

MRZ - Medium Density Residential Zone

This chapter contains provisions that have immediate legal effect. They are identified with a

to the right hand side of the provision. For MRZ-R1 and the density standards they are identified with a


and also shown highlighted. Those which are not highlighted do not have immediate legal effect.

Except that:

- In accordance with s86BA(1)(c)(ii) of the RMA the provisions identified with a
 - do not have immediate legal effect in relation to sites to which the following provisions apply (as those sites are subject to a qualifying matter). For these sites the rules and standards of the Operative District Plan will apply until the Proposed District Plan including Variation 1 has legal effect:
 - NATC-R1
 - CE-R8
 - ECO-R5
 - SASM-R4
 - HH-R7
 - HH-R8
 - NFL-R3
 - NFL-R4
 - NFL-R7
 - MRZ-S2-1.c
 - MRZ-S2-1.d
 - MRZ-S2-1.e
 - MRZ-S2-1.f
 - MRZ-S2-1.g
 - MRZ-S2-1.h
 - MRZ-S3-1.c.i
 - MRZ-S3-1.d.i
 - MRZ-S3-1.e.i
 - MRZ-S5-2
 - MRZ-R16
 - MRZ-S2-1.c, MRZ-S2-1.f and MRZ-S3-1.d listed above, apply to qualifying matter areas within the MRZ - Residential Intensification Precinct. Although all of these provisions provide for the same or a more permissive level of development as the Medium Density Residential Standards, as they apply to qualifying matter areas these provisions will not take immediate legal effect.
- In accordance with s86BA(1)(c)(i) of the RMA the provisions identified with a
 - do not have immediate legal effect where they relate to a new residential zone proposed as part of Variation 1 (as shown on the planning maps). For these areas the rules and standards of the Operative District Plan will apply until the Proposed District Plan including Variation 1 has legal effect.
- In accordance with s86BA(4) the following provisions identified with a

do not have immediate legal effect because they provide for more lenient density standards than those set out in Part 2 of Schedule 3A. The Medium Density Residential Standards set out in Part 2, of Schedule 3A of the RMA will apply until these provisions have legal effect. They are also shown highlighted for ease of identification:

- MRZ-S2-1.b
- MRZ-S3-1.b.i
- MRZ-S3-1.b.ii
- MRZ-S5-1 (in part)
- MRZ-S7-3
- MRZ-S9-2
- In accordance with s86BA(4) the exemptions listed in the provisions identified with a

 do not have immediate legal effect because they provide for more lenient density standards than those set out in Part 2 of Schedule 3A. The Medium Density Residential Standards set out in Part 2, of Schedule 3A of the RMA will apply until these provisions have legal effect. They are also shown highlighted for ease of identification.

The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a moderate concentration and bulk of buildings, a range of dwelling typologies, and other compatible activities.

The objectives and policies in the RESZ - General Objectives and Policies for all Residential Zones chapter and the provisions in this chapter provide the framework for managing the effects of use and development and ensuring a built environment that provides for the health and well-being of people and communities residing in the Zone, consistent with its planned urban built environment.

Compared to the Medium Density Residential Zone, the MRZ - Residential Intensification Precinct has been identified as being suitable to accommodate a higher density of residential development, subject to scale and design. This Precinct is in areas that are within a walkable catchment of a Local Centre Zone and are supported by a well-functioning urban environment, including high levels of accessibility to primary schools, shops and services, and local parks.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters. See How the District Plan works for more information.

Objective

MRZ-O1 Planned urban built environment of the Medium Density Residential Zone

The planned urban built environment in the Medium Density Residential Zone is characterised by:

1. A planned built form of predominantly three-storey buildings, which is integrated into public and private open space;

2. Good quality on-site and off-site residential amenity that provides for the health and well-being of people residing in the Medium Density Residential Zone; and
3. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.

MRZ- PREC0 2-O1 Planned urban built environment of the MRZ - Residential Intensification Precinct

The planned urban built environment in the MRZ - Residential Intensification Precinct is characterised by:

1. A planned built form of terraced housing and apartments buildings, which are predominantly four and five storeys in height;
2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone; and
3. A quality built environment that provides for the health and well-being of people residing in the Precinct.

