# Appendix 1
# Recommended Changes to Provisions

# Abbreviations

| Abbreviations | Full terms |
|---|---|
| … | … |
| NESCS | Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 |
| NESDMRU | Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025[1] |
| … | … |
| NPS | National Policy Statement |
| NPSHPL | National Policy Statement on Highly Productive Land 2022[2] |
| … | |

# Future Urban Growth

## Introduction

The Future Urban Growth Overlay applies to those areas that are zoned as Rural Lifestyle Zone and are identified as being suitable for future urban development beyond the lifetime of this District Plan (10 years plus). The Future Urban Growth Overlay applies to areas identified as 'new residential areas (greenfield)' in the Spatial Plan for Ōamaru, Weston and Kakanui. The Spatial Plan is Council's guiding document for growth and development for Ōamaru, Weston and Kakanui and surrounding areas over the next 30 years and was adopted in May 2022.

The provisions in this chapter apply to subdivision, use and development activities proposed within the Future Urban Growth Overlay. The Rural Lifestyle Zone underlies the Future Urban Growth Overlay. Accordingly, the Rural Lifestyle Zone provisions apply to activities within the Future Urban Growth Overlay but are modified by the provisions of this chapter.

This chapter addresses how future development will be managed within the Future Urban Growth Overlay and how activities that could compromise future residential growth will be addressed until the areas are re-zoned for urban activities. Until such time, land within the Future Urban Growth Overlay may continue to be used for a range of primary production and rural lifestyle living activities. Activities that compromise potential future residential development within the overlay will however, be managed through a resource consent process to avoid any permanent constraints on future urban development of the area. A site subject to the Future Urban Growth Overlay cannot be used for urban activities until the site is rezoned to an urban zone.

The Future Urban Growth Overlay applies to the following three areas in Ōamaru and Weston; land between Awamoa and Beach Roads (approximately 76 hectares); Weston Road (approximately 104 hectares); and along Old Mill Road (approximately 14 hectares). The Spatial Plan identifies these areas as being potentially suitable for future urban development, subject to feasibility investigation and confirmation on how they will be serviced by infrastructure.

Council initiated structure plans will be required for the two larger Future Urban Growth areas identified at Awamoa/Beach Roads and Weston Road. These will need to be adopted by Council in advance of any future residential development. This will ensure that these areas transition successfully and efficiently into urban areas and that all the effects of development are assessed and addressed in advance of development occurring. A structure plan will not be required for the Old Mill Road area.

Industrial activities and commercial activities are discouraged in the Future Urban Growth Overlay. Rural lifestyle lots have the potential to inhibit future residential use and are carefully considered within the overlay.

***User Notes:***
*For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.*

[1] Cl.16(2) Alteration of minor effect
[2] Consequential change for HortNZ [166.58]

*Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to an activity and to determine the consent status of an activity. The provisions in this chapter apply only to those areas within the Future Urban Growth Overlay and are in addition to the Rural Lifestyle Zone provisions. Where there is a conflict between the two chapters, the provisions of this chapter take precedence.*

*When assessing any activity located in the Future Urban Growth Overlay that is not subject to a rule in this chapter and is classified as a discretionary or non-complying activity in the Rural Lifestyle Zone, the objectives and policies of the Future Urban Growth chapter will also apply.*

## Objectives

| FUG-O1 | Purpose of the Future Urban Growth Overlay |
|---|---|
| The Future Urban Growth Overlay identifies areas that remain available for more intensive residential development in the future beyond the development densities envisaged by the underlying Rural Lifestyle Zone. | |

| FUG-O2 | Development within the Future Urban Growth Overlay |
|---|---|
| Development does not occur within the Future Urban Growth Overlay where this compromises the ability to develop the area for future urban growth purposes. | |

## Policies

| FUG-P1 | Subdivision, use and development within the Future Urban Growth Overlay |
|---|---|

~~Enable subdivision, use and development activities within the Future Urban Growth Overlay that are compatible with the role, function and character of the Rural Lifestyle Zone; and~~

1. ~~will not compromise the ability to comprehensively develop and use the overlay area for future urban growth; and~~
2. ~~will be compatible with future urban growth once it occurs; and~~
3. ~~avoid activities that could compromise the ability to develop the area for future urban growth unless;~~

Avoid subdivision, use and development within the Future Urban Growth Overlay unless:[3]

a. the activities will not constrain or limit the ability to comprehensively develop the area for urban activities; and
b. the activities are compatible with urban activities once that development occurs; or
c. the activities are cost effective and practical to remove or relocate in the future.

| FUG-P2 | Structure plans for land within the Future Urban Growth Overlay |
|---|---|

Prior to any rezoning, Waitaki District Council will prepare structure plans for the Awamoa/Beach Road and Weston Road overlay areas that address the following matters:

1. the ability to manage any potential conflict between existing activities and future activities;
2. the integration of new development with adjoining rural and Rural Lifestyle Zone areas to reduce reverse sensitivity issues;

X. the ability to manage effects on regionally significant infrastructure;[4]

3. the type, location and density of development on the land to ensure it is suitable for the area;
4. the benefits of urban consolidation/intensification to support a quality compact urban form;
5. the topography and natural and physical characteristics and constraints of the site, including natural hazards;
6. the future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs, including using water sensitive design to manage stormwater;
7. whether staging is appropriate to ensure development occurs logically;
8. the integration of the area with surrounding areas to ensure connectivity for active transport modes;
9. the provision of transport links (including active transport links) and connected transport networks that allow ease of movement to, from and within the area;
10. the provision and integration of accessible open space networks, parks and esplanade strips;

Y. any opportunities to increase indigenous vegetation cover;[5]

11. whether additional community facilities are required to support the needs of the surrounding area;
12. urban design principles to inform building and layout design.

[3] FFNZ [246.7]
[4] KiwiRail [233.83]
[5] Forest & Bird [253.191]

| ~~FUG-P3~~ | ~~Inappropriate subdivision, use and development within the Future Urban Growth Overlay~~ |
|---|---|
| ~~Avoid subdivision, use and development that may result in the future development potential of the Future Urban Growth Overlay being compromised.~~ [6] | |

## Rules

**RESTRICTED DISCRETIONARY ACTIVITIES**

| **FUG-R1** | **Recreational activity** | |
|---|---|---|
| **Future Urban Growth Overlay** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. the extent to which the activity compromises the ability to comprehensively develop and use the overlay area for future urban activities. | **Activity status when compliance is not achieved: Not applicable** |

| **FUG-R2** | **Papakāika <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve** | |
|---|---|---|
| **Future Urban Growth Overlay** | **Activity status: Restricted Discretionary**<br><br>**Where:**<br>PER-1<br>There is a letter of support from all the relevant Kāi Tahu rūnaka that represent mana whenua for the takiwā within which the papakāika is located; **and**<br><br>PER-2<br>The papakāika is set back a minimum of 15m from an internal boundary.<br><br>**Matters of discretion are restricted to:**<br>1. any adverse effects on a sensitive environment, wetlands, lakes, rivers and their margins; and<br>2. any adverse effects on amenity values on adjoining properties; and<br>3. any reverse sensitivity effects on adjoining land uses; and<br>4. public health and safety; and<br>5. servicing of the site with water, including firefighting water supply in accordance with the New Zealand Fire Service Water Supplies Code of Practice SNZ PA 4509:2008, and wastewater, including any cumulative adverse effects; and<br>6. ongoing retention of the land as ancestral land; and<br>7. the extent to which the activity compromises the ability to comprehensively develop and use the overlay area for future urban activities. | **Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

[6] FFNZ [246.7]

# Residential Zones

## Introduction

This chapter contains objectives and policies that apply to both the General Residential Zone and Medium Density Residential Zone. Please also refer to the zone chapters for specific objectives, policies and rules for each zone.

~~The purpose of the Residential zones is to provide zones where residential amenity values and the quality of the built environment reflects the purpose and character intended for the Residential zones.~~ The Residential zones each have an intended purpose and character, as set out in the zone chapters. Overall, a ~~A~~ range of housing types, densities[7] and activities are provided for to meet the diverse needs of the community, with provisions to ensure that the effects of development on adjoining sites are minimised, including visual amenity, privacy and access to daylight and sunlight. Home businesses and other non-residential activities that support the social and economic health and well-being of the community are enabled where the activities minimise adverse effects on residential character and amenity values. Non-residential activities that are incompatible with residential amenity values, or which are more appropriately located in other zones, are discouraged.

## Objectives

| **RESZ-O1** | **Supply of residential land** |
|---|---|
| Waitaki district has well-functioning urban residential environments with sufficient land, in a diversity of localities, that enable the residential needs of the District's present and future urban populations to be met while recognising constraints imposed by the natural and physical environment. | |
| **RESZ-O2** | **Scale, form and design of development in Residential Zones** |
| New development in Residential Zones is of a form, scale and design that:<br>1. achieves high standards of amenity; and<br>2. supports community health, safety and well-being; and<br>3. provides for the changing character of higher density living environments; and<br>4. allows for a range of densities, housing typologies and living environments. | |
| **RESZ-O3** | **Appropriate activities** |
| Residential Zones accommodate non-residential activities where these support the function of local communities and minimise adverse effects on residential amenity values and coherence. | |
| **RESZ-O4** | **Sustainable residential development** |
| Urban residential environments:<br>1. provide for efficient and sustainable use of land; and<br>2. support reductions in greenhouse gas emissions; and<br>3. are resilient to the future effects of climate change. | |

[7] FFNZ [246.7]

## Policies

| RESZ-P1 | Location of residential development |
|---|---|

Locate residential development to ensure:

