

Medium-density Residential Zone (MDR)

Overview

The Medium-density Residential Zone (MDR) provides predominantly for residential development within the Urban Area of Whangarei. The MDR provides for traditional suburban densities and housing forms, and is characterised by one to two storey stand-alone (detached) residential units on larger properties, consistent with an urban, medium density character. Over time, it is anticipated that the MDR will experience minimal, incremental and low impact change.

Commercial activities are discouraged in the MDR. However, some opportunities are provided for non-residential activities such as retail activities, commercial services, community activities and visitor accommodation, while ensuring that residential amenity and character are not compromised and that activities are sympathetic to the surrounding residential context.

Objectives

MDR-O1 – Density	Subdivision and development are consistent with the medium density built environment and are compatible with the amenity levels of medium density residential development.
MDR-O2 – Housing Variety	Provide for a range of allotment sizes and densities and low impact, minor residential units to provide for affordable, diverse and multi-generational living.
MDR-O3 – Amenity	Subdivision and development provide quality residential amenity for residents, adjoining sites and the street.
MDR-O4 – Non-Residential Activities	Residential activities remain the dominant activity in MDR and any non-residential activities are compatible with residential amenity.

Policies

MDR-P1 – Density and Character	To achieve a medium density urban built character by: <ol style="list-style-type: none"> 1. Managing the number of households that can be accommodated on each site. 2. Managing the height, bulk and form of development. 3. Requiring sufficient outdoor living space and landscaping within each site. 4. Enabling residential development on sites of an appropriate size and shape.
MDR-P2 – Development Scale and Design	To ensure that the physical scale and design of development is sympathetic to the form and scale of existing housing, so that change is

Medium-density Residential Zone (MDR)

	managed and adverse effects in terms of dominance, intrusion of privacy and shading are minimised.
MDR-P3 – On-Site Amenity	To require residential activities to achieve appropriate levels of on-site amenity by providing: <ol style="list-style-type: none"> 1. Useable private outdoor living courts. 2. Sufficient access to sunlight throughout the year. 3. Adequate space to accommodate typical residential living requirements.
MDR-P4 – Outdoor Living Courts	To provide for development that infringes minimum outdoor living court and sunlight access requirements only where the development is designed to minimise impacts on on-site amenity, including through communal outdoor living spaces.
MDR-P5 – Adjacent Properties	To mitigate adverse amenity effects on adjacent properties by sensitively designing residential development to: <ol style="list-style-type: none"> 1. Manage the intrusion of privacy and the extent of building dominance on adjacent residential units and outdoor living spaces. 2. Minimise the degree of overshadowing to any adjoining site or residential unit.
MDR-P6 – Residential Amenity and Character	To manage adverse effects on residential amenity and character by requiring developments to have regard to the way the development: <ol style="list-style-type: none"> 1. Provides street activation through connection between front doors and the street. 2. Provides landscaping that enhances on-site and local residential amenity, with particular regard to site frontage. 3. Avoids large continuous building facades or walls that are not articulated or broken down into smaller elements. 4. Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts. 5. Provides an active interface to open space onto which it fronts. 6. Is sympathetic to other buildings in the vicinity, having regard to: <ol style="list-style-type: none"> a. Building materials and external appearance. b. Glazing treatment. c. Building bulk, scale and symmetry.
MDR-P7 – Impervious Areas	To restrict impervious areas within sites in order to: <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Protect and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.

Medium-density Residential Zone (MDR)

<p>MDR-P8 – Supported Residential Care and Retirement Village Premises</p>	<p>To enable a range of appropriate residential activities by providing for supported residential care and retirement village premises where they are designed, located and managed to:</p> <ol style="list-style-type: none"> 1. Provide a high level of amenity for residents. 2. Ensure any adverse effects on surrounding Living and Green Space Zones are avoided. 3. Maintain the existing residential character of the surrounding environment. 4. Avoid, remedy or mitigate any adverse effects on infrastructure, including the transport network.
<p>MDR-P9 – Non-Residential Activities</p>	<p>To only enable non-residential activities where they:</p> <ol style="list-style-type: none"> 1. Will not detract from the vitality and viability of Business Zones. 2. Are complementary in design, scale, nature and intensity to the residential context. 3. Avoid, remedy or mitigate adverse effects on residential amenity values such as noise, traffic, parking, lighting, glare and visual impact.
<p>MDR-P10 – Comprehensive Design</p>	<p>To encourage subdivision and landuse proposals to be undertaken concurrently as part of a comprehensive design process.</p>
<p>MDR-P11 – Subdivision</p>	<p>To promote good design and layout of subdivision which achieves the following:</p> <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow adequate sunlight to outdoor living spaces, and to provide adequate on-site amenity and privacy. 2. Where possible, lots are located so that they over-look and front roads and open spaces. 3. The creation of multiple rear site is limited, and where practicable avoided. 4. A permeable street network where the use of cul-de-sacs is limited. 5. Connections within a development, and between developments and the public realm, are maximised. 6. Opportunities for connections to public open space, services and facilities in the neighbourhood are identified and created.
<p>MDR-P12 – Density</p>	<p>To provide a range of site sizes and densities while protecting residential character and amenity by considering increased residential density where:</p> <ol style="list-style-type: none"> 1. A mixture of housing typologies, including low-cost options, is provided. 2. The location is supportive of pedestrians, cyclists and public transport. 3. The area is in proximity to the City Centre, Mixed-use, Local Commercial or Neighbourhood Commercial Zone.

