

**MRZ**

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**Medium Density  
Residential Zone**

DRAFT  
WAITAKI DISTRICT PLAN

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**Waitaki**

DISTRICT COUNCIL  
TE KAUNIHERA Ā ROHE O WAITAKI

## Medium Density Residential Zone

### Introduction

The purpose of the Medium Density Residential Zone is to provide for residential development at a greater density than in the General Residential Zone.

The Medium Density Residential Zone applies to suburban areas of Ōamaru which support easy access to shops, services, amenities and public open space. Generally, the Medium Density Residential Zone has a close relationship to Local Centre Zones and it is intended to enable higher densities in these areas to provide increased housing supply and choice. It is anticipated that the character of these areas will transition over time to provide for more intensive development as demand increases for smaller units with close proximity to services, employment and amenities.

The zone provisions seek to manage the effects of medium density developments and ensure that new development maintains a high standard of amenity for existing and future residents. Medium Density Residential Design Guidelines have been developed to ensure that the scale and design of new development is of a high standard and protects and/or enhances the amenity of adjoining properties and the wider neighbourhood.

## MRZ - Objectives

### **MRZ-O1 Purpose and Character of the Medium Density Residential Zone**

The Medium Density Residential Zone accommodates a range of residential unit types and sizes at a higher level of density than the General Residential Zone as well as some non-residential activities where these support the local community and are compatible with the character and amenity values of the zone, and

1. provides for a range of higher density living opportunities in areas with better access for walking, cycling and other active transport to local services and facilities, parks, the Town Centre Zone and local commercial centres; and
2. provides for multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; and
3. ensures high quality building and landscape design for multi-unit development with appropriate streetscape landscaping and positive contribution to streetscape character; and
4. provides for small-scale commercial, or community-based activities, that service the local community, and home occupations.

## Policies

### **MRZ-P1 Residential character and amenity values**

Provide for activities and structures that support the anticipated character and amenity values of the zone.

## MRZ - Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

### PERMITTED ACTIVITIES

MRZ-R1	Residential activity	
Medium Density Residential Zone	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status when compliance is not achieved: Not applicable</b></p>
MRZ-R2	Building activity	
Medium Density Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 MRZ-S1 and MRZ-S10 are complied with; <b>and</b></p> <p>PER-2 MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9 are complied with.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> <li><i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i></li> <li><i>NATC-R1 applies to structures within a riparian margin</i></li> </ol>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p>RDIS-1 Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance is not achieved: Non-complying</b></p> <p><b>Where:</b></p> <p>NC-1 Compliance is not achieved with PER-1</p> <p><b>Notification:</b></p> <p><i>An application under RDIS-1 for non-compliance with MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA but may be limited notified.</i></p>

<b>MRZ-R3 Residential unit (including conversion of other buildings to residential units)</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 MRZ-S1 is complied with; <b>and</b></p> <p>PER-2 MRZ-S7 is complied with.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance is not achieved: Non-complying</b></p> <p><b>Where:</b> NC-1 Compliance is not achieved with PER-1</p>
<b>MRZ-R4 Accessory building</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status when compliance is not achieved: Not Applicable</b></p>
<b>MRZ-R5 Minor residential unit</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 There is no more than one minor residential unit per site; <b>and</b></p> <p>PER-2 The minor residential unit does not exceed a gross floor area of 80m<sup>2</sup>; <b>and</b></p> <p>PER-3 Parking and access is achieved from the same entrance as the primary residential unit.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b> RDIS-1 Compliance is not achieved with PER-2 or PER-3</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. whether the minor residential unit fits within its context, taking into account: <ol style="list-style-type: none"> <li>a) the location, size and visual appearance of the minor residential unit so that it appears from the street, or any other public place, as an integrated ancillary part of the principal dwelling; and</li> </ol> </li> </ol>

		<p>b) the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; and</p> <p>c) the convenience of the location of outdoor living space in relation to the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and</p> <p>d) the adequacy of the size and dimensions of the outdoor living space to provide for the amenity value needs of future occupants.</p> <p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>
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<b>MRZ-R6 Boarding house</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 No more than six persons reside at the site.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>

<b>MRZ-R7 Supported residential care</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The maximum occupancy does not exceed nine residents.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>