1. a clear distinction between urban residential and rural areas; and
2. a compact urban form is maintained and attached to existing towns and settlements; and
3. it occurs in a co-ordinated pattern of development and is sequenced with the delivery of infrastructure, including roading, potable water, firefighting water, [8]and stormwater and wastewater disposal; and
4. reverse sensitivity effects on rural and industrial land uses, and infrastructure, are minimised; and
5. provision is made for residential intensification near the Town Centre Zone and areas with good accessibility to commercial activities and community services; and
6. that the expansion of urban areas onto highly productive land is avoided~~, unless there are no reasonably practicable alternatives.~~ except as provided for in the NPSHPL.[9]

| RESZ-P2 | Design of new development |
|---|---|

Ensure that new development in residential areas is well designed and laid out, including by:

1. introducing Medium Density Residential Design Guidelines to guide medium density development in residential areas; and[10]
2. ensuring that the bulk, scale and location of buildings is consistent with the environment anticipated for the zone, and that any external dominance, privacy and shadowing effects are minimised; and
3. ensuring that the combination of buildings and impervious surface coverage do not substantially reduce the landscaped component of residential sites or reduce the ability to manage stormwater on the site, and where this is reduced, that it is offset by suitable planting or other green surface treatment; and
4. maintaining or enhancing streetscapes and the safety of pedestrians, cyclists and vehicles through:[11]
   a. the setback of garaging and buildings, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring, and impacts of dominance on the streetscape are minimised; and
   b. limiting the height and permeability of fences, unless the fencing is required for acoustic insulation; and
5. ensuring that internal building setbacks provide for the physical maintenance and upkeep of buildings within the site and on adjoining sites, and that impacts from reverse sensitivity on other zones, or from the keeping of domestic livestock, are minimised; and
6. requiring that residential activities are provided with sufficient on-site amenity value for residents through access to outdoor living space that complements the housing typology, and consider reductions only where alternative arrangements for open space are available (either within the site or within close proximity to the site); and
7. facilitating passive surveillance and active residential frontages by requiring glazing, avoidance of blank façades, and provision of habitable rooms facing the street, and consider any modification only where other active design features, such as verandas, are incorporated; and
8. minimising any impacts associated with outdoor storage; and
9. ensuring all ~~development is~~ new buildings are [12]appropriately serviced, including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes and firefighting access.[13]

[8] FENZ [163.83]
[9] HortNZ [166.58]
[10] E Schultz [305.213] and WPG [306.213]
[11] Consequential change from M McKenzie [149.8]
[12] E Schultz [305.213] and WPG [306.213]
[13] FENZ [163.85]

| RESZ-P3 | Multi-unit development |
|---|---|

Provide for multi-unit development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, while:

1. ensuring that the development provides for active and passive engagement with the street at ground level, and, where this is not provided, that there are alternative design features that promote interaction; and
2. ensuring that outdoor storage is integrated with the development and avoids adverse visual effects on the streetscape; and
3. considering the context and character of the surrounding area and the extent to which the multi-unit development complements surrounding residential development; and
4. ensuring that the development contributes to amenity values and public safety by addressing the street, and, where relevant, other areas of public open space; and
5. minimising the visual bulk of development through articulation of façades, using a variety of materials, and providing for a human scale to multi-storey buildings; and
6. incorporating open space into the design that encourages interaction of people within developments as well as the use of landscaping features to soften built form and provide for external and internal amenity, including encouraging the retention of mature trees; and
7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; and
8. clearly demarcating public and private space, in particular, where this faces the street, while continuing to provide for visual interaction; and
9. encouraging variation in unit sizes within a development to support housing choice.

| RESZ-P4 | Commercial activities in Residential Zones |
|---|---|

Provide for commercial activities or upgrades to lawfully established commercial activities in the General Residential and Medium Density Residential Zones where these:

1. are of a scale that is ancillary to residential use; or
2. provide a public health or well-being benefit and need to be readily accessible within a Residential Zone; or
3. maintain residential amenity values through residential scale and design; or
4. are upgrades to lawfully established commercial activities, they minimise impacts on residential amenity values, including hours of operation, traffic, signs, noise and light spill; and
5. do not diminish the role of established Commercial zones as the primary location for commercial activity.

| RESZ-P5 | Non-residential activities |
|---|---|

Provide for the establishment of certain non-residential activities (other than commercial activities) in residential zones, in circumstances where:

1. a local need is demonstrated; or
2. the predominant use of the site remains residential; or
3. such activities can generally be expected to be found, and the activity is compatible in terms of its effects on surrounding activities and the impact of adverse effects are minimised, in particular in relation to hours of operation.

| RESZ-P6 | Minor residential units |
|---|---|

Enable residential choice and flexibility by providing for a single minor residential unit on a site, where it:

1. is subservient to the principal residential unit on the site; and
2. maintains residential amenity value through provision of outdoor living space.

| RESZ-P7 | Sustainable design |
|---|---|

In relation to design of buildings in Residential zones, encourage ~~and advocate for~~:

1. minimisation of energy and water use and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and, where appropriate, greywater recycling~~; and~~
2. ~~universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units~~.[14]

[14] E Schultz [305.214] and WPG [306.214]

| RESZ-P8 | Safety and well-being |
|---|---|

When considering new development in Residential zones:

1. take into account the following National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED) principles in the design of structures, residential units, outdoor living space and public open spaces: a. access: safe movement and connections; and
   b. surveillance and sightlines: see and be seen; and
   c. layout: clear and logical orientation; and
   d. activity mix: eyes on the street; and
   e. sense of ownership: showing a space is cared for; and
   f. quality environments: well-designed, managed and maintained environments; and
   g. physical protection: using active security measures; and
2. provide for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage the impacts of on-site traffic generation to minimise impacts on adjoining properties and road networks, and minimise adverse effects of noise and light, particularly during night time hours.

| RESZ-P9 | Inappropriate activities and development |
|---|---|

Avoid residential units that exceed the permitted residential site density unless any new development is consistent with the character and amenity values anticipated in the zone.[15]

[15] Terramark [176.2] and FFNZ [246.2]

# General Residential Zone

## Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activities, with a mix of building types, and other compatible activities that maintain or enhance residential amenity values. The General Residential Zone provides for residential areas with ample private outdoor living space and with minimal adverse effects on existing and future residents. Permitted activities include home business, small scale educational facilities, medical and health facilities, residential visitor accommodation and other activities that are at a scale and generate a range of effects that is consistent with residential character.

Voluntary design guidelines for Ōamaru North and the South Hill area of Ōamaru are available to support the design of new development that recognises the unique character of these areas.

The General Residential Zone applies to the suburban areas of Ōamaru and the towns of Weston, Kakanui, Palmerston, Lake Ōhau Village, Ōmārama, Otematata and Kurow.

***User Notes:***
*For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters.*
*For new buildings or structures, other relevant rules may include (but not limited to) the following:*
*Rule NH-R13 in the Natural Hazards chapter - applies to residential units or other principal buildings near woodlots, shelterbelts and plantation forestry, and vice versa.*
*Rule INF-R29 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.*
*Rule INF-R30 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.*
*Refer to the Residential Zones Chapter for additional objectives and policies that apply to the General Residential Zone.*
*Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.*

***National Environmental Standards:***
*This Plan includes provisions that apply to minor residential units. These Plan provisions only apply to minor residential units that are not regulated by the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 (NESDMRU), except where the Plan provision contains a rule or standard that:*

a. *is more lenient than the equivalent NESDMRU regulations 5(1) or 6, in which case the more lenient Plan provision prevails over the equivalent NESDMRU regulation; or*
b. *deals with the matters addressed in NESDMRU regulation 7(1-3), in which case the Plan provision applies, if relevant, together with the NESDMRU.*[16]

## Objectives

| GRZ-O1 | Purpose of the General Residential Zone |
|---|---|
| The General Residential Zone consists of a range of residential activities and a mix of housing types as well as some non-residential activities, where these support the local community and are compatible with the character and amenity values of the zone. | |

| GRZ-O2 | Character of the General Residential Zone |
|---|---|
| The General Residential Zone:<br>1. provides for suburban character on larger sites, primarily with detached residential units; and<br>2. provides opportunities for multi-unit development on larger sites; and<br>3. has sites generally dominated by landscaped areas, with open spacious streetscapes; and<br>4. through careful design provides a range of higher density living choices to be developed within the zone, including minor residential units and retirement villages; and<br>5. provides for small scale commercial activities that service the local community and home businesses at a scale consistent with surrounding residential character and amenity values; and<br>6. provides for emergency service facilities where the activity has an operational need or functional need to locate in the zone and is of a scale and design consistent with the surrounding residential character and amenity values. | |

[16] Cl.16(2) Alteration of minor effect

## Policies

| GRZ-P1 | General Residential Zone character and amenity values |
|---|---|
| Provide for use and development that support and maintain the character and amenity values anticipated in the Zone. | |

## Rules

**PERMITTED ACTIVITIES**

| GRZ-R1 | Building activity | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>All of the following standards are complied with where relevant:<br>1. GRZ-S2 Maximum height;<br>2. GRZ-S3 Height in relation to boundary;<br>3. GRZ-S4 Building coverage;<br>4. GRZ-S5 Minimum pervious surface;<br>5. GRZ-S6 Minimum setbacks;<br>6. ~~GRZ-S7 Designing for safe streets;~~[17]<br>7. GRZ-S8 Frontage fencing;<br>8. GRZ-S11 Servicing and firefighting water supply and access. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in any of the standards GRZ-S2, GRZ-S3, GRZ-S4, GRZS5, GRZ-S6, ~~GRZ-S7,~~ GRZ-S8 and/or GRZS11.[18]<br><br>***Notification:*** *An application made under RDIS-1 for non-compliance with GRZ-S3, GRZ-S4, GRZ-S6, ~~GRZ-S7,~~ GRZ-S8 or GRZ-S11 is precluded from being publicly notified.*[19] |

| GRZ-R2 | Residential activity | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10. |

