


 WAITAKI
DISTRICT
PLAN
REVIEW

Medium Density Residential Zone (MRZ)

What are the key issues we need to think about?

In the next 30 years, the Ōamaru, Weston and Kakanui area could be home to an additional 3,000 people (roughly up to 65 new dwellings per year). The Ōamaru, Weston and Kakanui Spatial Plan recently adopted by Council (May 2022) identifies three areas, two around the town centre and a third around the Ōamaru North shopping area, where it makes sense to allow for a greater intensity of residential development. These areas have easy access to day-to-day services, employment opportunities and education facilities and central government policy (the National Policy Statement on Urban Development 2020 NPS-UD) requires that we should be increasing housing supply and choice in these areas.

We need to ensure that we provide appropriate opportunities through our District Plan framework for residential areas that experience high demand and/or have close proximity to employment and day-to-day services to grow more intensively than other residential areas.

With a greater focus on growing up, rather than defaulting to growing out, what standards are needed to ensure Residential amenity remains appropriate?

Oamaru's South Hill is one of three areas that meets the NPS-UD criteria as being suitable for greater intensification, due to its proximity to the town centre and the demand the area experiences and has been identified as a Medium Density Residential area in the Spatial Plan. However, through the Spatial Plan process it emerged that the area is highly valued by the community as a character housing area. We are going to undertake an assessment of the character and/or heritage values across the South Hill area to get a better understanding of the values present. We can then determine whether the values are sufficiently high enough to be what the NPS-UD terms 'qualifying matters' and whether that then impacts the standards for development in the zone, such as building coverage, boundary setbacks and height.



What does it mean for me?

Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.

If your property is in the MRZ, typical residential activities would be provided for (residential units and accessory buildings, i.e., garages) and able to be carried out in the zone without a resource consent if they comply with certain standards for density, height, building coverage, setbacks from boundaries, minimum permeable surfaces, outdoor living space and front fencing. One minor residential unit would also be permitted per site (subject to some criteria).

What are we suggesting in the Draft District Plan?

The Medium Density Residential Zone (MRZ) is one of two residential zones that manage the neighbourhoods where we live, what we can do there, and how houses are built in our bigger centres. The MRZ is a new zone, found only in Ōamaru.

The MRZ allows for a greater density of development than the General Residential Zone (GRZ). Permitted activities (those that can be done without a resource consent) are the same for both the GRZ and MRZ, but the standards for height and building coverage are more lenient in the MRZ.

Residential activity, residential units, and accessory buildings are permitted activities. Permitted activities other than residential activity include home business, boarding houses, supported residential care and residential visitor accommodation (i.e., B&B's). Other activities that are at a scale and generate a range of effects

that are consistent with residential character are also permitted (small scale educational facilities, medical and health facilities and papakāika).

Activities such as multi-unit developments, and large visitor accommodation facilities require a resource consent. The focus for such developments would be on good design. We've developed Medium Density Residential Design Guidelines to help with this.

You can view the draft Medium Density Residential Zone mapping and the full draft chapter on our website.

In addition to the area of MRZ identified in the South Hill area, there is MRZ identified in the blocks between Reed and Aln Streets and in the blocks either side of Thames Highway stretching between Torridge and Orwell Streets. A third area of MRZ wraps around the north-end shopping area from Conway Street to Balmoral Street.

Key changes from the current rules

The Medium Density Residential Zone is a new zone for the District Plan, and allows for a higher density of housing than is allowed under the current plan. Minimum site sizes, boundary setbacks, and outdoor living space requirements are reduced while building coverage and building height limits are increased..

- Minor Residential Units would be enabled, with one per site (with a maximum floor area limit).
- In addition to the usual height, setback and building coverage standards, other standards suggested for buildings / development in the MRZ include:
 - a minimum permeable surface area (25%) to help reduce stormwater effects generated by new developments (to see more on this check out the Stormwater chapter summary).
 - Road boundary fencing – focused on retaining some visibility from the property onto the street (this provides more 'eyes' on the street and helps make our communities safer)
 - A requirement for the layout and design of the floorplan of a residential unit to follow design principles for safe streets.
- New controls on residential activity in high noise environments are suggested (when next to commercial zones, the main trunk rail line or state highways). See the chapter/summary for Noise for more information.

Summary of rules being considered

Permitted Activities that would not require a resource consent:

- Residential activity
- Residential units
- Accessory buildings (i.e., stand-alone garages)
- Minor residential units that meet certain criteria
- Boarding houses, with up to 6 boarders
- Supported residential care, with up to 9 residents
- Papakāika (when on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve and subject to limits on floor area of a building.
- Residential visitor accommodation with up to 5 guests (i.e., B&B's) Home businesses (limits on size, employee numbers, and hours are continued and a new limit on vehicle movements is suggested)
- Educational facilities complying with limits on building floor size and hours of operation
- Medical and health facilities complying with limits on building floor size and hours of operation
- Building activity (erection of new buildings and external alterations or additions to existing buildings) subject to various standards (height, setback from boundaries etc.)

Activities that would require a resource consent:

- Any of the permitted activities that exceed the relevant limits.
- Multi-unit developments.
- Retirement villages
- Community facilities
- Industrial activity
- Commercial activity
- Vehicle or boat repair services
- Hospitals
- Rural industry
- Primary production
- Intensive indoor primary production
- Large format retailing