12</u> for multi-unit housing; and MRZ-S14<u>S13</u> for multi-unit housing; and The matters in MRZ-PREC02-P1; The Residential Design Guide Mt Victoria North Townscape Precinct Appendix; and The matters in MRZ-P6 for multi-unit housing. <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC02-R3.1 is precluded from being publicly notified.</p>

ISPP

MRZ- PREC02-R4	Fences and standalone walls
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-S11<u>S10</u> is achieved.</p>
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	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MRZ-PREC02-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R5.2.a is precluded from being publicly notified.</p>
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P1 Sch1

MRZ- PREC02-R5	Buildings and structures on or over a legal road
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	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape, visual amenity and townscape effects; 2. Dominance, privacy and shading effects on adjoining properties; and 3. Maintaining safe access and safety for road users, including pedestrians.</p>
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Rules: Building and structure activities in the Oriental Bay Height Precinct (MRZ-PREC03)

ISPP

MRZ- PREC03-R1	Maintenance and repair of buildings and structures
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	<p>1. Activity status: Permitted</p>
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ISPP

MRZ- PREC03-R2	Demolition or removal of buildings and structures
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	<p>1. Activity status: Permitted</p>
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ISPP

MRZ- PREC03-R3	Additions or alterations to existing buildings, structures or accessory buildings
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The additions or alterations are to existing buildings three storeys or less in height</p>
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(including garaging), provided that the works do not increase the height of the building above the existing highest point of the building and compliance is achieved with MRZ-PREC03-S1 and MRZ-PREC03-S2; or

- b. The additions or alterations do not alter the external appearance of the building, structure or accessory building; or
- c. The additions or alterations are not visible from public places; or
- d. The additions or alterations do not require an application for building consent.

For the purpose of this rule chimneys, flues, ventilation shafts, aerials, satellite dishes less than 1 metre in diameter, spires, flagpoles, or other decorative features shall be excluded from the measurement of the highest point.

ISPP

MRZ-PREC03-R4	Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities
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1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is achieved with MRZ-PREC03-S1, MRZ-PREC03-S2, MRZ-PREC03-S3, MRZ-PREC03-S4 and MRZ-PREC03-S5.

Matters of discretion are:

1. Design (including building bulk, height, and scale), external appearance and siting; and
2. The Residential Design Guide.

Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R4.1.a is precluded from being publicly or limited notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-PREC03-S4 or MRZ-PREC03-S5 cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.

Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R4.2.a is precluded from being publicly or limited notified.

3. Activity status: **Non-complying**

Where:

- a. Compliance with any of the requirements of MRZ-PREC03-S1, MRZ-PREC03-S2 or MRZ-PREC03-S3 cannot be achieved.

ISPP

MRZ-PREC03-R5	Fences and standalone walls
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1. Activity status: **Permitted**

Where:

P1 Sch1

a. Compliance with MRZ-PREC-03-S6 MRZ-OBPH-S6 is achieved.
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-PREC-03-S6MRZ-OBPH-S6 is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R5.2.a is precluded from being publicly notified.</p>

**MRZ-
PREC03-R6**

Buildings and structures on or over a legal road

ISPP

<p>1. Activity status: Restricted Discretionary</p> <p>Where: Matters of discretion are:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining properties; Maintaining safe access and safety for road users, including pedestrians; and The matters in MRZ-P8, MRZ-P10P9, MRZ-P11P10 and MRZ-PREC03-P1. <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R6.1 is precluded from being publicly notified.</p>

Standards

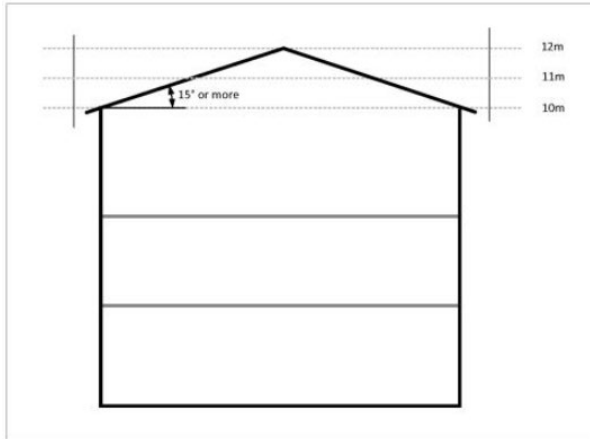
MRZ-S1



Building height control 1:

- Where no more than three residential units occupy the site; or
- For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.

1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 1 below:



Assessment criteria where the standard is infringed:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites; and
3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.

This standard does not apply to:

- a. Fences or standalone walls.
- b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and
- c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.

