

Comparison of the medium density (or nearest equivalent) residential provisions in tier 1 council district plans

Provisions	Proposed Medium Density Residential Standards ¹	Tier 1 Councils ²														
		Auckland	Hamilton				Tauranga		Wellington					Christchurch		
		Auckland Unitary Plan – Mixed Housing Urban Zone	Hamilton District Plan – Residential Intensity	Waikato District Plan (Operative)		Waipā District Plan – Residential Zone	Tauranga District Plan - City Living Zone	Western Bay of Plenty District Plan - Medium Density Zone	Wellington City District Plan – Medium Density Residential	Porirua District Plan – Suburban Zone	Hutt City District Plan – Medium Density Residential	Upper Hutt District Plan – Residential Zone	Kāpiti Coast District Plan – General Residential	Christchurch District Plan - Residential Medium Density	Selwyn District Plan – Living 1 Zone	Waimakariri District Plan – Residential 1 Zone
Dwellings permitted (max)	3	3	All require consent	All require consent	1	1	2	1	1	3 (2 share a party wall and one detached)	No limit	1	1	No limit	1	1
Building height (max)	11m	11m	12.5m	9m	7.5m	9m	9m	9m 12m Waihi	10m - Kilbirnie 8m - Johnsonville	8m	10m	8m	8m	11m	8m	8m
Height in relation to boundary (max)	6m + 60°	3m + 45°	3m + 28° to 45° (Only applies to boundaries adjoining the general residential/ special character zones)	2.5m + shortest distance between building and site boundary	2.5m + 37°	2.7m + 28° to 45°	2.7m + 45° to 55°	2m + 45°	2.5m + 56° to 63°	3m + 45°	3.5m + 45°	2.7m + 35° to 45°	2.1m + 45°	2.3m + 55°	2.5m + 30° to 55°	2.5m + 35° to 55°
Setbacks (min)	Front – 2.5m Side – 1m Rear – 1m	Front – 2.5m Side/Rear – 1m	Between 3m – 8m depending on road Side/rear – 1.5m	Front – 3m Side - 1.5m Rear – 3m	Front (garage) – 6m Rear – 6m Side - 1.5m	Front – 4m Side/rear – 2m	Front – 3m Side/rear – 1.5m	Front – 3m Side/rear – 1.5m	Front – 3m Side/rear – none	Front yard – 5m Rear/Side – 1.5m	Front – 2m Side/rear – 1m	Front – 4m Rear – 3m Side – 1.5m and 3m	Front – 4.5m or 3m if no garage Side/Rear – 3m (if front site one side 1.5m)	Front – 2m garage setback 4.5m – 8m Internal boundary – 1m	Front – 4m Side/Rear – 2m	2m from any road boundary/ accessway
Building coverage (max)	50%	45%	50% Hamilton East – 45%	35%	40%	40%	Up to 500m ² – 55% Over 500m ² – 45%	40%	50%	35%	60%	45%	40%	50%	40%	50%
Landscaped area/permeable surface (min)	-	35%	Front, corner, through – 40% Entire site – 20%	30%	No requirement	40%	No requirement	20%	No requirement	No requirement	30%	No requirement	30%	20%	No requirement	No requirement
Impervious coverage (max)	60%	60%	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
Outdoor living space (min) <i>(d) – dimension</i> <i>(GF) – ground floor</i> <i>(UF) upper floor</i>	15m ² + 3m (d) (GF) 8m ² + 1.8m (d) (UF)	20m ² + 4m (d) (GF) 5-8m ² + 1.8m (d) (UF)	35m ² (varies with typology)	60m ² + 5m (d)	80m ² + 6m (d)	50m ² + 4m(d)(GF) upper floor includes 8m ² + 2m (d)	50m ² + 4x3m (d) (GF) 12m ² (UF)	25m ² + 4m (d)	Johnsonville 20m ² + 3m (d) Kilbirnie none	50m ² + 4(d)	20m ² + 3m (d) (GF) 10m ² + 2m (d) (UF)	6m (d) circle (GF) 10m ² + 2.2m (d) (UF)	40m ² + 2.5m(d) and 4m diameter circle	(Studio, 1 bed) 16m ² – (2+ bed) 30m ² + 4m (d) (GF) 16m ² + 1.5m (d) (UF)	50m ² + 4m (d) (GF) 1.5m(d) (UF)	-
Outlook space (min)	Principal living room - 3m x 3m All other habitable rooms – 1m x 1m	Principal living - 6m x 4m Principal bed - 3m x 3m All other room - 1m x 1m	3m internal separation	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement

1. Residential zoning incorporating the MDRS may use more enabling standards.
2. Operative district plan provisions have been simplified in this table to demonstrate comparison with the proposed medium density residential standards. Please refer to individual council plans for the more complete information on each rule and standard.