

Medium Density Residential Zone (MRZ)

Issues

The Medium Density Residential Zone (MRZ) provides predominantly for medium density residential development in urban areas with few constraints and that are within easy walking distance to public open space and commercial centres. Over the foreseeable future, while traditional single [residential unit](#) properties will likely remain a dominant feature within the Medium Density Residential Zone, the zone is anticipated to provide for a greater range of housing choices and improved affordability, with an increasing prevalence of housing typologies such as low-rise apartments, walk-ups, terrace housing, semi-detached housing and detached townhouses on smaller sections.

While it is recognised that more intensive residential development has the potential to generate adverse [effects](#) on established residential [environments](#), it can and should be well designed so that the layout and scale of housing complements established neighbourhoods. However, care has been taken not to set development controls at such a level that the feasibility of development may be unduly compromised.

It is expected that any changes to existing amenity levels resulting from further residential intensification will be gradual. Such changes will be off-set by advantages gained from increased neighbourhood activity and vitality, better population support for commercial centres, an emphasis on good quality urban design, a greater range of housing options, better utilisation of existing public facilities and [infrastructure](#), and reduced urban sprawl.

[Commercial activities](#) are discouraged in the Medium Density Residential Zone. However, some opportunities are provided for non-residential activities such as [community activities](#), [visitor accommodation](#) and [retail activities](#), while ensuring that residential amenity and character are not compromised and that the activity is sympathetic to the surrounding residential context.

Objectives

MRZ-O1 – Density	Subdivision and development are consistent with the planned medium density built environment and are compatible with the amenity levels of medium density residential development.
MRZ-O2 – Housing Capacity	Increase housing capacity, intensity and variety.
MRZ-O3 – Amenity	Subdivision and development provide quality residential amenity for residents, adjoining sites and the street while acknowledging the potential for reduced on-site amenity due to increased building scale and density.
MRZ-O4 – Non-Residential Activities	Residential activities remain the dominant activity in the Medium Density Residential Zone and any non-residential activities are compatible with residential amenity.

Policies

MRZ-P1 – Residential Activities	To recognise and provide for the diverse accommodation needs of the community by: <ol style="list-style-type: none"> 1. Allowing for decreased outdoor living space and landscaping provided that public open space is conveniently accessible.
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	<p>2. Enabling a variety of medium density housing types including apartments, terrace housing, semi-detached townhouses, compact detached townhouses and multi unit developments.</p>
MRZ-P2 – On-Site Amenity	<p>To require residential activities to achieve good levels of on-site amenity by providing:</p> <ol style="list-style-type: none"> 1. Useable outdoor living courts. 2. Sufficient access to sunlight throughout the year. 3. Adequate space to accommodate typical residential living requirements.
MRZ-P3 – Outdoor Living Courts	<p>To provide for development that infringes minimum outdoor living court and sunlight access requirements where the development is designed to minimise impacts on on-site amenity, including through access to communal outdoor living space.</p>
MRZ-P4 – Adjacent Properties	<p>To mitigate adverse amenity effects on adjacent properties by sensitively designing development to:</p> <ol style="list-style-type: none"> 1. Manage the intrusion of privacy and the extent of building dominance on adjoining residential units and areas of outdoor amenity. 2. Minimise the degree of overshadowing or obstruction of sunlight penetration to any adjoining site or residential unit.
MRZ-P5 – Residential Amenity and Character	<p>To manage adverse effects on residential amenity and character by requiring new developments to have regard to the way the development:</p> <ol style="list-style-type: none"> 1. Provides street activation through connection between front doors and the street. 2. Provides landscaping and planting that enhances on-site and local residential amenity, with particular regard to site frontage. 3. Minimises large monotonous building facades and walls that do not include design variation or are not 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 and Recreation Zones on to which it fronts. 6. Is sympathetic to other buildings in the vicinity, having regard to bulk, scale and symmetry.
MRZ-P6 – Impervious Areas	<p>To restrict impervious areas within sites in order to:</p> <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Maintain and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.
MRZ-P7 – Supported Residential Care and Retirement Villages	<p>To enable a range of appropriate residential activities by providing for supported residential care and retirement villages 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 Residential and Open Space and Recreation Zones are minimised. 3. Maintain the residential character of the surrounding environment.