[17] H Osborne [26.2]
[18] H Osborne [26.2]
[19] H Osborne [26.2]

| GRZ-R3 | Residential unit (including conversion of other buildings to residential units) | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The standard GRZ-S1 Residential site density is complied with; **and**<br><br>PER-2<br>The standard GRZ-S9 Outdoor living space is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S9.<br><br>**Activity status when compliance is not achieved:**<br>**Non-complying**<br><br>**Where**:<br>NC-1<br>Compliance is not achieved with PER-1 |

| GRZ-R4 | Accessory building | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted** | **Activity status when compliance is not achieved: Not Applicable** |

| GRZ-R5 | Minor residential unit | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>There is no more than one minor residential unit per site; **and**<br><br>PER-2<br>The minor residential unit does not exceed a gross floor area of 80m2; **and**<br><br>PER-3<br>Parking and access is achieved from the same existing, formed vehicle crossing that is used by the principal residential unit on the site. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2 and/or PER-3<br><br>**Matters of discretion are restricted to:**<br>1. whether the minor residential unit fits within its context, taking into account:<br>a. the location, size and visual appearance of the minor residential unit so that it appears from the road, or any other public place, as an integrated ancillary activity to the principal dwelling; and<br>b. the adverse visual effects on the streetscene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; and<br>c. the convenience of the location of outdoor living space in relation to the respective residential units, or whether other shared outdoor living spaces, or |

| | | |
|---|---|---|
| | | public open space, is immediately or easily accessible; and<br>d. the adequacy of the size and dimension of the outdoor living space to provide amenity values for a range of future occupants.<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

| **GRZ-R6** | **Boarding house activity** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum number of boarders does not exceed six people; **and**<br><br>PER-2<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

| **GRZ-R7** | **Supported residential care** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum occupancy does not exceed nine residents; **and**<br><br>PER-2<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary** |

| | | |
|---|---|---|
| | | **Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

| **GRZ-R8** | **Home business** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>No more than 40m2 of the gross floor area of all buildings on the site is used for the home business; **and**<br><br>PER-2<br>No more than one full time employee or equivalent engaged in the home business resides off-site; **and**<br><br>PER-3<br>No more than 20 vehicle movements are generated in a 24-hour period for the combined home business and residential unit, including no more than two heavy vehicle movements a day; **and**<br><br>PER-4<br>Any storage of materials associated with the home business is undertaken within buildings on the site; **and**<br><br>PER-5<br>The manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with a home business take place within a building; **and**<br><br>PER-6<br>The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:<br>7:00am-7:00pm Monday to Friday; and<br>9:00am-5:00pm Saturday; **and**<br><br>PER-7<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-7<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification****: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 and/or PER-6 |

| GRZ-R9 | Residential visitor accommodation | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum occupancy is five guests per night; **and**<br><br>PER-2<br>No more than 20 vehicle movements are generated in a 24-hour period for the combined residential visitor accommodation and residential unit, including no more than two heavy vehicle movements a day; **and**<br><br>PER-3<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

| GRZ-R10 | Educational facility | |
|---|---|---|
| **General Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The activity occurs within a building with a maximum gross floor area of 200m2 per site; **and**<br><br>PER-2<br>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of:<br>7:00am — 7:00pm Monday to Friday; **and**<br><br>PER-3<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved: Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

| GRZ-R11 | Medical and health facility | |
|---|---|---|
| General Residential Zone | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The activity occurs within a building with a maximum gross floor area of 300m2 per site; **and**<br><br>PER-2<br>The hours of operation when the site is open to patients, clients, and deliveries shall be between the hours of:<br>7:00am — 7:00pm Monday to Friday; **and**<br><br>PER-3<br>The standard GRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

| GRZ-R12 | Parks furniture | |
|---|---|---|
| General Residential Zone | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The structure is installed by Waitaki District Council, Otago Regional Council, Canterbury Regional Council, the Department of Conservation or their agents. | **Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1. |

| GRZ-R13 | Papakāika in the General Residential Zone within land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve | |
|---|---|---|
| General Residential Zone | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The gross floor area of all commercial activities does not exceed 100m2 per site; **and**<br><br>PER-2<br>The gross floor area of all community facilities does not exceed 200m2 per site; **and**<br><br>PER-3<br>Any activity (other than a residential activity) where the site is open to visitors, clients and deliveries, must not operate outside the hours of 7:00am — 7:00pm Monday to Friday; **and**<br><br>PER-4 | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-4<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in GRZ-S10.<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1, PER-2 and/or PER-3 |

| | | |
|---|---|---|
| | The standard GRZ-S10 Outdoor storage screening is complied with. | |

**RESTRICTED DISCRETIONARY ACTIVITIES**

| **GRZ-R14** | **Multi-unit developments** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the effect that the increased density has on the visual amenity values and established streetscape character of the area, including the retention of mature trees and landscaping; and<br>3. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, shading and sense of enclosure; and<br>5. on-site amenity values, including the ability to provide adequate outdoor living space for all residential units on site; and<br>6. parking and access; safety, efficiency and effects to on-street parking and adjoining sites; and<br>7. the extent of impervious surfaces and landscaping; and<br>8. the extent to which the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to life-safety risk from the effects of natural hazards and climate change.<br><br>*Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person demonstrating how the design of the development takes into account APP11 - Medium Density Residential Design Guidelines, in addition to the standard information requirements.* | **Activity status when compliance is not achieved:**<br>**Not Applicable** |

| GRZ-R15 | Retirement village | |
|---|---|---|
| **General Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>3. the effect on amenity values of adjoining residential properties, including outlook, privacy, shading and sense of enclosure; and<br>4. parking and access; safety, efficiency and effects to on-street parking and adjoining sites; and<br>5. the extent of impervious surfaces and landscaping.<br><br>*Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application must be supported by a design statement undertaken by a suitably qualified person demonstrating how the design of the development fits the context of the surroundings, in addition to the standard information requirements.* | **Activity status when compliance is not achieved:**<br>**Not Applicable** |

| GRZ-R16 | Community facilities | |
|---|---|---|
| **General Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>3. the effect on amenity values of adjoining residential properties and public places, including outlook, privacy, shading and sense of enclosure; and<br>4. on-site amenity values; and<br>5. hours of operation; and<br>6. noise, disturbance and loss of privacy; and<br>7. the extent to which the activity may adversely affect traffic generation, road safety, parking and access; safety, efficiency and effects to on-street parking and adjoining sites; and<br>8. the extent of impervious surfaces and landscaping; and<br>9. whether the activity can be better located in a nearby centre; and<br>10. the extent of infrastructure requirements.<br><br>*Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application must be supported by a design statement undertaken* | **Activity status when compliance is not achieved: Not Applicable** |

| | | |
|---|---|---|
| | *by a suitably qualified person demonstrating how the design of the development fits the context of the surroundings, in addition to the standard information requirements.* | |

| **GRZ-R17** | **Papakāika where not otherwise provided for by GRZ-R13** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Where:**<br>PER-1<br>There is a letter of support from all the relevant Kāi Tahu rūnaka that represent mana whenua for the takiwā within which the papakāika is located; **and**<br><br>PER-2<br>All of the following standards are complied with where relevant:<br>1. GRZ-S9 Outdoor living space;<br>2. GRZ-S10 Outdoor storage screening.<br><br>**Matters of discretion are restricted to:**<br>1. any adverse amenity effects on adjoining properties; and<br>2. any reverse sensitivity effects on adjoining land uses; and<br>3. public health and safety; and<br>4. servicing of the site with water and wastewater, including any cumulative adverse effects; and<br>5. ongoing retention of the land as ancestral land; and<br>6. the matters of discretion listed in any of the relevant standards GRZ-S9 and/or GRZ-S10 | **Activity status when compliance is not achieved: Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

**DISCRETIONARY ACTIVITIES**

| **GRZ-R18** | **Any other activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Discretionary** | **Activity status when compliance is not achieved: Not Applicable** |

**NON-COMPLYING ACTIVITIES**

| **GRZ-R19** | **Industrial activity** | |
|---|---|---|
| **General Residential Zone** | **Activity status: Non-Complying** | **Activity status when compliance is not achieved: Not Applicable** |
| **GRZ-R20** | **Commercial activity over 75m2** | |
| **General Residential Zone** | **Activity status: Non-Complying** | **Activity status when compliance is not achieved: Not Applicable** |

| GRZ-R21 | Primary production | |
|---|---|---|
| General Residential Zone | Activity status: Non-Complying | Activity status when compliance is not achieved: Not Applicable |
| **GRZ-R22** | **Large format retail activity** | |
| General Residential Zone | Activity status: Non-Complying | Activity status when compliance is not achieved: Not Applicable |

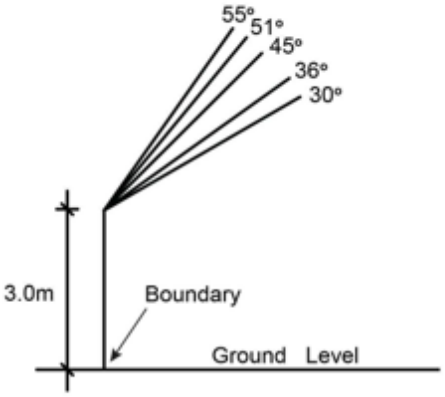
## Standards

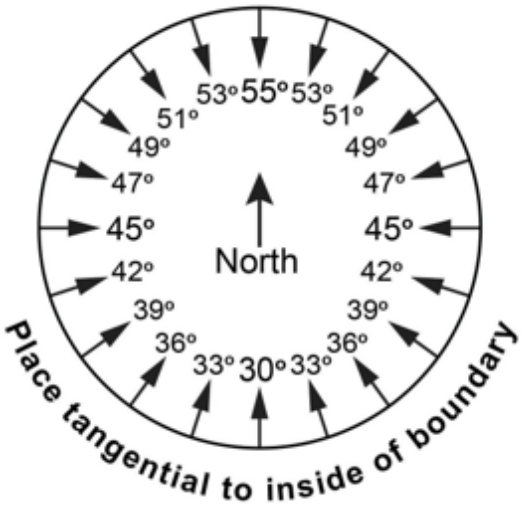
| GRZ-S1 | Residential site density |
|---|---|
| 1. Site density shall not exceed one residential unit per 300m2 of net site area, which can be calculated over multiple sites; and<br>2. where a site is less than 300m$^2$, one residential unit is allowed.<br>3. Neither Clause 1 or 2 above, apply to a minor residential unit or residential unit in a retirement village. | |

| GRZ-S2 | Maximum height |
|---|---|
| 1. All buildings and structures must not exceed a maximum height of 8m as measured from ground level.<br>2. Except that:<br>a. no building for an activity shall exceed the maximum height determined by the Ōmārama Airfield Height Controls (for the side surfaces gradient and/or Take Off/Approach Surface gradient), as shown on the Planning Maps~~.~~; and<br>b. no fence shall exceed a height of 2m as measured from ground level unless GRZ-S8 applies.[20]<br>3. Clause 1 does not apply to:<br>a. antennas, aerials, satellite dishes (less than 1m in diameter);<br>b. Lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. | **Matters of discretion are restricted to:**<br>1. Building design, siting and external appearance; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and<br>4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and<br>5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure; and<br>6. effects on the safety and operational requirements of the Ōmārama Airfield~~.~~; and<br>7. effects on the provision of emergency service facilities, including whether there is an operational need or functional need for the location or design of a building or structure for that activity.[21] |