MRZ- PREC0 2-O2 Managing scale of development at MRZ - Residential Intensification Precinct Interface

~~Use and dD~~¹ development within the MRZ-Residential Intensification Precinct is of a form, design and scale that appropriately² mitigates adverse effects on the health and well-being of people residing in adjacent sites located outside of the Precinct.

MRZ- PREC0 3-O1 Recognition of development constraints of natural environmental overlays in the Takapūwāhia Precinct

The significant coverage of identified natural environmental overlays across the Takapūwāhia Precinct and the contribution these make to the wider community is recognised, and papakāinga and residential activities are provided for.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this 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.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

The Infrastructure chapter contains objectives and policies relevant to activities in proximity of regionally significant infrastructure.

¹ Kāinga Ora [OS76.169]

² Kāinga Ora [OS76.169, OS76.59]

MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
 - i. MRZ-S1;
 - ii. MRZ-S2;
 - iii. MRZ-S3;
 - iv. MRZ-S4;
 - v. MRZ-S5;
 - vi. MRZ-S6;
 - vii. MRZ-S7;
 - viii. MRZ-S8; and
 - ix. MRZ-S9.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 or MRZ-S9.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S6³, MRZ-S7, ~~or MRZ-S8~~, or MRZ-S9 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
- An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S4, or MRZ-S5, ~~MRZ-S6 or MRZ-S9⁴~~ is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R2 Construction activity

1. Activity status: **Permitted**

MRZ-R3 Rainwater tank

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with MRZ-S10.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MRZ-S10.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule where compliance is not achieved with MRZ-S10 is precluded from being publicly notified in accordance with section 95A of the RMA.

MRZ-R4 Fences and stand-alone walls

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with MRZ-S11.

³ Kāinga Ora [OS76.171] – for all changes to notification clause

⁴ Ibid

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-S11.

Matters of discretion are restricted to:

- 1. The matters of discretion of any infringed standard.

Notification:

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

MRZ-R5 Residential activity, excluding papakāinga

- 1. Activity status: **Permitted**

MRZ-R6 Conservation activity

- 1. Activity status: **Permitted**

MRZ-R7 Customary harvesting

- 1. Activity status: **Permitted**

MRZ-R8 Sport and recreation facility

- 1. Activity status: **Permitted**

Where:

- a. The sport and recreation facility is or will be vested in Porirua City Council as a reserve under the Reserves Act 1977.

2. Activity status: Discretionary

Where:

- a. Compliance is not achieved with MRZ-R8-1.a.

MRZ-R9 Supported residential care activity

- 1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ~~six~~ 10⁵ residents.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R9-1.a.

Matters of discretion are restricted to:

- 1. The matters in RESZ-P11.

Notification:

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

**MRZ- Home business
R10**

- 1. Activity status: **Permitted**

Where:

- a. No more than 40m² of total gross floor area of all buildings on site is used for the home business;

⁵ Kāinga Ora [OS76.179]

- b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;
- c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
- d. No more than one full-time employee or equivalent engaged in the home business resides off-site.

2. Activity status: **Discretionary**

Where:

- a. Compliance is not achieved with MRZ-R10-1.a, MRZ-R10-1.b, MRZ-R10-1.c, or MRZ-R10-1.d.

MRZ- R11 Educational facility, including home-based childcare services

1. Activity status: **Permitted**

Where:

- a. The maximum number of children on-site does not exceed four; and
- b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.

Except that MRZ-R11-1.a and MRZ-R11-1.b do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MRZ-R11-1.a or MRZ-R11-1.b.

Matters of discretion are restricted to:

- 1. The matters in RESZ-P11.

Notification:

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

MRZ- R12 Visitor accommodation

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed five guests per night.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MRZ-R12-1.a.

Matters of discretion are restricted to:

- 1. The matters in RESZ-P11.

Notification:

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

MRZ- R13 Papakāinga

1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;

- b. The gross floor area of all commercial activities does not exceed 100m² per site; and
- c. The gross floor area of all community facilities does not exceed 200m² per site.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R13-1.a.

Matters of discretion are restricted to:

- 1. The matters in PK-P2.