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	4. Avoid, remedy or mitigate any adverse effects on infrastructure , including the transport network.
MRZ-P8 – Non-Residential Activities	To only enable non-residential activities where they: <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.
MRZ-P9 – Comprehensive Design	To encourage subdivision and land use proposals to be undertaken concurrently as part of a comprehensive design process.
MRZ-P10 – Subdivision	To promote design and layout of subdivision which achieves the following: <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and to provide appropriate 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 sites is limited, and where practicable avoided. 4. A permeable street network where the use of cul-de-sacs is limited. 5. Pedestrian and vehicular 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.

Rules

MRZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: Permitted</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. 	
MRZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> 1. Minor buildings are exempt from rules MRZ-R3 – R5 and R8. 	
MRZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height and major structure height is 11m above ground level, except that 50% of a building's roof in elevation, measured 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matter of discretion:</p> <ol style="list-style-type: none"> 1. Effects on amenity of adjoining sites. 2. The extent to which visual dominance effects are minimised.

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vertically from the junction between wall and roof, may exceed this [height](#) by 1m where the entire roof slopes 15 degrees or more.

MRZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings and major structures are set back at least: <ol style="list-style-type: none"> a. 2m from road boundaries. b. 20m 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). 2. Habitable rooms of a building are set back at least 1.5m from side and rear boundaries, except where a common wall between two buildings on adjacent sites is proposed. 3. All non-habitable major structures and buildings, and non-habitable rooms of buildings, are set back at least: <ol style="list-style-type: none"> a. 1.5m from side and rear boundaries, allowing for a 0m setback for a maximum length of 7.5m on any single boundary and a maximum total length of 10.5m on all boundaries. b. 2.5m from a habitable room on any other site. 	<p>Activity Status when compliance not achieved with MRZ-R4.1(a), R4.2 or R4.3: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. Effects of shading and visual dominance on adjoining properties. 3. Effects on the streetscape character of the area. 4. Effects on the safety and efficiency of the transport network. 5. The potential to establish an esplanade reserve. 6. Impacts on the amenity of any adjacent public walkway. <p>Activity Status when compliance not achieved with MRZ-R4.1(b): Restricted Discretionary</p> <ol style="list-style-type: none"> 7. The effectiveness of the proposed method for controlling stormwater runoff. 8. That the proposal will maintain and enhance the amenity values of the area. 9. That esplanade areas and waterfront walkways are appropriately safeguarded.

MRZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings and major structures do not: <ol style="list-style-type: none"> a. Result in an existing residential unit on a separate MRZ site no longer being able to comply with MRZ-R5.2 or MRZ-R15.2. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p>

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- b. Increase the degree of infringement for an existing residential unit.
2. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any side or rear boundary, except where:
 - a. Any parts of the buildings or major structures are within 20m of the site frontage; and:
 - i. Do not exceed a height of 3.6m above ground level where they are 1.5m or less from side and rear boundaries adjoining the MRZ; and
 - ii. Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining and adjacent properties.

Compliance Standards:

1. *MRZ-R5.2 does not apply where a common wall between two buildings on adjacent sites is proposed.*
2. *Measurements for MRZ-R5.2 can be taken from the furthest boundary when adjoining an access lot/access leg.*
3. *MRZ-R5.2 does not apply to any boundary adjoining a road or Business Zone.*
4. *A gable end, dormer or roof may exceed the height in relation to boundary where that portion exceeding the height in relation to boundary is:

 - a. *No greater than 1.5m² in area and no greater than 1m in height; and*
 - b. *No greater than 2.5m cumulatively in length measured along the edge of the roof.**
5. *No more than two gable ends, dormers or portions of roof may exceed the height in relation to boundary on any single site boundary.*