[20] Consequential change from Rabbidge Group [85.2], E Schultz [305.221] & WPG [306.221]
[21] FENZ [163.90]

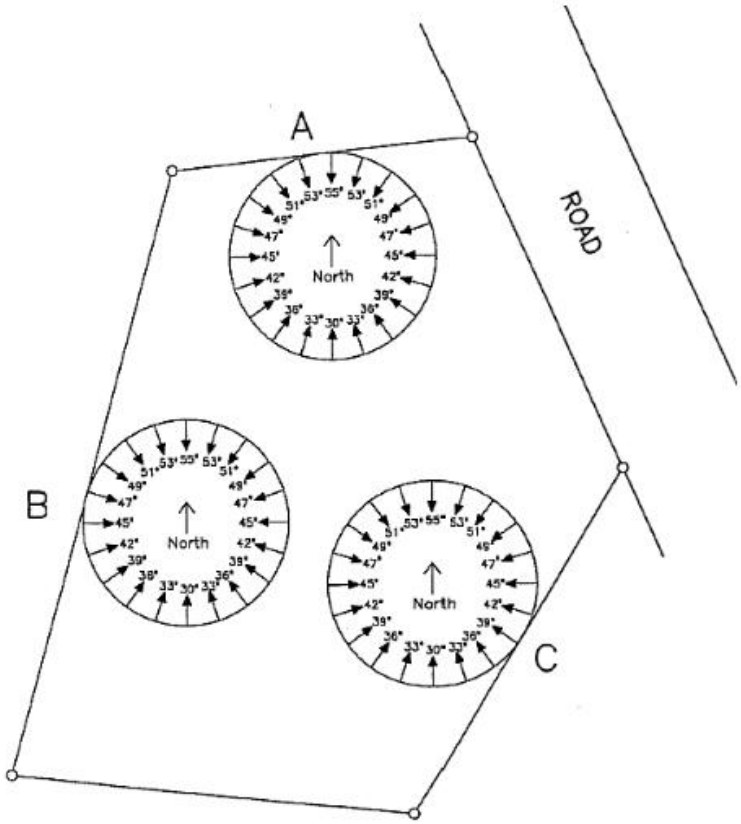
| GRZ-S3 | Height in relation to boundary |
|---|---|
| 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries.<br>2. Clause 1 does not apply to:<br>a. road boundaries; or<br>b. buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or<br>c. boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or<br>d. lines, wires or support structures for utilities; or<br>e. flagpoles or antennas, other than dish antennas over 1m in diameter; or<br>f. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or<br>g. architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or<br>h. a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m2 in area and no greater than 1m in height.<br><br>*Note: See Diagram 6 below which demonstrates how the height in relation to boundary recession lines are to be measured.* | **Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and<br>4. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the height of the building or structure~~.~~; and<br>5. effects on the provision of emergency service facilities, including whether there is an operational need or functional need for the location or design of a building or structure for that activity.[22] |




*[Insert diagram below]*

[22] Consequential change from FENZ [163.90]




| Example | Recession Plane Angle |
|---|---|
| A | 54° 30' |
| B | 46° 30' |
| C | 39° 30' |

**Diagram 6 - Height in Relation to Boundary Recession Lines and Worked Example**[23]

| GRZ-S4 | Building coverage |
|---|---|
| 1. The combined total building coverage for the total site area shall be 40%, except that for papakāika on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve, the maximum building coverage for any site shall be 45%.<br>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation in Clause 1 above.<br><br>Note: Rainwater tanks larger than 5,000 litres are permitted provided compliance is achieved with relevant standards such as GRZ-S4~~,~~ and GRZ-S6 ~~and GRZ-S7~~.[24] | **Matters of discretion are restricted to:**<br>1. Building design, siting and external appearance; and<br>2. the effect on the established streetscape character and visual amenity values of the area; and<br>3. the effect on amenity values of adjoining residential properties, including privacy, outlook, shading and sense of enclosure; and<br>4. the ability to provide adequate outdoor living space on the site in terms of dimension, access and orientation; and<br>5. the ability to avoid, remedy or mitigate stormwater effects. |

[23] KO [168.13]
[24] H Osborne [26.2]

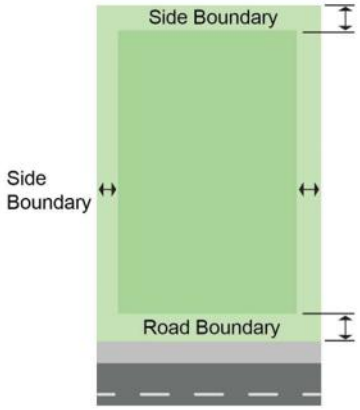
| GRZ-S5 | Minimum pervious surfaces area |
|---|---|
| 1. At least 25% of the total site area shall be planted in grass, vegetation or landscaped with pervious materials.<br>2. Vehicle access and manoeuvring areas shall be assessed as impervious surface areas regardless of their surface covering. | **Matters of discretion are restricted to:**<br>1. the ability of the development to avoid, remedy or mitigate stormwater runoff effects through site-specific stormwater design; and<br>2. the ability to provide adequate on-site amenity values and access to green space; and<br>3. the effect on the established streetscape character and amenity values of the area, including the ability to reduce the amount of impervious surface used and retain green space. |

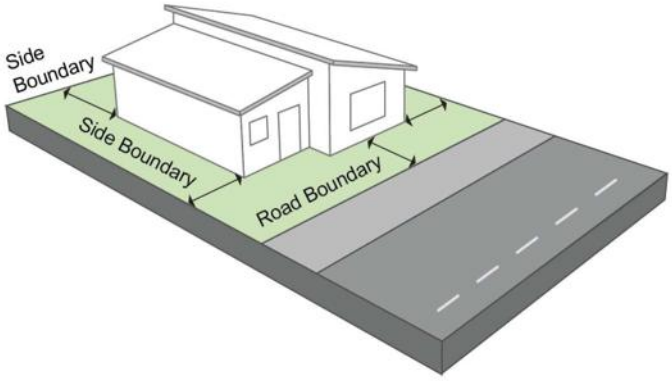
| GRZ-S6 | Minimum setbacks |
|---|---|
| 1. The minimum setback of any part of a building or structure for an activity shall be:<br>a. from a road boundary: 4.5m; and<br>b. from a rail corridor boundary: 4.5m; and<br>c. from internal boundaries: 1.6m; and<br>d. corner sites (with two or more road boundaries): one setback of 4.5m along a road boundary and setbacks of 1.6m on all other boundaries;<br>2. Except that:<br>a. where a boundary immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right of way over it in favour of that site, the minimum setback shall be 1m; or<br>b. where an internal boundary adjoins a Commercial, Industrial, Sport and Active Recreation or Rural Lifestyle Zone boundary, all buildings with habitable rooms shall be setback from that boundary by a minimum of 4m.<br>3. Internal boundary requirements in Clause 1(~~d~~c)[25] above do not apply to:<br>a. accessory buildings where these are not used for human habitation, and the building does not exceed 10m in length and does not contain any windows or doors along the boundary elevation;<br>b. buildings that share a common wall along the boundary for the length of that common wall;<br>c. rainwater tanks less than 5,000 litres in capacity.<br>4. Clause 1 does not apply to fences that do not exceed a height of 2m as measured from ground level.[26] | **Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and<br>5. the effect on pedestrian, cyclist and vehicle safety; and<br>6. the effects of non-residential buildings in terms of noise, odour, dust, glare or vibration on adjoining sites; and<br>7. the extent to which the effects of permitted non-residential activities within an adjoining zone boundary will have on the amenity values of the building or structure; and<br>8. the extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and<br>9. whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design~~.~~; and<br>10. the effect on the safe operation of the rail network.[27] |

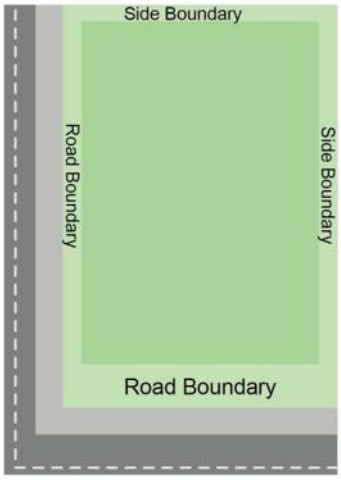
[25] Cl.16(2) Alteration of minor effect – correct referencing error

[26] Consequential change from Rabbidge Group [85.2], E Schultz [305.221] & WPG [306.221]

[27] Cl.10(2)(b)(ii) matter arising from KiwiRail [233.111]




