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| **Comparison of the single house/general 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 – Single House Zone | Hamilton District Plan – General Residential Zone | Waikato District Plan (Operative) | | Waipā District Plan – Residential Zone | Tauranga District Plan – Suburban Residential Zone | Western Bay of Plenty District Plan – Residential Zone | Wellington City District Plan – Outer Residential Zone | Porirua District Plan – Suburban Zone | Hutt City District Plan – General Residential Zone | Upper Hutt District Plan – Residential Zone | Kāpiti Coast District Plan – General Residential | Christchurch District Plan - Residential Suburban Zone | Selwyn District Plan – Living 1 Zone | Waimakariri District Plan – Residential 2 / 3 Zone |
| Franklin Section – Residential Zone | Waikato Section – Living Zone |
| Dwellings permitted  (max) | **3** | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 3 (2 share a party wall and one detached) | 2 | 1 | 1 | 1 | 1 | 1 |
| Building height  (max) | **11m** | 8m | 10m | 8m | 7.5m | 9m | 9m | 8m | 8m | 8m | 8m | 8m | 8m | 8m | 8m | 8m |
| Height in relation to boundary  (max) | **6m + 60°** | 2.5m + 45° | 3m + 28° to 45° | 3m + shortest distance between building and site boundary | 2.5m + 37° | 2.7m + 28° to 45° | 2.7m + 45° to 55° | 2m + 45° | 2.5m + 45° | 3m + 45° | 2m + 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 – 3m  Side/Rear – 1m | Front – between 3m and 5m  Side/Rear – 1.5m | Front – 4m or 6m with garage  Side/Rear – 1m | Front (garage) – 6m  Rear – 6m  Side - 1.5m | Front – 4m  Side/rear – 2m | Front – 3m  Side/Rear – 1.5m | Front 4m (5m with garage)  Side/Rear – 1.5m | 3 metres, or 10 metres less half the width of the road, whichever is the lesser  No side yards | Front yard – 5m  Rear/Side – 1.5m | Front – 3m  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 – 4.5m (5.5m with garage) | Front – 4m  Side/Rear – 2m | 2m from any road boundary/  accessway |
| Building coverage  (max) | **50%** | 35% | 40% | 40% (sewered)  25% (unsewered) | 40% | 40% | 45% - 55% (site area dependent) | 40% | 35% | 35% | 40% | 35% | 40% | 35% | 40% | 35% |
| Landscaped area/permeable surface  (min) | **-** | 40% | Front, through, corner site – 50%  Entire site – 30% | 30% | No requirement | 40% | No requirement | No requirement | No  requirement | No requirement | 30% | No requirement | 30% | 20% | No  requirement | No  requirement |
| Impervious coverage (max) | **60%** | 60% | No requirement | No  requirement | 50% | No requirement | 70% | 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)** | No requirement | Up to 2 bed – 35m2 and 10m2 for additional bed. 4m(d) or 6m circle with 2.5m(d) | 50% of gross floor area of house or 60m2 + 4m(d) | 80m2 + 6m (d) | 50m2 + 4m(d)(GF) upper floor includes 8m2 + 2m (d) | 50m2 | No requirement | 50m2 + 4m (d) | 50m2 + 4(d) | 50m2 + 4m(d) | 6m(d) circle (GF) | 40m2 + 2.5m(d) and 4m diameter circle | 90m2 + 6m(d) | 50m2 + 4m (d) (GF)  1.5m(d) (UF) | No  requirement |
| Outlook space  (min) | **Principal living room - 3m x 3m**  **All other habitable rooms –**  **1m x 1m** | No requirement | No requirement | No  requirement | No requirement | No requirement | No requirement | No requirement | No  requirement | No requirement | No  requirement | No requirement | No  requirement | 4m from internal boundary for balconies | 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.