ISPP

MRZ-S2

Building height control 2:

- 1. For multi-unit housing or a retirement village: or**
- 2. Other buildings and structures.**

1. Buildings and structures must not exceed the following heights above ground level as identified on the District Plan maps:

Assessment Criteria where the standard is infringed:

Location	Limit
a. Height Area 1	11m, <u>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 meter, where the entire roof slopes 15° or more.</u>
b. Height Area 2	14m

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites; and
3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.

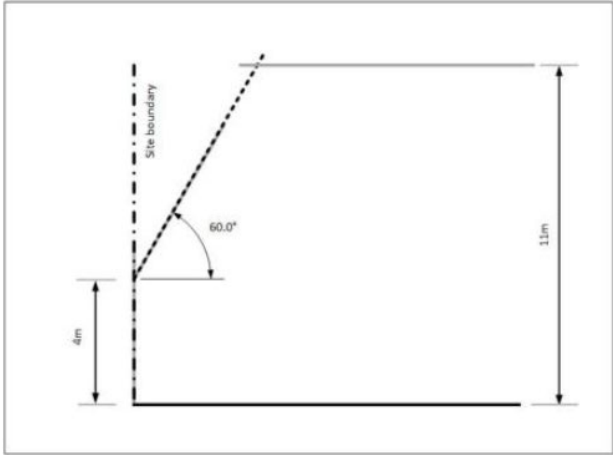
This standard does not apply to:

- a. Fences or standalone walls;







<p>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</p> <p>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.</p>	
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ISPP


<p>MRZ-S3</p>	<p>Height in relation to boundary</p>
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<p>1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below</p>  <p>2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. d. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> e. <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.</u> 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.
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ISPP

	MRZ-S4	Boundary setbacks										
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear </td> <td>1 metre (excluded on corner sites) </td> </tr> <tr> <td><u>Rail corridor boundary</u></td> <td><u>1.5m</u></td> </tr> </tbody> </table>		Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear 	1 metre (excluded on corner sites) 	<u>Rail corridor boundary</u>	<u>1.5m</u>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth											
Front	1.5 metres											
Side	1 metre											
Rear 	1 metre (excluded on corner sites) 											
<u>Rail corridor boundary</u>	<u>1.5m</u>											
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and Fences or standalone wall; <u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u> <u>Eaves up to 1m in width.</u> 												

ISPP

	MRZ-S5 	Building coverage
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u> <u>Eaves up to 1m in width;</u> <u>Multi-unit housing; and</u> <u>Retirement villages.</u> 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites.

ISPP

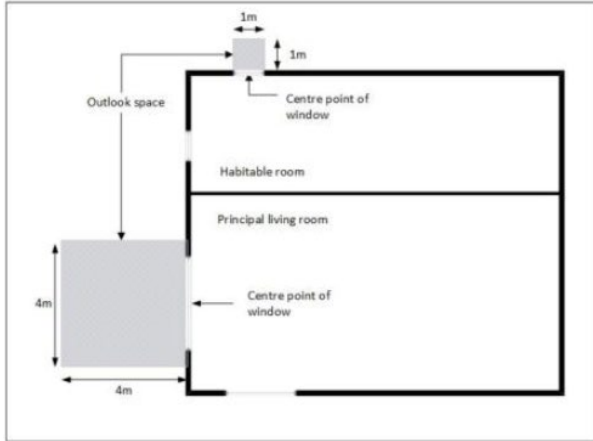
	MRZ-S6 	Outdoor living space (per unit)
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ol style="list-style-type: none"> Where located at ground level, has no dimension less than 3 metres; Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; Is accessible from the residential unit; May be: 		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space

<ul style="list-style-type: none">i. grouped cumulatively by area in 1 communally accessible location; orii. located directly adjacent to the unit; and <p>e. Is free of buildings, parking spaces, and servicing and maneuvering areas.</p> <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ul style="list-style-type: none">a. Is at least 8 square metres and has a minimum dimension of 1.8 metres;b. Is accessible from the residential unit; andc. May be:<ul style="list-style-type: none">i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; orii. located directly adjacent to the unit. <p>This standard does not apply to:</p> <ul style="list-style-type: none">a. Multi-unit housing; andb. Retirement villages.	<p>in proximity to the site.</p>
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ISPP

<p>MRZ-S7</p> 	<p>Outlook space (per unit)</p>
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1. An outlook space must be provided for each residential unit as specified in this standard;
2. An outlook space must be provided from habitable room windows as shown in Diagram 3 below;



3. The minimum dimensions for a required outlook space are as follows:
 - a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
7. Outlook spaces may be under or over a balcony;
8. Outlook spaces required from different rooms within the same building may overlap; and
9. Outlook spaces must:
 - a. Be clear and unobstructed by buildings; and
 - b. Not extend over an outlook space or outdoor living space required by another dwelling.

This standard does not apply to:

- a. Multi-unit housing; and
- b. Retirement villages.

Assessment criteria where the standard is infringed:

The extent to which:

1. Acceptable levels of natural light are provided to habitable rooms; and
2. The design of the proposed unit provides a healthy living environment.