<b>MRZ-R8 Home business</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 No more than 40m<sup>2</sup> of the gross floor area of all buildings on the site is used for the home business; <b>and</b></p> <p>PER-2 No more than one full time employee or equivalent engaged in the home business resides off-site; <b>and</b></p> <p>PER-3 No more than 20 vehicle movements are generated in a 24 hour period for the combined home business and residential unit; <b>and</b></p> <p>PER-4 Any storage of materials associated with the home business is undertaken within buildings on the site; <b>and</b></p> <p>PER-5 The manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with a home business take place within a building; <b>and</b></p> <p>PER-6 The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: 7:00am-9:00pm Monday to Friday; and 8:00am-7:00pm Saturday, Sunday and public holidays.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 or PER-6</p>

<b>MRZ-R9 Residential visitor accommodation</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1</p>

	<p>The maximum occupancy is five guests per night; <b>and</b></p> <p>PER-2 No more than 20 vehicle movements are generated in a 24 hour period for the combined visitor accommodation and residential unit.</p>	<p>Compliance is not achieved with PER-1 or PER-2</p>
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### MRZ-R10 Educational facility

<p><b>Medium Density Residential Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The activity occurs within a building with a maximum gross floor area of 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-2 The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1 or PER-2</p>
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### MRZ-R11 Medical and health facility

<p><b>Medium Density Residential Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The activity occurs within a building with a maximum gross floor area of 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-2 The hours of operation when the site is open to patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Friday.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1 or PER-2</p>
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<b>MRZ-R12 Papakāika in the Medium Density Residential Zone <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b> PER-1 The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; <b>and</b></p> <p>PER-2 The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

#### RESTRICTED DISCRETIONARY ACTIVITIES

<b>MRZ-R13 Multi-unit developments</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and</li> <li>2. the effect that the increased density has on the visual amenity values and established streetscape character of the area, including the retention of mature trees and landscaping; and</li> <li>3. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and</li> <li>4. the effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure; and</li> <li>5. on-site amenity values, including the ability to provide adequate</li> </ol>	<p><b>Activity status when compliance is not achieved: Not Applicable</b></p>

<p>outdoor living space for all residential units on site; and</p> <p>6. parking and access; safety, efficiency and impacts to on-street parking and neighbours; and</p> <p>7. the extent of impervious surfaces and landscaping.</p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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<b>MRZ-R14 Retirement village</b>		
<b>Medium Density Residential Zone</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and</li> <li>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and</li> <li>3. the effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure; and</li> <li>4. parking and access; safety, efficiency and impacts to on-street parking and neighbours; and</li> <li>5. the extent of impervious surfaces and landscaping.</li> </ol> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p>	<p><b>Activity status when compliance is not achieved: Not Applicable</b></p>

<p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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MRZ-R15 Community facilities		
<p><b>Medium Density Residential Zone</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. building design, siting and external appearance; and</li> <li>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and</li> <li>3. the effect on amenity values of nearby residential properties and public places including outlook, privacy, shading and sense of enclosure; and</li> <li>4. on-site amenity values; and</li> <li>5. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking and neighbours; and</li> <li>6. the extent of impervious surfaces and landscaping; and</li> <li>7. whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; and</li> <li>8. the extent of infrastructure requirements; and</li> <li>9. the extent to which the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to life-safety risk from</li> </ol>	<p><b>Activity status when compliance is not achieved: Not Applicable</b></p>

<p>the effects of natural hazards and climate change.</p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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MRZ-R16 Papakāika in the Residential Zones <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve		
<p><b>Medium Density Residential Zone</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b> PER-1</p> <p>There is a letter of support from all the relevant Kāi Tahu rūnanga that represent mana whenua for the takiwā within which the papakāika is located.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse amenity effects on adjacent properties; and</li> <li>2. any reverse sensitivity effects on adjoining land uses; and</li> <li>3. public health and safety; and</li> <li>4. servicing of the site with water and wastewater, including any cumulative adverse effects; and</li> <li>5. ongoing retention of the land as ancestral land.</li> </ol>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1</p> <p>Compliance is not achieved with PER-1</p>