Notification:

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

3. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R13-1.c.

Matters of discretion are restricted to:

- 1. The matters in RESZ-P11.

Notification:

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

4. Activity status: Discretionary

Where:

- a. Compliance is not achieved with MRZ-R13-1.b.

**MRZ- Show home
R14****1. Activity status: Permitted**

Where:

- a. The use of the residential building and land as a show home ceases within 24 months from the time of first use as a show home;
- b. The hours of operation are between:
 - i. 7.00am and 9.00pm Monday to Friday; and
 - ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.

2. Activity status: Discretionary

Where:

- 1. Compliance is not achieved with MRZ-R14-1.a, or MRZ-R14-1.b.

**MRZ- Community garden
R15****1. Activity status: Permitted****MRZ- Buildings and structures within the National Grid Yard
R16****1. Activity status: Permitted**

Where:

- a. Where the building or structure is a fence that is no greater than 2m in height and is located no closer than:

- i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower;
or
- ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; or
- b. The building or structure is an accessory building that is associated with an existing residential activity and is less than 10m² in area and 2.5m in height; and
- c. Any alterations to an existing building or structure that is used for a sensitive activity do not increase the building or structure height or footprint.

Note:

- To avoid doubt, MRZ-R1 also applies.
- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.

2. Activity status: Non-complying

Where:

- a. Compliance is not achieved with MRZ-R16-1.a, MRZ-R16-1.b, or MRZ-R16-1.c.

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
- When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower.

**MRZ- Activities within the National Grid Yard
R17****1. Activity status: Permitted**

Where:

- a. The activity is not a sensitive activity.

2. Activity status: Non-complying

Where:

- a. Compliance is not achieved with MRZ-R17-1.a.

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
- When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower.

**MRZ- Activities within the Gas Transmission Pipeline Corridor
R18****1. Activity status: Permitted**

Where:

- a. The activity is not a sensitive activity.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R18-1.a.

Matters of discretion are restricted to:

- a. The matters in INF-P25.

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
- When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on First Gas Ltd.

**MRZ- Emergency service facility
R19**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

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

**MRZ- Community facility, excluding healthcare activities and hospitals
R20**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

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

**MRZ- Healthcare activity
R21**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

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

**MRZ- Retirement village
R22**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P13.

Notification:

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

**MRZ- Commercial activity
R23**

1. Activity status: **Discretionary**

MRZ-R24 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity

1. Activity status: **Discretionary**

MRZ-R25 Industrial activity

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

MRZ-R26 Rural industry

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

MRZ-R27 Hospital

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

MRZ-R28 Primary production

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

Standards

MRZ-S1 Number of residential units per site



1. There must be no more than 3 residential units per site.

Matters of discretion are restricted to:

1. The matters in RESZ-P10.

[This standard does not apply to papakāinga⁶ and retirement villages⁷.](#)

MRZ-S2 Height



1. Buildings and structures must not exceed a height of:

Matters of discretion restricted to:

- 11m;
- 18m in the MRZ-Residential Intensification Precinct;
- 14m on sites subject to Height Control – Shading B as identified on the planning maps;
- 9m on sites subject to Height Control – Shading C as identified on the planning maps;
- 8m on sites subject to Height Control – Shading D as identified on the planning maps;

1. The matters in RESZ-P7 and RESZ-P8.

1. The matters in RESZ-P7 and RESZ-P9.

1. The matters in RESZ-P7 and RESZ-P9.

1. The extent of shading on the Mungavin Park Netball courts facility; and

⁶ TROTR [OS114.28]

⁷ RVA [OS118.50]

- f. 11m on sites subject to Height Control – Heritage A as identified on the planning maps;
- g. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps; and
- h. 8m on sties subject to Height Control – SASM as identified on the planning maps.

