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| **Comparison of the medium density (or nearest equivalent) residential provisions in tier 1 council district plans** | | | | | | | | | | | | | | | | |
| **Provisions** | **Proposed Medium Density Residential Standards1** | **Tier 1 Councils2** | | | | | | | | | | | | | | |
| **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 |
| Franklin Section – Medium Density | Waikato Section – Living 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 500m2 – 55%  Over 500m2 – 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)  *(d) – dimension*  *(GF) – ground floor*  *(UF) upper floor* | **15m2 + 3m (d) (GF)**  **8m2 +1.8m (d) (UF)** | 20m2 + 4m (d) (GF)  5-8m2 + 1.8m (d) (UF) | 35m2  (varies with typology) | 60m2 + 5m (d) | 80m2 + 6m (d) | 50m2 + 4m(d)(GF) upper floor includes 8m2 + 2m (d) | 50m2 + 4x3m (d) (GF)  12m2 (UF) | 25m2 + 4m (d) | Johnsonville  20m2 + 3m (d)  Kilbirnie  none | 50m2 + 4(d) | 20m2 + 3m (d) (GF)  10m2 + 2m (d) (UF) | 6m (d) circle (GF)  10m2 + 2.2m (d) (UF) | 40m2 + 2.5m(d) and 4m diameter circle | (Studio, 1 bed) 16m2 – (2+ bed) 30m2 + 4m (d) (GF) 16m2 + 1.5m (d) (UF) | 50m2 + 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.