## DISCRETIONARY ACTIVITIES

<b>MRZ-R17</b> Any activity not otherwise listed as permitted, restricted discretionary or non-complying		
<b>Medium Density Residential Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

## NON-COMPLYING ACTIVITIES

<b>MRZ-R18</b> Industrial activity		
<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>MRZ-R19</b> Commercial activity over 75m <sup>2</sup>		
<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>MRZ-R20</b> Vehicle or boat repair services		
<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>MRZ-R21</b> Hospital		
<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>MRZ-R22</b> Rural industry		
<b>Medium Density</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>Residential Zone</b>		
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<b>MRZ-R23 Primary production</b>		
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<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
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<b>MRZ-R24 Intensive indoor primary production</b>		
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<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
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<b>GRZ-R25 Large format retail activity</b>		
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<b>Medium Density Residential Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
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**MRZ - STANDARDS**

<b>MRZ-S1 Residential site density</b>	
<ol style="list-style-type: none"> <li>1. Site density shall not exceed one residential unit per 150m<sup>2</sup> of net site area, which can be calculated over multiple sites.</li> <li>2. where a site is less than 150m<sup>2</sup>, one residential unit is allowed.</li> <li>3. this rule does not apply to a minor residential unit or residential unit in a retirement village.</li> </ol>	<b>Not Applicable</b>
<b>MRZ-S2 Building coverage</b>	
<ol style="list-style-type: none"> <li>1. Site building coverage shall not exceed 50% of the net site area of any site, except that for papakāika on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve, the maximum building coverage for any site shall be 45%.</li> <li>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation in Clause 1 above.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and</li> <li>2. the effect on established streetscape character and visual amenity of the area; and</li> <li>3. the effect on amenity values of nearby residential properties, including privacy, outlook, shading and sense of enclosure; and</li> <li>4. the ability to provide adequate outdoor living space on the site in terms of dimension, access and orientation.</li> </ol>
<b>MRZ-S3 Minimum landscaped permeable surfaces</b>	
<ol style="list-style-type: none"> <li>1. At least 25% of the total site area shall be planted in grass, vegetation or landscaped with permeable materials.</li> <li>2. Vehicle access and manoeuvring areas shall be assessed as impervious surface areas regardless of their surface covering.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the ability of the development to manage stormwater runoff through site-specific stormwater design; and</li> <li>2. the ability to provide adequate on-site amenity and access to green space; and</li> <li>3. the effect on the established streetscape character and amenity of the area, including the ability to reduce the amount</li> </ol>

	<p>of impermeable surface used and retain green space; and</p> <p>4. whether adequate mitigation of adverse effects can be achieved using landscaping, planting and/or alternative materials.</p>
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**MRZ-S4 Building and structures height**

<ol style="list-style-type: none"> <li>1. All buildings and structures must not exceed a maximum height of 12m measured from ground level.</li> <li>2. Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and</li> <li>2. the effect on established streetscape character and visual amenity of the area; and</li> <li>3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and</li> <li>4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and</li> <li>5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure.</li> </ol>
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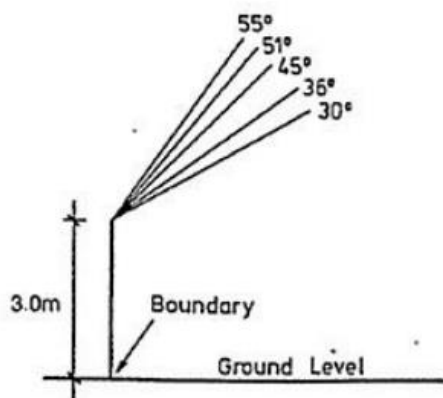
**MRZ-S5 Height in relation to boundary**