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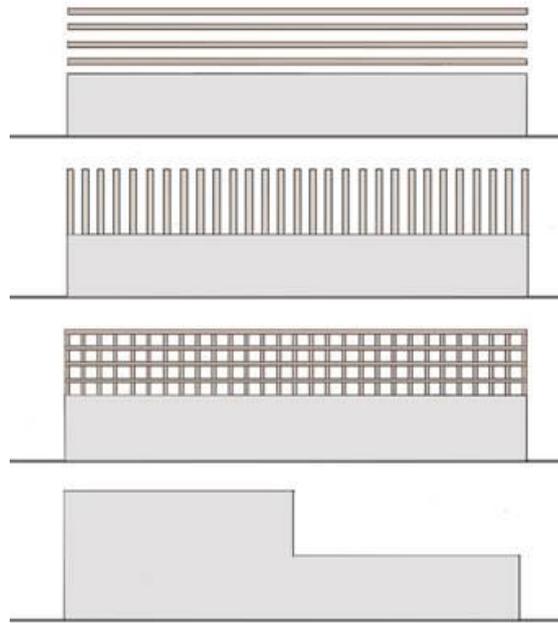
MRZ-R6	Outdoor Living Court	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every <u>residential unit</u>: <ol style="list-style-type: none"> a. With one or more <u>habitable rooms</u> at ground floor level provides an <u>outdoor living court</u> of at least 20m² and at least 4m depth. b. With all <u>habitable rooms</u> above ground floor with 1 bedroom provides an <u>outdoor living court</u> of at least 4m² and at least 1.5m depth. c. With all <u>habitable rooms</u> above ground floor, with 2 or more bedrooms provides an <u>outdoor living court</u> of at least 8m² and at least 2.4m depth. 2. The <u>outdoor living court</u> 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 MRZ-R6.1. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight <u>access</u> to outdoor areas and <u>habitable rooms</u> within the <u>site</u>. 3. The proximity of the <u>site</u> to communal or public open space that has the potential to mitigate any lack of private <u>outdoor living space</u>. <p>Notification:</p> <p>Any restricted discretionary activity under MRZ-R6 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 <u>Act</u> 1991.</p>
MRZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The <u>impervious area</u> within the <u>site</u> does not exceed 65% of the <u>net site area</u>. 2. The <u>impervious area</u> is set back at least 5m from Mean High Water Springs and the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The effectiveness of the proposed method for controlling <u>stormwater</u> runoff. 2. That the proposal will maintain and enhance the <u>amenity values</u> of the area. 3. That esplanade areas and waterfront walkways are appropriately safeguarded.

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MRZ-R8	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum cumulative building and major structure coverage is 45% of the net site area. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality. The outlook and privacy of adjoining and adjacent properties. Visual dominance of buildings and major structures.
MRZ-R9	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The fence has a maximum height of 2m above ground level. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1m high. Fencing along a boundary shared with Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high. The fence is not fortified with barbed wire, broken glass or any form of electrification. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects of shading and visual dominance on adjoining properties. Urban design and passive surveillance. Effects on streetscape character and amenity. Health and safety effects.

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



MRZ-R10	Garages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Ground floor garage which faces the street occupies less than 40% of the site frontage. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on streetscape character of the area. 2. Effects on urban design and passive surveillance.
MRZ-R11	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Formed car parking spaces (excluding garages) are located at least 2m from any road boundary, excluding any on-street car parking. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on the safety and efficiency of the transport network. 2. Effects on pedestrian and cyclist safety and navigability. 3. Effects on streetscape character and amenity.

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MRZ-R12	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of storage or stockpile: <ol style="list-style-type: none"> Complies with rules MRZ-R3. Complies with rules MRZ-R4 – R5 and R8. Is screened from view from adjacent public places and surrounding sites, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from [operative date]. 	<p>Activity Status when compliance with MRZ-R12.1(b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects in relation to dust and odour. Visual amenity effects. The matters of discretion in MRZ-R4 – R5 and R8. <p>Activity Status when compliance with MRZ-R12.1(a) not achieved: Discretionary</p>
MRZ-R13	Supported Residential Care	
MRZ-R14	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity generates less than 25 traffic movements per site, per day. 	<p>Activity Status when compliance not achieved: Discretionary</p>
MRZ-R15	Principal Residential Unit	
MRZ-R16	Minor Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Every principal residential unit provides a net floor area of at least: <ol style="list-style-type: none"> For 1 bedroom – 45m² For 2 bedrooms – 70m² For 3 bedrooms – 90m² Every residential unit provides a living area that can receive direct sunlight for at least 5 hours on the winter solstice. There is a separation distance of at least 6m from any window in a habitable room to a window of a habitable room in a separate residential unit (excluding any ancillary minor residential unit) where there is a direct line of sight between the windows. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site. <p>Notification:</p> <p>Any restricted discretionary activity under MRZ-R15 – R16.1 – 2 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>