2. Whether shading will affect the usability and safety of the netball courts and associated facilities.

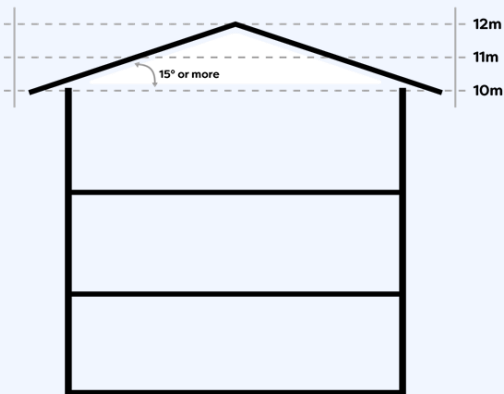
1. The matters in HH-P17.

1. The matters in HH-P17.

1. The matters in SASM-P10.

Except that:

- 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown on the following diagram:



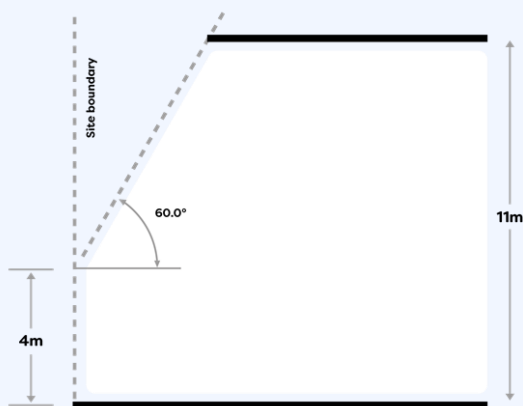
This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m;
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m;
- Lift overruns provided these do not exceed the height by more than 1m; or
- Emergency service facilities and hose drying towers up to 15m, associated with emergency service facilities, except where the site is subject to a height control limit under MRZ-S2-1.c to MRZ-S2-1.h.

MRZ-S3 Height in relation to boundary

1. All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along all boundaries, as shown on the following diagram; or



- b. For sites within the MRZ - Residential Intensification Precinct which have a direct road frontage:
- i. 60° recession plane measured from a point 6m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and
 - ii. 60° recession plane measured from a point 4m vertically above ground level at:
 - a. Any boundary further than 20m from the road frontage; and
 - b. Any common boundary where the lot adjoins the Medium Density Residential Zone; or
- c. For sites subject to HIRB Control Heritage A identified on the planning maps:
- i. A 45° recession plane measured from a point 3m vertically above the ground level on any boundary with a site containing a heritage item or heritage setting; or
- d. For sites subject to HIRB Control Heritage B identified on the planning maps:

Matters of discretion restricted to:

1. The matters in RESZ-P7.

1. The matters in HH-P17.

1. The matters in HH-P17.

- i. A 60° recession plane measured from a point 4m vertically above ground level on any boundary with a site containing a heritage item or heritage setting; or
- e. For sites subject to HIRB Control SASM identified on the planning maps:
 - i. A 45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing a site or area of significance to Māori.

1. The matters in SASM-P10.

Except that:

- 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.

This standard does not apply to:

- A boundary with a road;
- Existing or proposed internal boundaries within a site;
- Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
- Boundaries adjoining the Metropolitan Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone;
- A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; and
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.

MRZ-S4 Building coverage



1. The maximum building coverage must not exceed 50% of the net site area.

This standard does not apply to:

- Pergola structures that are not covered by a roof;
- Uncovered decks no more than 1m in height above ground level;
- Uncovered outdoor swimming pools;
- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

MRZ-S5 Setbacks



1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5m, where that the boundary is to a road, otherwise it must be 1m
Side	1m
Rear	1m (excluded on corner sites)

2. Buildings and structures must not be located within a 1.5m setback from a boundary with a rail corridor.

This standard does not apply to:

- Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
- Fences and standalone walls — see MRZ-R4;
- Uncovered decks no more than 300mm in height above ground level;
- Buildings that are no more than 2m² in floor area and 2m in height above ground level;
- Any part of a building that is 7m or less in length, where this exemption only occurs once per site; or

Matters of discretion are restricted to:

1. The matters in RESZ-P8.

Matters of discretion are restricted to:

1. The matters in RESZ-P7 and RESZ-P8.

On sites where MRZ-S5-2 applies, and the building or structure setback otherwise complies with MRZ-S5-1:

Matters of discretion are restricted to:

1. The safe and efficient operation of the rail network.

- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

MRZ-S6 Landscaped area



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.
2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

This standard does not apply to papakāinga [and retirement villages](#)⁸.