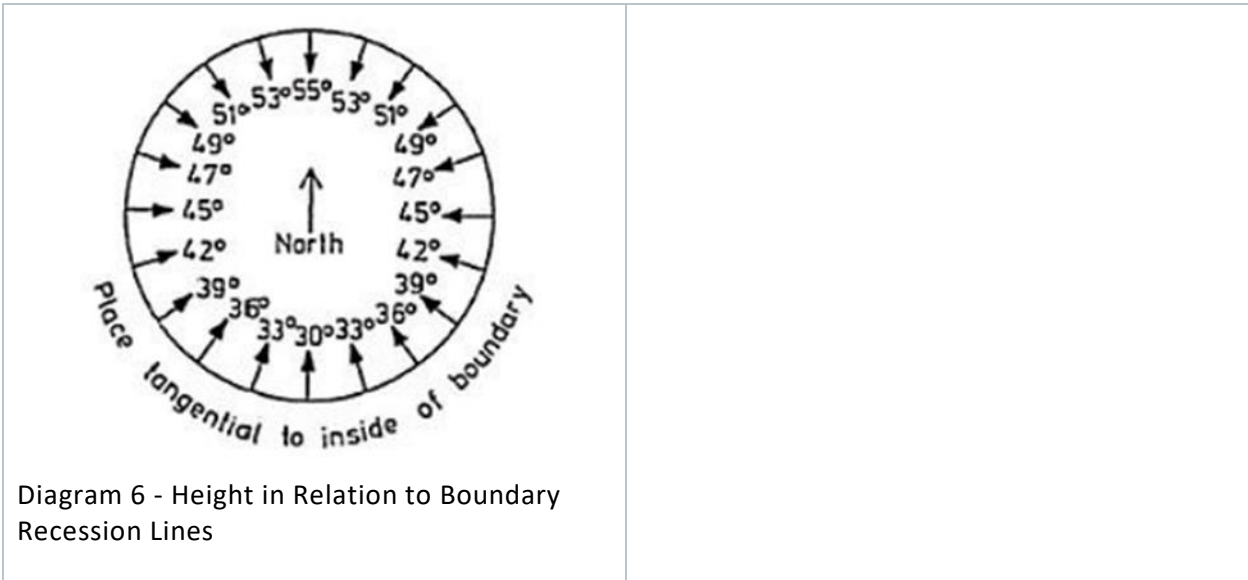
<ol style="list-style-type: none"> <li>1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries.</li> <li>2. Clause 1 does not apply to:             <ol style="list-style-type: none"> <li>a) road boundaries;</li> <li>b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall;</li> <li>c) boundaries abutting an access lot or right of way, in which case the furthest</li> </ol> </li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on established streetscape character and visual amenity of the area; and</li> <li>2. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and</li> <li>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the height of the building or structure.</li> </ol>
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- boundary of the access lot or right of way may be used;
- d) lines, wires or support structures for utilities;
  - e) flagpoles and antennas, other than dish antennas over 1.0m in diameter;
  - f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, and lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3.0m as measured vertically;
  - g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3.0m as measured vertically.
  - h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1.0m in height.

*Note: See Diagram 6 below which demonstrates how the height in relation to boundary recession lines are to be measured.*





**MRZ-S6 Minimum building and structure setbacks**

The minimum setback of any part of a building for an activity shall be:

1. from a road boundary other than a road boundary onto a State Highway: 2.0m;
2. from a road boundary onto a State Highway: 4.5m;
3. from internal boundaries: 1.0m;
4. corner sites (with two or more road boundaries): one setback of 2.0m along a road boundary and setbacks of 1.0m on all other boundaries.