*Corner site*

**Diagram 7 — Illustration of minimum building setbacks**

| ~~GRZ-S7~~ | ~~Designing for safe streets~~ |
|---|---|
| ~~1. Where a site has direct road frontage, any residential unit or minor residential unit facing the road shall:~~<br>~~a. have at least one habitable room or kitchen located facing the street at ground level; and~~<br>~~b. include at least 20% of the front façade in glazing (window or door panels); and~~<br>~~c. have a door that is directly visible and accessible from the street.~~ | ~~**Matters of discretion are restricted to:**~~<br>~~1. building design, siting and external appearance; and~~<br>~~2. the effect on established streetscape character and visual amenity values of the area; and~~<br>~~3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and~~<br>~~4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and~~<br>~~5. the effect on pedestrian, cyclist and vehicle safety.~~[28] |

[28] H Osborne [26.2]

| GRZ-S8 | Frontage fencing |
|---|---|
| 1. All fencing structures located ~~between a road and the front façade of a building~~ within 4.5m of a road boundary that is not with a state highway~~, or within 2m of a boundary with a public reserve, walkway or cycleway~~ shall:[29]<br>a. be no higher than ~~1.2m~~1.5m; and[30]<br>b. for fencing over 0.9m in height~~,~~ ~~shall~~ be at least 45% visually permeable overall;[31] and ~~except:~~<br>c. ~~on any state highway, a solid fence can be constructed to a maximum height of 2m.~~<br>d. for fencing within 2.5m of any vehicle crossing, be visually permeable for the portion of the fence over 0.9m in height above ground level.[32]<br>2. Except that on corner sites (with two or more road boundaries), the standard applies in relation to only one road boundary.[33] | **Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and<br>5. the effect on pedestrian, cyclist and vehicle safety. |

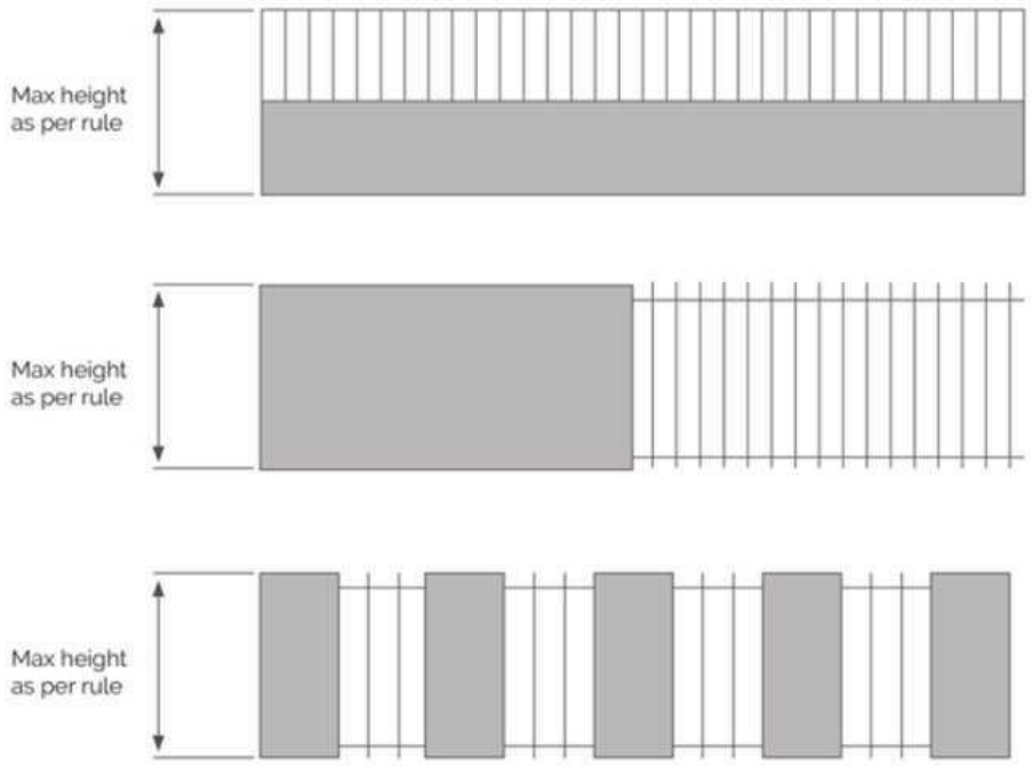



**Diagram 8 — Examples of Visually Permeable Fencing**

[29] Rabbidge Group [85.2], E Schultz [305.221] & WPG [306.221]
[30] Rabbidge Group [85.2], M McKenzie [149.8], E Schultz [305.221] & WPG [306.221]
[31] Cl.10(2)(b)(ii) matter arising from Rabbidge Group [85.2], M McKenzie [149.8], E Schultz [305.221] & WPG [306.221] – align wording with outcome shown in Diagram 8 to aid interpretation of the standard
[32] M McKenzie [149.8]
[33] E Schultz [305.221] & WPG [306.221]

| GRZ-S9 | Outdoor living space |
|---|---|
| 1. A minimum of 50m$^2$ of continuous outdoor living space able to contain a circle with a diameter of 6m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and<br>2. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and<br>3. for any minor residential unit:<br>a. an outdoor living space able to contain a circle with a diameter of 4m shall be provided; and<br>b. the outdoor living space provided shall be accessible from the living area of the minor residential unit; and<br>c. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and<br>d. the required outdoor living space is not part of any required outdoor living space for the principal residential unit. | **Matters of discretion are restricted to:**<br>1. the effect on the established streetscape character and visual amenity values of the area; and<br>2. the effect on the amenity values of adjoining residential properties, especially privacy and outlook of adjoining sites; and<br>3. the ability to provide adequate privacy and outdoor living space for all residential units on site; and<br>4. the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site; and<br>5. the proximity of the residential unit to accessible public open space; and<br>6. any topographical or other site constraints that make compliance with the standard impractical. |

| GRZ-S10 | Outdoor storage screening |
|---|---|
| 1. ~~No outdoor storage shall:~~<br>a. ~~exceed 14m$^2$ in area on any one site; and~~<br>b. ~~be stored for eight, or more, consecutive weeks in any 12-month period; or~~<br>c. ~~be visible from an adjoining property or a road.~~<br>2. ~~Clause 1 does not apply where all of the outdoor storage:~~<br>a. ~~cannot be seen from a public place and adjoining properties; and/or~~<br>b. ~~is screened by a continuous wall, fence or landscaping or a combination of all three, so that the outdoor storage is not visible from a public place and surrounding properties.~~<br>c. ~~is firewood for use by the residential dwelling(s) on the site.~~<br>1. Outdoor storage must either:<br>a. be:<br>i. 14m$^2$ or less in area on any one site; and<br>ii. stored for less than eight consecutive weeks in any 12-month period; or<br>b. not be visible from public property when viewed from an eye level of 1.7m above ground level.<br>2. Clause 1 does not apply to the outdoor storage of firewood for use by the residential activity on the site.[34] | **Matters of discretion are restricted to:**<br>1. Any adverse visual effects resulting from reduced, alternative or no screening of the outdoor storage area on the outlook and amenity values of ~~adjoining residential sites~~ public property and/or streetscape character.<br>2. The distance of the outdoor storage area from the relevant boundary.<br>3. The time period, type and volume of goods for which the outdoor storage area will be used.<br>4. The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects~~, resulting from reduced or no screening on adjoining residential sites~~.<br>5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means.[35] |

[34] M McKenzie [149.7] and FFNZ [246.7]

[35] M McKenzie [149.7]

| GRZ-S11 | Servicing and firefighting water supply and access |
|---|---|
| 1. All new buildings must be connected to reticulated services where these are available; and<br>2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.[36] | **Matters of discretion are restricted to:**<br>1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. |

[36] FENZ [163.57]

# Medium Density Residential Zone

## Introduction

The purpose of the Medium Density Residential Zone is to provide for residential development at a greater density than in the General Residential Zone.

The Medium Density Residential Zone applies to suburban areas of Ōamaru which support easy access to shops, services, amenities and public open space. Generally, the Medium Density Residential Zone has a close relationship to the Town Centre and Local Centre Zones and it is intended to enable higher densities in these areas to provide increased housing supply and choice. It is anticipated that the character of these areas will transition over time to provide for more intensive development as demand increases for smaller units with close proximity to services, employment and amenities.

The zone provisions seek to manage the effects of medium density developments and ensure that new development maintains a high standard of amenity values for existing and future residents. Medium Density Residential Design Guidelines have been developed to ensure that the scale and design of new development is of a high standard and protects and/or enhances the amenity values of adjoining properties and the wider neighbourhood. Voluntary design guidelines for Ōamaru North and the South Hill area of Ōamaru are also available to support the design of new development that recognises the unique character of these areas.

***User Notes:***
*For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters.*

*For new buildings or structures, other relevant rules may include (but not limited to) the following;*

*Rule INF-R29 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.*
*Rule INF-R30 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.*

*Refer to the Residential Zones Chapter for additional objectives and policies that apply to the Medium Density Residential Zone.*

*Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.*

***National Environmental Standards:***
*This Plan includes provisions that apply to minor residential units. These Plan provisions only apply to minor residential units that are not regulated by the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 (NESDMRU), except where the Plan provision contains a rule or standard that:*

a. *is more lenient than the equivalent NESDMRU regulations 5(1) or 6, in which case the more lenient Plan provision prevails over the equivalent NESDMRU regulation; or*
b. *deals with the matters addressed in NESDMRU regulation 7(1-3), in which case the Plan provision applies, if relevant, together with the NESDMRU.*[37]

## Objectives

| MRZ-O1 | Purpose of the Medium Density Residential Zone |
|---|---|
| The Medium Density Residential Zone accommodates a range of residential activities and a mix of housing types at a higher level of density than the General Residential Zone, as well as some non-residential activities where these support the local community and are compatible with the character and amenity values of the zone. | |

[37] Cl.16(2) Alteration of minor effect

| MRZ-O2 | Character of the Medium Density Residential Zone |
|---|---|

The Medium Density Residential Zone:

1. provides for a range of higher density living opportunities in areas with better access for walking, cycling and other active transport to local services and facilities, parks, the Town Centre Zone and local commercial centres; and
2. provides for multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; and
3. ensures high quality building and landscape design for multi-unit development with appropriate streetscape landscaping and positive contribution to streetscape character; and
4. provides for small-scale commercial activities, ~~or~~ community-based activities, and educational facilities, that[38] service the local community, and home occupations; and
5. provides for emergency service facilities where the activity has an operational need or functional need to locate in the zone and is of a scale and design consistent with the surrounding residential character and amenity values.