Rules

Medium-density Residential Zone (MDR)

MDR-R1	Any Activity Not Otherwise Listed in This Chapter	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 		
MDR-R2	Building Height	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 8m. 		<p>Activity Status when compliance not achieved: D</p>
MDR-R3	Building Setbacks	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any habitable room of a building is set back at least: <ol style="list-style-type: none"> a. 4.5m from the road boundary. b. 3m from side and rear boundaries, allowing for one 1.5m setback. 2. Any non-habitable building or non-habitable room of a building is set back at least: <ol style="list-style-type: none"> a. 4.5m from the road boundary. b. 1.5m from any other boundary, allowing for a nil setback for a maximum building length of 7.5m on any single boundary for a maximum total building length of 10.5m on all boundaries. c. 2.5m from a habitable room on any other site. 3. Any building is set back at least 27m from Mean High Water Springs or the top of the bank of any river that has a 		<p>Activity Status when compliance not achieved: D</p>

Medium-density Residential Zone (MDR)

width exceeding 3m (excluding bridges, culverts and fences).

MDR-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> No part of a building exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and any side or rear boundary. <p><i>Compliance Standard:</i></p> <ol style="list-style-type: none"> <i>Measurements for this rule can be taken from the furthest boundary when adjoining an access lot/access leg.</i> 	<p>Activity Status when compliance not achieved: D</p>
MDR-R5	Outdoor Living Court	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Every principal residential unit: <ol style="list-style-type: none"> With one or more habitable rooms at ground floor level provides an outdoor living court of at least 20m² and at least 4m depth. With all habitable rooms above ground floor provides an outdoor living court of at least 10m² and at least 2.4m depth. Every minor residential unit: <ol style="list-style-type: none"> With one or more habitable rooms at ground floor level provides an outdoor living court of at least 20m² and at least 4m depth. With all habitable rooms above ground floor provides an outdoor 	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Appropriate privacy and amenity of the occupants on-site. Sufficient sunlight access to outdoor living spaces within the site. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. <p>Notification:</p> <p>Any restricted discretionary activity under MDR-R5 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>

Medium-density Residential Zone (MDR)

living court of at least 6m² and at least 1.8m depth.

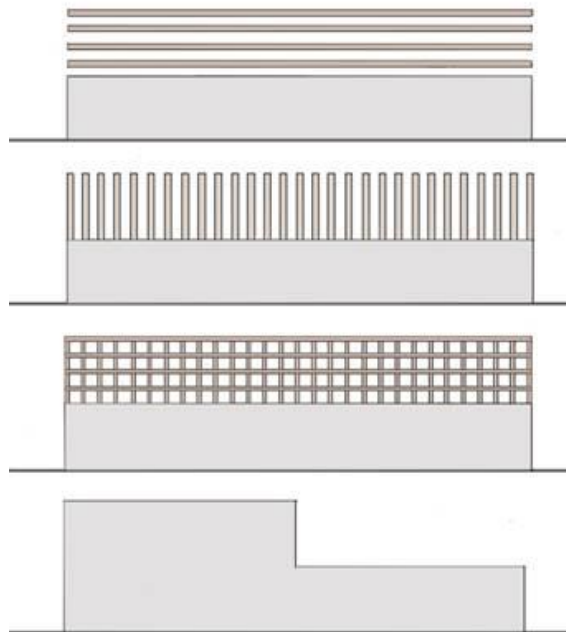
3. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under MDR-R5.1-2.

MDR-R6	Impervious Areas	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 60% of the net site area. 2. The impervious area is set back at least 5m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>
MDR-R7	Landscaping	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. At least 30% of the net site area is in landscaping. 	<p>Activity Status when compliance not achieved: D</p>
MDR-R8	Fences	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any fence has a maximum height of 2m. 2. Any fence within 3m of a road boundary is at least 50% visually permeable for any portion above 1m high. 3. Any fence along a boundary shared with a Green Space Zone is at least 	<p>Activity Status when compliance not achieved: D</p>

Medium-density Residential Zone (MDR)

- 50% visually permeable for any portion above 1.5m high.
- Fencing is not fortified with barbed wire, broken glass or any form of electrification except for stock exclusion purposes where abutting the Rural Production Zone.