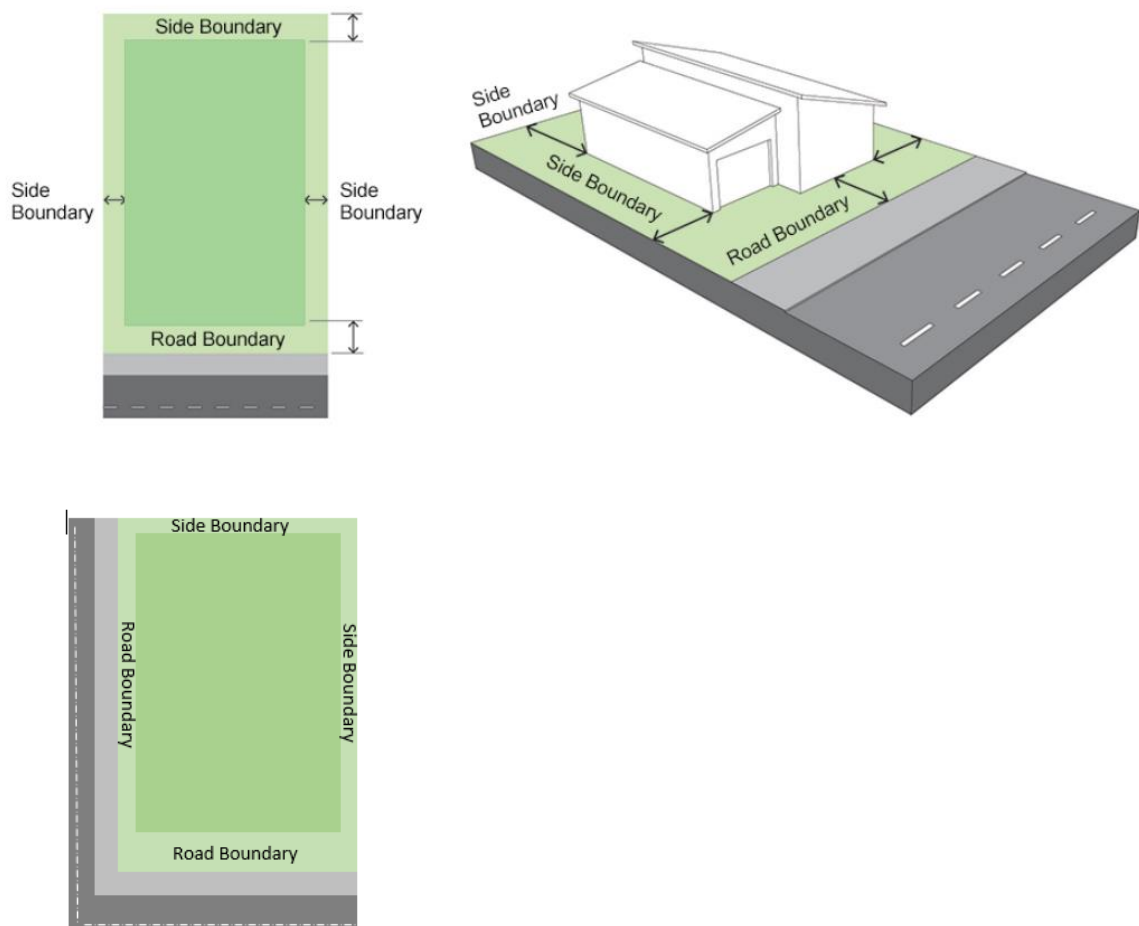
Except that:

5. buildings or structures used to house domestic livestock shall be setback a minimum of 4.5m from all boundaries;
6. any garage and/or car port with a vehicle door or vehicle opening facing the road must be located a minimum of 4.5m from all road boundaries;
7. where a boundary immediately adjoins an access or part of an access, which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the minimum setback shall be 1.0m;
8. where an internal boundary adjoins a Commercial, Industrial, Sport and Active Recreation, Rural or Special Purpose Zone boundary, all habitable buildings shall be

**Matters of discretion are restricted to:**

1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and
5. the effect on pedestrian, cyclist and vehicle safety; and
6. the effects of buildings used for the housing of domestic livestock in terms of noise, odour, flies or vermin on adjoining sites; and
7. the effects of non-residential buildings in terms of noise, odour, dust, glare or vibration on adjoining sites; and
8. the extent to which the effects of permitted non-residential activities, within