MRZ-S7 Outdoor living space – Per unit



1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,–
 - a. Where located at ground level, has no dimension less than 3m; and
 - b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and
 - c. Is accessible from the residential unit; and
 - d. May be–
 - i. Grouped cumulatively by area in 1 communally accessible location; or
 - ii. Located directly adjacent to the unit; and
 - e. Is free of buildings, parking spaces, and servicing and manoeuvring areas.
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–
 - a. Is at least 8m² and has a minimum dimension of 1.8m; and
 - b. Is accessible from the residential unit; and
 - c. May be–
 - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. Located directly adjacent to the unit.

Matters of discretion are restricted to:

1. The matters in RESZ-P8; and
2. Any additional accessibility and safety benefits of providing less landscaped area.

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Whether the size and quality of, and sunlight access to, on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;
3. The extent to which a reduction in outdoor living space is to retain mature on-site vegetation; and
4. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.

⁸ RVA [OS118.50]

3. Except that the following alternative outdoor living space standard can be applied:
- a. A ground floor residential unit can be provided with a balcony of at least 8m² and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under MRZ-S7-1 above, subject to being:
 - i. Directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served;
 - b. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under MRZ-S7-2 above.

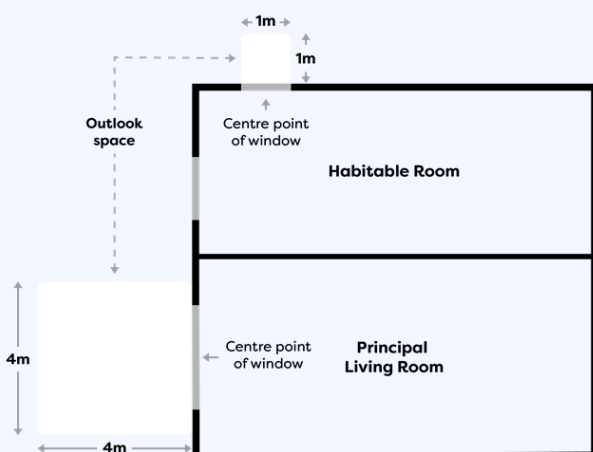
Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.

This standard does not apply to papakāinga [and retirement villages](#)⁹.

MRZ-S8 Outlook space – Per unit



1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in the diagram below:



Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;
3. The effects on amenity of occupants from a reduced outlook; and
4. Measures to achieve appropriate inter-unit privacy.

⁹ RVA [OS118.50]

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 4m in depth and 4m in width; and
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m 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.
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 papakāinga [and retirement villages](#)¹⁰.

MRZ-S9 Windows to street



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.
2. This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.

This standard does not apply to papakāinga [and retirement villages](#)¹¹.

Matters of discretion are restricted to:

1. Whether the reduction in the ability to view the adjacent road reduces a sense of safety for pedestrian users of the road;
2. Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;
3. Any other building features that will add visual interest; and

¹⁰ RVA [OS118.50]

¹¹ RVA [OS118.50]

MRZ- S10 Rainwater tanks

1. The volume of any individual rainwater tank must not exceed 5000 litres per site.

4. Whether topographical or other site constraints make compliance with the standard impractical.

Matters of discretion are restricted to:

1. Visual dominance and the extent to which the tank can be screened from view outside of the site.

MRZ- S11 Fences and standalone walls along boundaries

1. All fences and standalone walls must not exceed a maximum height above ground level of:

- a. 1.2m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road;
- b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and should the fence be close boarded/solid except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve; and¹²
- c. 2m for all other site boundaries.

Matters of discretion are restricted to:

1. The extent to which the proposed fence will detract from the openness and coherence of the site and street scene;
2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve;
3. The use of materials or visual permeability to reduce visual monotony or dominance effects;
4. The amenity of adjacent residential properties, where the over height fence/wall is located on their boundary;
5. Whether taller fencing is appropriate to provide acoustic insulation of habitable spaces or screening for outdoor living areas from surrounding noise generating activities; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

¹² Kāinga Ora [OS76.215]