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MRZ-R17	Retail Activity	
MRZ-R18	Commercial Services	
MRZ-R19	Food and Beverage Activity	
MRZ-R20	Care Centre	
MRZ-R21	Visitor Accommodation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an ancillary activity 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 08:00 or after 18:00 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 site, 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 gross floor area 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. 10. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth. 	<p>Activity Status when compliance with up to two of the rules MRZ-R17 – R21.4 – 10 is not achieved: Discretionary</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules MRZ-R17 – R21.1 – 3 is not achieved: Non-Complying</p>
MRZ-R22	Multi Unit Development	
	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity meets Rules MRZ-R3 – R7, R9 – R11, R15 and R16. 	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note:</i></p>

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Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site and that of adjoining [sites](#).
2. Sufficient sunlight [access to outdoor living space](#) 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. [Building](#) bulk, scale and symmetry.
5. The suitability of the particular area for increased residential density, including:
 - 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 [active transport](#) options.

1. *Any application shall comply with information requirement MRZ-REQ1*

Notification:

Any restricted discretionary activity under MRZ-R22 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.

Note:

1. *Any application shall comply with information requirement MRZ-REQ1.*

MRZ-R23	Place of Assembly
MRZ-R24	Emergency Services
MRZ-R25	Educational Facilities
Activity Status: Discretionary	
Where:	
<ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 	
MRZ-R26	Entertainment Facilities
MRZ-R27	Service Stations

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MRZ-R28	Funeral Home
MRZ-R29	Recreational Facilities
MRZ-R30	Hospital
MRZ-R31	General Commercial
MRZ-R32	General Community
<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>	

MRZ-R33	Rural Production Activity
MRZ-R34	Industrial Activities
<p>Activity Status: Prohibited</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>	

MRZ-REQ1	Information Requirement – Urban Design and Density
<p>1. All applications for resource consent pursuant to MRZ-R22 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:</p> <p>a. An analysis of the site in relation to its context, including:</p> <ol style="list-style-type: none"> The key characteristics of the local area including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, that detract from the area. The landform and topography of the site and surrounding environment. The ecology and habitat of the site and surrounding environment. Access to public and active transport infrastructure. <p>b. An assessment of how the proposal contributes to the planned medium density environment of the area, complements the established neighbourhood and is consistent with best practice urban design, including:</p> <ol style="list-style-type: none"> Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites. Any proposed measures to incorporate Māori design elements. Any proposed measures to facilitate active and public transport. 	

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- c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
- d. Any consultation undertaken with [mana whenua](#) and a summary of the results of that consultation.

Note:

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

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PREC2 – Western Hills Drive Precinct (WHDP)

Issues

The Western Hills Drive Precinct enable small-scale [commercial services](#) to operate within a portion of the Medium Density Residential Zone on Western Hills Drive. The precinct recognises the [environment](#) is suitable for small-scale [commercial services](#).

Objectives

PREC2-O1 – Appropriate Activities	Enable small-scale commercial services which are compatible with the amenity of the surrounding environment .
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Policies

PREC2-P1 – Commercial Services	To enable the establishment and operation of commercial service activities.
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PREC-P2 – Character and Amenity	To maintain and enhance amenity by: <ol style="list-style-type: none"> 1. Providing landscaping on boundaries that adjoin Residential and Open Space and Recreation Zones. 2. Limiting the scale of buildings for commercial service activities to a scale that is compatible with that of nearby residential buildings. 3. Limiting the hours of operation.
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Rules

PREC2-R1 Commercial Services

Activity Status: Permitted

1. The activity is a primary activity or [ancillary activity](#).
2. All [site](#) boundaries which are adjoining a Residential or [Open Space and Recreation Zone](#) are planted with trees or shrubs to a minimum [height](#) of 1.8m above [ground level](#) and a minimum depth of 1m, except within 5m or a [road boundary](#) where the maximum [height](#) is 1.2m above [ground level](#).
3. The activity does not include, before 08:00 or after 18:00 on any [day](#), the operation of machinery, receiving customers or the loading or unloading of vehicles.
4. The maximum gross floor area of the activity is 200m².

Activity Status when compliance not achieved:
Discretionary