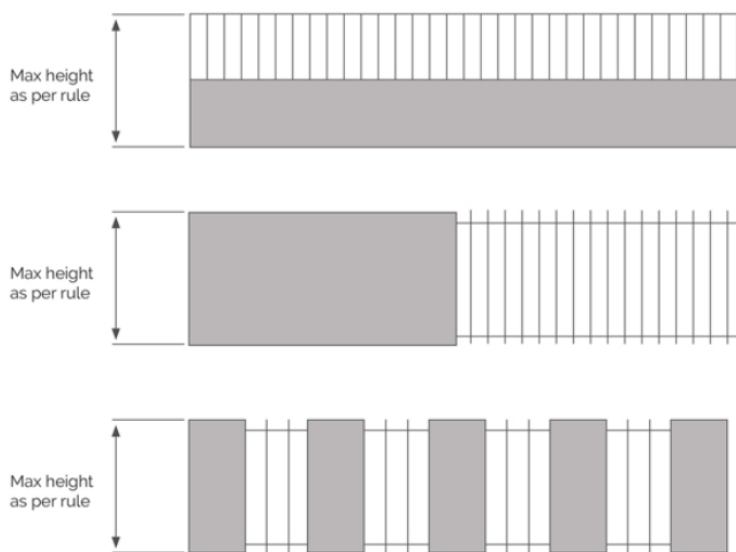
<p>setback from that boundary by a minimum of 4.0m.</p> <p>9. Internal boundary requirements in Clause 2 above do not apply to:</p> <ul style="list-style-type: none"> <li>a) accessory buildings where these are not used for human habitation or the housing of domestic livestock, and the building does not exceed 10.0m in length and does not contain any windows or doors along the boundary elevation.</li> <li>b) buildings that share a common wall along the boundary for the length of that common wall;</li> <li>c) rainwater tanks less than 5,000 litres in capacity.</li> </ul>	<p>an adjoining zone boundary, have on the amenity of the building or structure; and</p> <p>9. the extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and</p> <p>10. whether adequate mitigation of adverse effects can be achieved through screening, planting and/or alternative design.</p>
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**Diagram 7 – Illustration of minimum building setbacks**

<b>MRZ-S7</b> <b>Outdoor living space</b>	
<p>The minimum area of outdoor living space is:</p> <ol style="list-style-type: none"> <li>1. per ground level residential unit: 30m<sup>2</sup>;</li> <li>2. per above ground level residential unit: a balcony of at least 10m<sup>2</sup>;</li> <li>3. per minor residential unit: 20m<sup>2</sup>;</li> <li>4. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the effect on the established streetscape character and visual amenity of the area; and</li> <li>2. the effect on the amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; and</li> <li>3. the ability to provide adequate privacy and outdoor living space for all residential units on site; and</li> <li>4. the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site; and</li> <li>5. the proximity of the residential unit to accessible public open space; and</li> <li>6. any topographical or other site constraints that make compliance with the standard impractical.</li> </ol>
<b>MRZ-S8</b> <b>Designing for safe streets</b>	
<p>Where a site has direct road frontage, any ground level residential unit or minor residential unit facing the road shall:</p> <ol style="list-style-type: none"> <li>1. have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>2. include at least 20% of the front façade in glazing (window or door panels); and</li> <li>3. have a door that is directly visible and accessible from the street.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and</li> <li>2. the effect on established streetscape character and visual amenity of the area; and</li> <li>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and</li> <li>4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and</li> <li>5. the effect on pedestrian, cyclist and vehicle safety.</li> </ol>

MRZ-S9	Frontage fencing
<p>All fencing structures located between a road and the front façade of a ground level building or within 2.0m of a boundary with a public reserve, walkway or cycleway shall:</p> <ol style="list-style-type: none"> <li>1. be no higher than 1.2m; and</li> <li>2. fencing over 0.9m in height shall be at least 45% visually permeable; except</li> <li>3. on any arterial road, a solid fence can be constructed to a maximum height of 2m.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the building design, siting and external appearance; is in accordance with the Medium Density Residential Design Guidelines and</li> <li>2. the effect on established streetscape character and visual amenity of the area; and</li> <li>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and</li> <li>4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and</li> <li>5. the effect on pedestrian, cyclist and vehicle safety.</li> </ol>



**Diagram 8 – Examples of Visually Permeable Fencing**

MRZ-S10	Outdoor storage
<ol style="list-style-type: none"> <li>1. No outdoor storage shall:               <ol style="list-style-type: none"> <li>a) exceed 14m<sup>2</sup> in area on any one site; and</li> <li>b) be stored for eight, or more, consecutive weeks in any 12 month period; and</li> </ol> </li> </ol>	<p><b>Not Applicable</b></p>

<p>c) be visible from an adjoining property or a road.</p> <p>2. Except where all of the outdoor storage:</p> <p>a) cannot be seen from a public place and surrounding properties; and/or</p> <p>b) is screened by a continuous wall, fence, or landscaping, or a combination of all three, so that the outdoor storage is not visible from a public place and surrounding properties.</p>	
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