## Policies

| MRZ-P1 | Residential character and amenity values |
|---|---|

Provide for activities and structures that support the anticipated character and amenity values anticipated in the zone.

## Rules

**PERMITTED ACTIVITIES**

| MRZ-R1 | Building activity | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>All of the following standards are complied with where relevant;<br>1. MRZ-S2 Maximum height;<br>2. MRZ-S3 Height in relation to boundary;<br>3. MRZ-S4 Building coverage;<br>4. MRZ-S5 Minimum pervious surface area;<br>5. MRZ-S6 Minimum setbacks;<br>6. MRZ-S7 Designing for safe streets;<br>7. MRZ-S8 Frontage fencing;<br>8. MRZ-S11 Servicing and firefighting water supply and access. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1(1-9)<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in any of the standards MRZ-S2, MRZ-S3, MRZ-S4, MRZS5, MRZ-S6, MRZ-S7, MRZ-S8 and/or MRZS11 that are not complied with.<br><br>***Notification**: Any application made under this rule is precluded from being publicly notified.* |

| MRZ-R2 | Residential activity | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under this rule is precluded from being publicly notified.* |

[38] MOED [242.7]

| MRZ-R3 | Residential unit (including conversion of other buildings to residential units) | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The standard MRZ-S1 Residential site density is complied with; **and**<br><br>PER-2<br>The standard MRZ-S9 Outdoor living space is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S9.<br><br>**Activity status when compliance is not achieved:**<br>**Non-complying**<br><br>**Where:**<br>NC-1<br>Compliance is not achieved with PER-1 |

| MRZ-R4 | Accessory building | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted** | **Activity status when compliance is not achieved: Not Applicable** |

| MRZ-R5 | Minor residential unit | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>There is no more than one minor residential unit per site; **and**<br><br>PER-2<br>The minor residential unit does not exceed a gross floor area of 80m2; **and**<br><br>PER-3<br>Parking and access is achieved from the same existing, formed vehicle crossing that is used by the principal residential unit on the site. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2 and/or PER-3<br><br>**Matters of discretion are restricted to:**<br>1. whether the minor residential unit fits within its context, taking into account:<br>a. the location, size and visual appearance of the minor residential unit so that it appears from the street, or any other public place, as an integrated ancillary part of the principal dwelling; and<br>b. the adverse visual effects on the streetscape associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; and<br>c. the convenience of the location of outdoor living space in relation to the respective residential units, or whether |

| | | |
|---|---|---|
| | | other shared outdoor living spaces or public open space is immediately or easily accessible; and<br>d. the adequacy of the size and dimensions of the outdoor living space to provide amenity values for a range of future occupants.<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1<br><br>***Notification**: Any application made under this rule is precluded from being publicly notified.* |

| **MRZ-R6** | **Boarding house activity** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum number of boarders does not exceed eight people**; and**<br><br>PER-2<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

| **MRZ-R7** | **Supported residential care** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum occupancy does not exceed ten residents; **and**<br><br>PER-2<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-2<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.* |

| | | |
|---|---|---|
| | | **Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

| **MRZ-R8** | **Home business** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>No more than 30m2 of the gross floor area of all buildings on the site is used for the home business; **and**<br><br>PER-2<br>No more than one full time employee or equivalent engaged in the home business resides off-site; **and**<br><br>PER-3<br>No more than 16 vehicle movements are generated in a 24 hour period for the combined home business and residential unit, including no more than two heavy vehicle movements a day; **and**<br><br>PER-4<br>Any storage of materials associated with the home business is undertaken within buildings on the site; **and**<br><br>PER-5<br>The manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with a home business take place within a building; **and**<br><br>PER-6<br>The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:<br>7:00am-7:00pm Monday to Friday; and 9:00am-5:00pm Saturday. | **Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 and/or PER-6<br><br>***Notification****: Any application made under this rule is precluded from being publicly notified.* |

| MRZ-R9 | Residential visitor accommodation | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The maximum occupancy is five guests per night; **and**<br><br>PER-2<br>No more than 20 vehicle movements are generated in a 24 hour period for the combined residential visitor accommodation and residential unit; **and**<br><br>PER-3<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2<br><br>***Notification**: Any application made under this rule is precluded from being publicly notified.* |

| MRZ-R10 | Educational facility | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The activity occurs within a building with a maximum gross floor area of 200m2 per site; **and**<br><br>PER-2<br>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 7:00pm Monday to<br>Friday; **and**<br><br>PER-3<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

| MRZ-R11 | Medical and health facility | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The activity occurs within a building with a maximum gross floor area of 200m2 per site; **and**<br><br>PER-2<br>The hours of operation when the site is open to<br><br>patients, clients, and deliveries shall be between the hours of 7:00am — 7:00pm Monday to Friday; **and**<br><br>PER-3<br>The standard MRZ-S10 Outdoor storage screening is complied with. | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-3<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under RDIS-1 is precluded from being publicly notified*<br><br>**Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 and/or PER-2 |

| MRZ-R12 | Parks furniture | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The structure is installed by Waitaki District Council, Otago Regional Council, Canterbury Regional Council, the Department of Conservation or their agents. | **Activity status when compliance is not achieved: Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1. |

| MRZ-R13 | Papakāika in the Medium Density Residential Zone within land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Permitted**<br><br>**Where:**<br>PER-1<br>The gross floor area of all commercial activities does not exceed 100m2 per site; **and**<br><br>PER-2<br>The gross floor area of all community facilities does not exceed 200m2 per site**; and**<br><br>PER-3<br>Any activity (other than a residential activity) where the site is open to visitors, clients and deliveries, must not operate outside the hours of 7:00am — 7:00pm Monday to Friday; **and**<br><br>PER-4 | **Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-1<br>Compliance is not achieved with PER-1, PER-2 and/or PER-3.<br><br>**Matters of discretion are restricted to:**<br>1. the location, design and appearance of landscaping; and<br>2. any adverse effects on the streetscape; and<br>3. any adverse effects on the amenity values for adjoining sites; and<br>4. the operation of the activity, including the effects of noise, lighting and from the generation of traffic; and |

| | | |
|---|---|---|
| | The standard MRZ-S10 Outdoor storage screening is complied with. | 5. ongoing retention of the land as ancestral land.<br><br>**Activity status when compliance is not achieved:**<br>**Restricted Discretionary**<br><br>**Where:**<br>RDIS-2<br>Compliance is not achieved with PER-4<br><br>**Matters of discretion are restricted to:**<br>1. the matters of discretion listed in MRZ-S10.<br><br>***Notification**: Any application made under RDIS-2 is precluded from being publicly notified.* |

**RESTRICTED DISCRETIONARY ACTIVITIES**

| **MRZ-R14** | **Multi-unit developments** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with APP11 - Medium Density Residential Design Guidelines; and<br>2. the effect that the increased density has on the visual amenity values and established streetscape character of the area, including the retention of mature trees and landscaping; and<br>3. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, shading and sense of enclosure; and<br>5. on-site amenity values, including the ability to provide adequate outdoor living space for all residential units on site; and<br>6. parking and access; safety, efficiency and effects to on-street parking and adjoining sites; and<br>7. the extent of impervious surfaces and landscaping.<br><br>*Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person demonstrating how the design of the development considers APP11 - Medium Density Residential Design Guidelines, in addition to the standard information requirements.* | **Activity status when compliance is not achieved: Not Applicable** |

| MRZ-R15 | Retirement village | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with the Medium Density Residential Design Guidelines; and<br>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>3. the effect on amenity values of adjoining residential properties, including outlook, privacy, shading and sense of enclosure; and<br>4. parking and access; safety, efficiency and effects on on-street parking and adjoining sites; and<br>5. the extent of impervious surfaces and landscaping.<br><br>*Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application must be supported by a design statement undertaken by a suitably qualified person demonstrating how the design of the development fits the context of the surroundings, in addition to the standard* | **Activity status when compliance is not achieved: Not Applicable** |

| MRZ-R16 | Community facilities | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Matters of discretion are restricted to:**<br>1. building design, siting and external appearance; and<br>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and<br>3. the effect on amenity values of adjoining residential properties and public places including outlook, privacy, shading and sense of enclosure; and<br>4. on-site amenity values; and<br>5. hours of operation; and<br>6. noise, disturbance and loss of privacy of adjoining sites; and<br>7. screening of outdoor storage areas; and<br>8. the extent to which the activity may adversely affect traffic generation, road safety, parking and access; safety, efficiency and effects on on-street parking and adjoining sites; and<br>9. the extent of impervious surfaces and landscaping; and<br>10. whether the activity can be better located in a nearby centre; and<br>11. the extent of infrastructure requirements. | **Activity status when compliance is not achieved: Not Applicable** |

| | | |
|---|---|---|
| | *Note: Section 88 Information Requirements for Applications:*<br>*Pursuant to s88 of the RMA, any application must be supported by a design statement undertaken by a suitably qualified person demonstrating how the design of the development fits the context of the surroundings, in addition to the standard information requirements.* | |

| **MRZ-R17** | **Papakāika where not otherwise provided for by MRZ-R13** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Restricted Discretionary**<br><br>**Where:**<br>PER-1<br>There is a letter of support from all the relevant Kāi Tahu rūnaka that represent mana whenua for the takiwā within which the papakāika is located; **and**<br><br>PER-2<br>All of the following standards are complied with where relevant:<br>1. MRZ-S9 Outdoor living space;<br>2. MRZ-S10 Outdoor storage screening.<br><br>**Matters of discretion are restricted to:**<br>1. any adverse amenity effects on adjoining properties; and<br>2. any reverse sensitivity effects on adjoining land uses; and<br>3. public health and safety; and<br>4. the matters of discretion listed in standard MRZ-S9 and/or MRZ-S10; and<br>5. ongoing retention of the land as ancestral land. | **Activity status when compliance is not achieved:**<br>**Discretionary**<br><br>**Where:**<br>DIS-1<br>Compliance is not achieved with PER-1 |