Figure 1: Examples of fences solid up to 1m and 50% visually permeable between 1m and 2m high



MDR-R9 Car Parking

Activity Status: P

Where:

- Any car parking spaces are located at least 2m from any road boundary.

Activity Status when compliance not achieved: D

MDR-R10 Outdoor Areas of Storage or Stockpiles

Activity Status: P

Where:

- Any outdoor area of storage or stockpile:

Activity Status when compliance not achieved: D

Medium-density Residential Zone (MDR)

- a. Complies with rules MDR-R2 – R4.
- b. Is screened from view from public places and surrounding sites.

MDR-R11	Supported Residential Care	
MDR-R12	Retirement Village Premises	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity generates less than 25 traffic movements per day, per site. 	<p>Activity Status when compliance not achieved: D</p>
MDR-R13	Principal Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 principal residential unit per 450m² net site area provided that one principal residential unit is permitted on a site of any size. 2. The principal residential unit is separated by at least 3m from any other detached residential unit (excluding any ancillary minor residential unit). 3. The principal residential unit is separated by at least 6m from any other detached residential unit where there is an outdoor living court between the residential units (excluding any ancillary minor residential unit). 	<p>Activity Status when compliance not achieved: D</p> <p><i>Note: Any application shall comply with information requirement MDR-REQ1.</i></p>
MDR-R14	Minor Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 minor residential unit per principal residential unit on the site. 	<p>Activity Status when compliance not achieved: D</p> <p><i>Note: Any application shall comply with information requirement MDR-REQ1.</i></p>

Medium-density Residential Zone (MDR)

2. The nearest distance between the minor residential unit and the principal residential unit (excluding any accessory buildings) does not exceed 15m.
3. The maximum GFA of the minor residential unit (including decking and garage areas) is 90m².

MDR-R15	Retail Activity	
MDR-R16	Commercial Services	
MDR-R17	Food and Beverage Activity	
MDR-R18	Care Centre	
MDR-R19	Visitor Accommodation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is ancillary to a residential unit on the site. 2. The principal operator of the activity is a permanent resident on the site. 3. The activity does not include, before 8am or after 6pm on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 4. The activity generates less than 20 traffic movements per day, per site. 5. There is no car parking between the residential unit and the road. 6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site. 8. The total area of signage is less than 0.25m², per site. 9. There is no illuminated or moving signage. 	<p>Activity Status when compliance with up to two of the rules is not achieved: D</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with rules MDR-R15 – R19.1 – 3 is not achieved: NC</p> <p>Notification:</p> <p>Any non-complying land use activity in the MDR must be publicly notified.</p>

Medium-density Residential Zone (MDR)

10. No more than 6 tariff-paid visitors are staying on-site at any one time.
11. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth.

MDR-R20	Multi Unit Development	
	<p>Activity Status: RD</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity meets Rules MDR-R2 – R4. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight access to outdoor living spaces and habitable rooms within the site. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 4. The suitability of the particular area for increased residential density, including: <ol style="list-style-type: none"> a. The availability and accessibility of open space, public amenities and commercial activities in proximity. b. Capacity and availability of infrastructure. c. Road access and effects on transport, including availability of public and/or active transport options. <p>Notification:</p> <p>Any restricted discretionary activity under MDR-R20 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances</p>	<p>Activity Status when compliance not achieved: D</p>

Medium-density Residential Zone (MDR)

exist under section 95A(4) of the Resource Management Act 1991.

Note: Any application shall comply with information requirement MDR-REQ1.

MDR-R21 Place of Assembly

MDR-R22 Emergency Services

Activity Status: D

MDR-R23 Entertainment Facilities

MDR-R24 Service Stations

MDR-R25 Funeral Home

MDR-R26 Recreational Facilities

MDR-R27 Educational Facilities

MDR-R28 Hospital

MDR-R29 Farming

Activity Status: NC

Notification:

Any non-complying land use activity within the MDR must be publicly notified.

MDR-R30 Plantation Forestry

MDR-R31 Intensive Livestock Farming

MDR-R32 Farm Quarrying

MDR-R33 Seasonal Activity

MDR-R34 Industrial Activities

Activity Status: Pr

Medium-density Residential Zone (MDR)

MDR-REQ1 Information Requirement

1. All applications for resource consent pursuant to MDR-R13.1, MDR-R14 or MDR-R20 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
 - a. An analysis of the site in relation to its context, including:
 - i. The character and scale of surrounding development including any cultural or historic heritage features.
 - ii. The landform and topography of the site and surrounding environment.
 - iii. The ecology and habitat of the site and surrounding environment.
 - b. An assessment of how the proposal is consistent with best practice urban design, including:
 - i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
 - ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
 - iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
 - c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.

Note:

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangarei District Council's Urban Design Guidelines.*