ISPP

MRZ-S8 	Windows to street
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<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety.
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ISPP

MRZ-S9 	Landscaped area
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<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
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ISPP

MRZ-S10	Permeable surface area
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<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>This standard does not apply to:</p> <p>-</p> <ul style="list-style-type: none"> a. Multi-unit housing; and b. Retirement villages. 	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.
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MRZ-S11	Fences and standalone walls
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<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. Exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary; b. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. Exceed a maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 4 below. c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <div data-bbox="256 925 826 1032" data-label="Diagram"> </div> <p>3. <u>On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall, or combination of these structures, must not:</u></p> <ul style="list-style-type: none"> a. <u>Exceed a maximum height of 2m above ground level; and</u> b. <u>Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.</u> c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> <p>MRZ-S11<u>S10</u>.2 does not apply to a State Highway.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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<p>MRZ-S12<u>S11</u></p>	<p>Minimum residential unit size for multi-unit housing</p>
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<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a
Residential Unit Type	Minimum Net Floor Area	
<p>a. Studio unit</p>	<p>35m²</p>	
<p>b. 1 bedroom unit</p>	<p>40m²</p>	

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c. 2+ bedroom unit	55m ²	reduction in unit sizes.
<p>MRZ-S13S12 Outdoor living space for multi-unit housing</p>		
<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
Living Space Type	Minimum area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 4 -155 units	4064 m ²	8m
ii. <u>For each additional unit above 15 units</u>	<u>2m²</u>	-
<p><u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u></p>		

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<p>MRZ-S14S13 Outlook space for multi-unit housing</p>		
<p>1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and</p> <p>2. The outlook space must meet the requirements set out MRZ-S7.</p>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment.

Standards - Character Precincts (MRZ-PREC01)

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**MRZ-
PREC01-S1**

Fences and standalone walls

1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level within 1m of any site boundary.

Except that:

- a. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.

Assessment criteria where the standard is infringed:

- 1. Dominance and shading effects on adjoining properties; and
- 2. Streetscape, visual amenity and character effects.

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**MRZ-
PREC01-S2**

Maximum height of an accessory building

1. Any accessory building must not exceed a maximum height of 3.5m above ground level.

Assessment criteria where the standard is infringed:

- 1. Streetscape, visual amenity and character effects.

Standards - Oriental Bay Height Precinct (MRZ-PREC03)

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**MRZ-
PREC03-S1**

Boundary setbacks

1. No boundary setbacks except:

- a. For 282-300 Oriental Parade a minimum 1 metre rear boundary setback is required; and
- b. For 232-234 Oriental Parade a minimum 6 metre rear boundary setback is required.

Assessment criteria where the standard is infringed:

- 1. Dominance, privacy and shading effects on adjoining sites.

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**MRZ-
PREC03-S2**

Height in relation to boundary

- 1. No height in relation to boundary except on boundaries with adjacent residential properties that are located outside the Oriental Bay Height Precinct; and
- 2. Where a boundary is adjacent to a residential property located outside the Oriental Bay Height Precinct, the height in relation to boundary standard of the underlying zone of the adjacent residential property will apply.

Assessment criteria where the standard is infringed:

- 1. Dominance, privacy and shading effects on adjoining sites; and
- 2. Effects on the function and associated amenity values of any adjacent open space zone.

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**MRZ-
PREC03-S3**

Maximum height

<p>1. Buildings, structures and accessory buildings must not exceed the maximum heights shown on the Oriental Bay Height Precinct Map, except for 20A Oriental Terrace where the maximum height must not be exceeded by more than 20%.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.
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<p>MRZ- PREC03-S4</p>	<p>Minimum residential unit size</p>
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<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:</p>								
<table border="1"> <thead> <tr> <th data-bbox="233 672 603 728">Residential Unit Type</th> <th data-bbox="603 672 944 728">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="233 728 603 784">a. Studio unit</td> <td data-bbox="603 728 944 784">35m²</td> </tr> <tr> <td data-bbox="233 784 603 840">b. 1 bedroom unit</td> <td data-bbox="603 784 944 840">40m²</td> </tr> <tr> <td data-bbox="233 840 603 896">c. 2+ bedroom unit</td> <td data-bbox="603 840 944 896">55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>The extent to which:</p> <ol style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in unit sizes.
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								

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<p>MRZ- PREC03-S5</p>	<p>Outlook space</p>
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<ol style="list-style-type: none"> 1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out MRZ-S6.4-9. 	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a good standard of amenity and healthy living environment.
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ISPP

<p>MRZ- PREC03-S6</p>	<p>Fences and standalone walls</p>
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<ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary; and 2. On a road boundary: any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length. 3. <u>On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these</u> 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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boundaries, any fence or standalone wall, or combination of these structures, must not:

- a. Exceed a maximum height of 2m above ground level; and
- b. Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.