**DISCRETIONARY ACTIVITIES**

| **MRZ-R18** | **Any other activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Discretionary** | **Activity status when compliance is not achieved: Not Applicable** |

**NON-COMPLYING ACTIVITIES**

| **MRZ-R19** | **Industrial activity** | |
|---|---|---|
| **Medium Density Residential Zone** | **Activity status: Non-Complying** | **Activity status when compliance is not achieved: Not Applicable** |
| **MRZ-R20** | **Commercial activity using an area over 75m2** | |
| **Medium Density Residential Zone** | **Activity status: Non-Complying** | **Activity status when compliance is not achieved: Not Applicable** |

| MRZ-R21 | Primary production | |
|---|---|---|
| Medium Density Residential Zone | Activity status: Non-Complying | Activity status when compliance is not achieved: Not Applicable |
| **MRZ-R22** | **Large format retail activity** | |
| Medium Density Residential Zone | Activity status: Non-Complying | Activity status when compliance is not achieved: Not Applicable |

## Standards

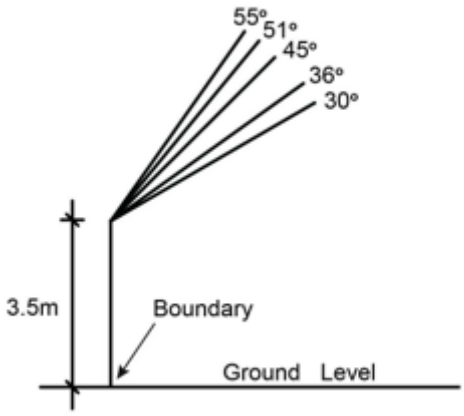
| MRZ-S1 | Residential site density |
|---|---|
| 1. Site density shall not exceed one residential unit per 200m$^2$ of net site area.<br>2. For a multi-unit development with a site size of 2,000m$^2$ or more, the site density shall not exceed one residential unit per 150m2 of net site area, which can be calculated over multiple sites.<br>3. where a site is less than 200m$^2$, one residential unit is allowed.<br>4. For the purpose of this standard, a residential unit excludes any minor residential unit or residential unit in a retirement village. | |

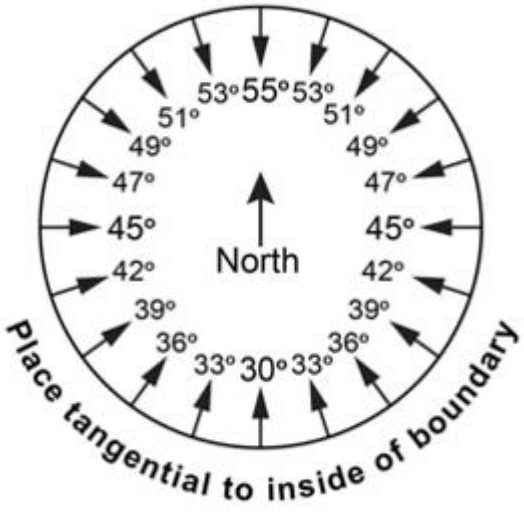
| MRZ-S2 | Maximum height |
|---|---|
| 1. All buildings and structures must not exceed two storeys and a maximum height of 10m as measured from ground level; and<br>2. Flat and mono-pitch roofs must not exceed a maximum height of 8m at the highest point as measured from ground level.<br>3. Clause 1 does not apply to:<br>a. antennas, aerials, satellite dishes (less than 1m in diameter), or<br>b. lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. | **Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with the APP11 - Medium Density Residential Design Guidelines; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and<br>4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and<br>5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure~~.~~; and<br>6. effects on the provision of emergency service facilities, including whether there is an operational need or functional need for the location or design of a building or structure for that activity.[39] |

[39] FENZ [163.93]

| MRZ-S3 | Height in relation to boundary |
|---|---|
| 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3.5m vertically above ground level along the site boundaries.<br>2. Clause 1 does not apply to:<br>a. road boundaries;<br>b. buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall;<br>c. boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used;<br>d. lines, wires or support structures for utilities;<br>e. flagpoles and antennas, other than dish antennas over 1m in diameter;<br>f. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, and lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically;<br>g. architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically.<br>h. a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m2 in area and no greater than 1m in height.<br><br>*Note: See Diagram 6a below which demonstrates how the height in relation to boundary recession lines are to be measured.* | **Matters of discretion are restricted to:**<br>1. the effect on established streetscape character and visual amenity values of the area; and<br>2. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the height of the building or structure~~.~~; and<br>4. effects on the provision of emergency service facilities, including whether there is an operational need or functional need for the location or design of a building or structure for that activity.[40] |

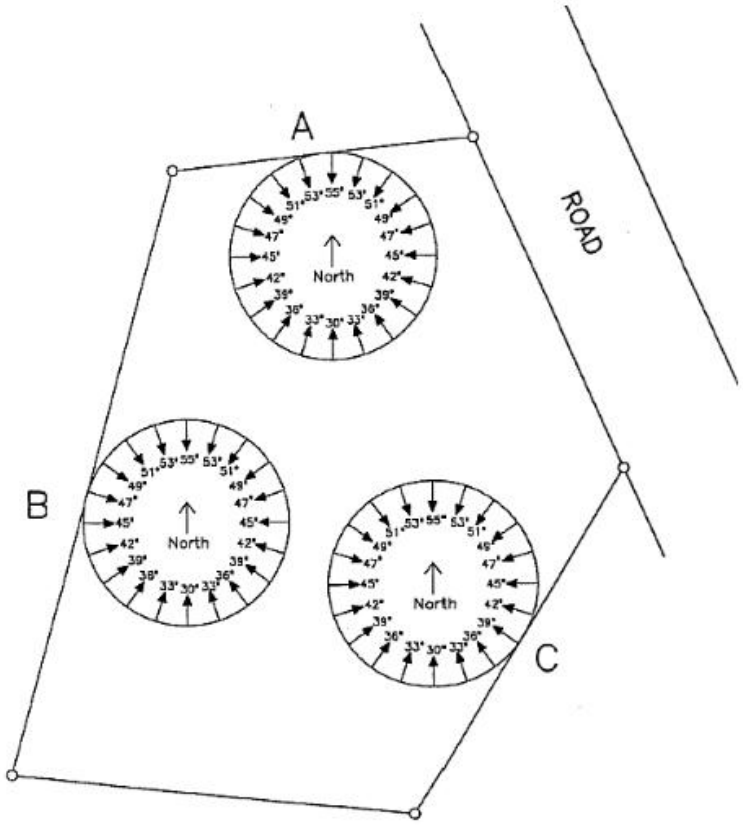
*[Insert replacement wheel diagram below that includes "Place tangential to inside of boundary"]*




*[Insert diagram below]*

[40] Consequential change from FENZ [163.93]




| Example | Recession Plane Angle |
|---|---|
| A | 54° 30' |
| B | 46° 30' |
| C | 39° 30' |

***Diagram 6a - Height in Relation to Boundary Recession Lines and Worked Example***[41]

| MRZ-S4 | Building coverage |
|---|---|
| 1. The combined total building coverage for the site shall not exceed 50% of the net site area of any site.<br>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation in Clause 1 above.<br><br>Note: Rainwater tanks larger than 5,000 litres are permitted provided compliance is achieved with relevant standards such as MRZ-S4, MRZ-S6 and MRZ-S7. | **Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with the APP11 - Medium Density Residential Design Guidelines; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the effect on amenity values of adjoining residential properties, including privacy, outlook, shading and sense of enclosure; and<br>4. the ability to provide adequate outdoor living space on the site in terms of dimension, access and orientation; and<br>5. the ability to avoid, remedy or mitigate stormwater effects. |

[41] KO [168.21]

| MRZ-S5 | Minimum pervious surface area |
|---|---|
| 1. At least 25% of the total site area shall be planted in grass, vegetation or landscaped with pervious materials.<br>2. Vehicle access and manoeuvring areas shall be assessed as impervious surface areas regardless of their surface covering. | **Matters of discretion are restricted to:**<br>1. the ability of the development to avoid, remedy or mitigate stormwater runoff through site-specific stormwater design; and<br>2. the ability to provide adequate on-site amenity values and access to green space; and<br>3. the effect on the established streetscape character and amenity values of the area, including the ability to reduce the amount of impervious surface used and retain green space; and<br>4. whether adequate mitigation of adverse effects can be achieved using landscaping, planting and/or alternative materials. |

| MRZ-S6 | Minimum setbacks |
|---|---|
| 1. The minimum setback of any part of a building or structure shall be:<br>a. from a road boundary other than a road boundary onto a state highway: 2m;<br>b. ~~from a road boundary onto a state highway: 4.5m;~~[42]<br>c. from a rail corridor boundary: 4.5m<br>d. from internal boundaries: 1m;<br>e. corner sites (with two or more road boundaries — excluding a road boundary onto a state highway): one setback of 2m along a road boundary and setbacks of 1m on all other boundaries.<br>2. Except that:<br>a. any garage and/or car port with a vehicle door or vehicle opening facing the road must be located a minimum of 4.5m from all road boundaries;<br>b. where a boundary immediately adjoins an access or part of an access, which is owned or partly owned with that site, or has a registered right of way over it in favour of that site, the minimum setback shall be 1m;<br>c. where an internal boundary adjoins a Commercial, Industrial, or Sport and Active Recreation Zone boundary, all buildings with habitable rooms shall be setback from that boundary by a minimum of 4m.<br>3. Internal boundary requirements in Clause 1(d) above do not apply to:<br>a. accessory buildings where these are not used for human habitation, and the building does not exceed 10m in length and does not contain any windows or doors along the boundary elevation.<br>b. buildings that share a common wall along the boundary for the length of that common wall;<br>c. rainwater tanks less than 5,000 litres in capacity. | **Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with the APP11 - Medium Density Residential Design Guidelines; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and<br>5. the effect on pedestrian, cyclist and vehicle safety; and<br>6. the effects of non-residential buildings in terms of noise, odour, dust, glare or vibration on adjoining sites; and<br>7. the extent to which the effects of permitted non-residential activities, within an adjoining zone boundary, have on the amenity values of the building or structure; and<br>8. the extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and<br>9. whether adequate mitigation of adverse effects can be achieved through screening, planting and/or alternative design; and<br>10. whether a reduced setback enables on-site parking spaces to be provided~~.~~; and<br>11. the effect on the safe operation of the rail network.[43] |

[42] KO [168.22]
[43] Cl.10(2)(b)(ii) matter arising from KiwiRail [233.112]

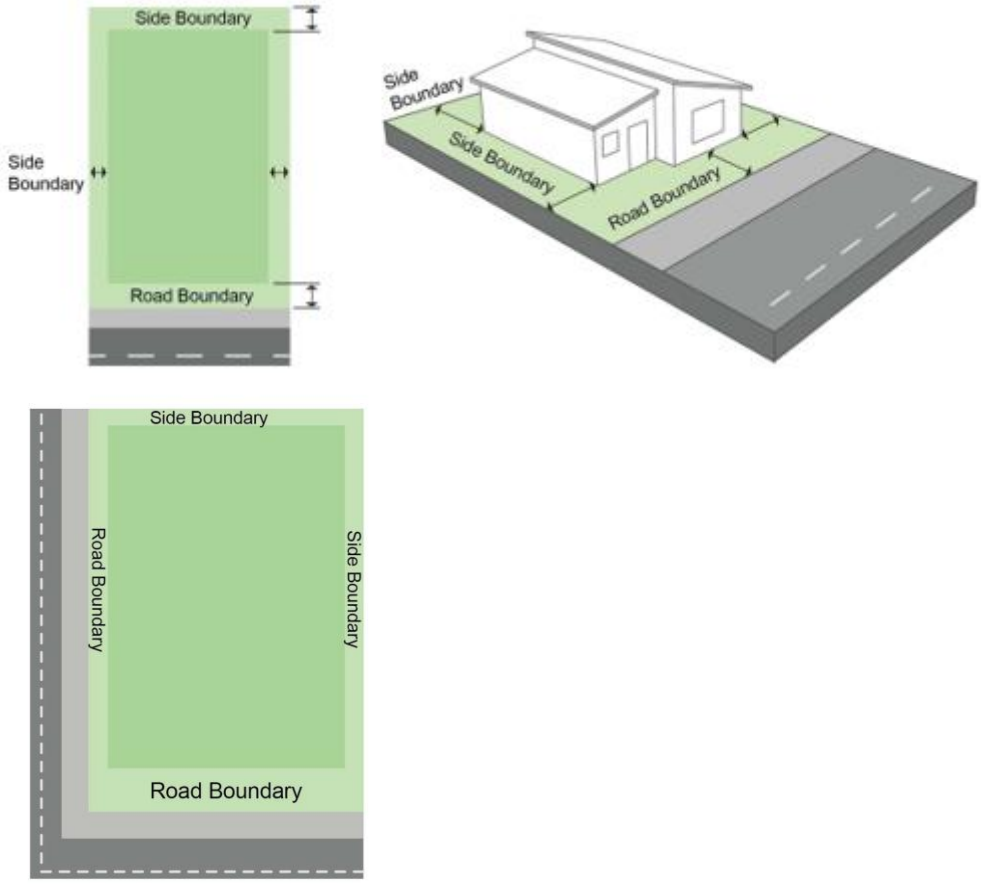



***Diagram 7 — Illustration of minimum building setbacks***

| MRZ-S7 | Designing for safe streets |
|---|---|
| 1. Where a site has direct road frontage, any ground level residential unit or minor residential unit facing the road shall:<br>a. have at least one habitable room or kitchen located facing the street at ground level; and<br>b. include at least 20% of the front façade in glazing (window or door panels); and<br>c. have a door that is directly visible and accessible from the street. | **Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with the APP11 - Medium Density Residential Design Guidelines; and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and<br>5. the effect on pedestrian, cyclist and vehicle safety. |

| MRZ-S8 | Frontage fencing |
|---|---|
| 1. All fencing structures located between a road and the front façade of a ground level building or within 2m of a boundary with a public reserve, walkway or cycleway shall:<br>a. be no higher than 1.2m; and<br>b. fencing over 0.9m in height shall be at least 45% visually permeable; except<br>c. on any state highway, a solid fence can be constructed to a maximum height of 2m. | **Matters of discretion are restricted to:**<br>1. the extent to which the building design, siting and external appearance is consistent with APP11 - Medium Density Residential Design Guidelines and<br>2. the effect on established streetscape character and visual amenity values of the area; and<br>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and<br>4. the effect on amenity values of adjoining residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and<br>5. the effect on pedestrian, cyclist and vehicle safety. |

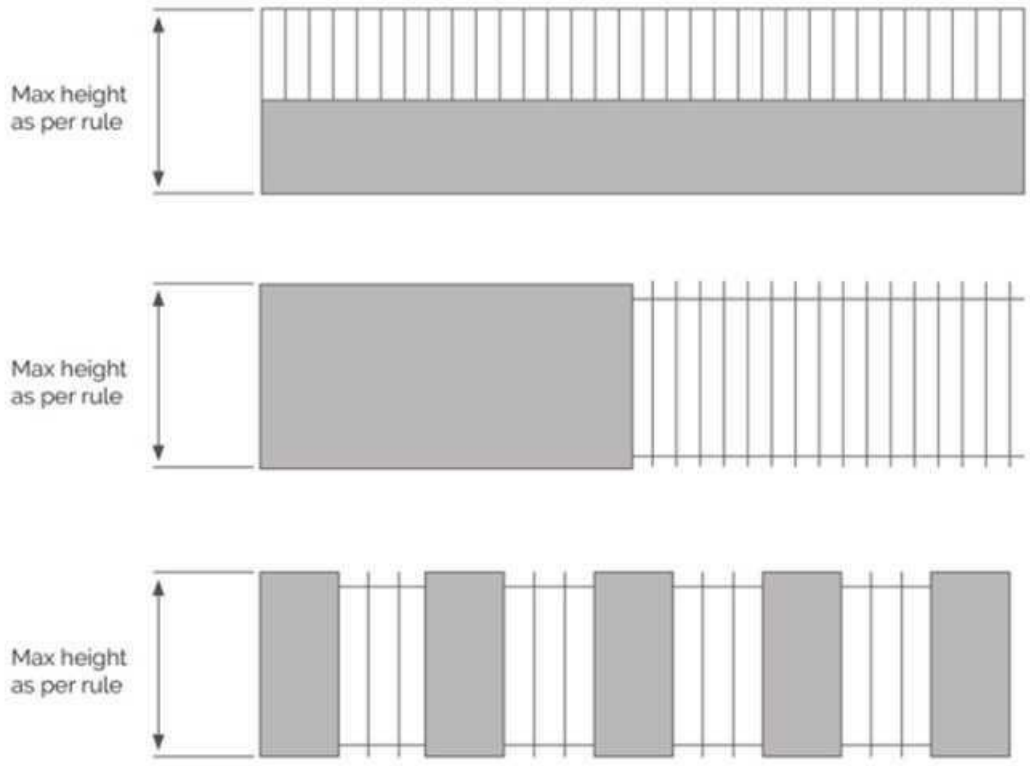



***Diagram 8 — Examples of Visually Permeable Fencing***

| MRZ-S9 | Outdoor living space |
|---|---|
| The minimum area of outdoor living space is:<br>1. per ground level residential unit: 30m$^2$;<br>2. per above ground level residential unit: a balcony of at least 10m$^2$;<br>3. per minor residential unit: 20m$^2$;<br>4. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. | **Matters of discretion are restricted to:**<br>1. the effect on the established streetscape character and visual amenity values of the area; and<br>2. the effect on the amenity values of adjoining residential properties, especially privacy and outlook of adjoining sites; and<br>3. the ability to provide adequate privacy and outdoor living space for all residential units on site; and<br>4. the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site; and<br>5. the proximity of the residential unit to accessible public open space; and<br>6. any topographical or other site constraints that make compliance with the standard impractical. |

| MRZ-S10 | Outdoor storage screening |
|---|---|
| 1. No outdoor storage shall:<br>a. exceed 14m$^2$ in area on any one site; and<br>b. be stored for eight, or more, consecutive weeks in any 12-month period; and<br>c. be visible from an adjoining property or a road.<br>2. Clause 1 does not apply where all of the outdoor storage:<br>a. cannot be seen from a public place and adjoining properties; and/or<br>b. is screened by a continuous wall, fence, or landscaping, or a combination of all three, so that the outdoor storage is not visible from a public place and surrounding properties.<br>c. is firewood stored for use by the residential unit(s) on the site. | **Matters of discretion are restricted to:**<br>1. Any adverse visual effects resulting from reduced, alternative or no screening of the outdoor storage area on the outlook and amenity values of adjoining residential sites and/or streetscape character.<br>2. The distance of the outdoor storage area from the relevant boundary.<br>3. The time period, type and volume of goods for which the outdoor storage area will be used.<br>4. The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from reduced or no screening on adjoining residential sites.<br>5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means. |

| MRZ-S11 | Servicing and firefighting water supply and access |
|---|---|
| 1. All new buildings must be connected to reticulated services where these are available; and<br>2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.[44] | **Matters of discretion are restricted to:**<br>1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. |

[44] FENZ [163.58]

# APP11 - Medium Density Residential Design Guidelines

Medium Density Residential Design Guidelines