

Appendix A – Recommended Amendments to the Medium Density Residential Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red-Strikethrough~~ – Deletions recommended as part of s42A Report

MEDIUM DENSITY RESIDENTIAL ZONE - MRZ

Overview and Purpose

The Medium Density Residential zone areas are located in proximity to the Gore Town Centre and neighbourhood centre in Gore East. The purpose of the zone is to provide for residential development at greater density than the General Residential Zone. The zone encourages a compact urban form, increasing housing supply on flat *land*, closer to amenities and services. Provision for increased density will further facilitate demand for goods and services in the town centre and neighbourhood zones and reduce travel to improve *climate change* resilience.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the quality of the built *environment* are maintained and enhanced, alongside the underlying relationships Ngāi Tahu hold with the natural *environment*.

The zone will enable a greater supply of diverse housing options for the District on small *sites* of 150m² or greater. The zone will undergo changes to existing densities and built form characteristics over time to provide for the District's predicted growth and changing demographic. In particular, the zone aims to provide a greater diversity of housing options for smaller households including single persons, couples, small families and older people seeking to downsize.

Home business, retirement villages and other activities that support the social and economic health and wellbeing well-being of the community may occur in the zone where these are compatible with residential character and *amenity values*. Non-residential activities that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Local Centre Zone, Mixed Use Zone, General Industrial Zone, Light Industrial Zone or the Neighbourhood Centre Zone are discouraged.

Hospital Precinct (Precinct 7)

The Hospital Precinct encompasses the existing hospital *site* accessed off Eccles Street and Hobson Street. The purpose of the precinct is to enable the existing *hospital activities* on *site* to continue and provide for additional activities that meet the needs of the community, whilst managing residential amenity for adjacent *sites*.

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This chapter contains objectives, policies, and rules which apply specifically to the Hospital Precinct in addition to the provisions of the underlying Medium Density Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Historic Dairy Factory Precinct (Precinct 9)

The Historic Dairy Factory Precinct encompasses the *heritage setting* around the historic dairy factory *site* accessed off Broughton Street and Thomas Street. The purpose of the precinct is to enable *commercial activities* and *light industrial activities* to be undertaken on *site* to acknowledge the historic use of the *buildings*, and to continue and provide for additional activities that meet the needs of the community, whilst managing residential amenity for adjacent *sites*.

This chapter contains objectives, policies, and rules which apply specifically to the Historic Dairy Factory Precinct in addition to the provisions of the underlying General Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

- MRZ-O1 Existing and future residential needs are met within the District.
- MRZ-O2 The character and qualities of the Medium Density Residential zone comprise:
 - 1. a moderate density of *residential activities*;
 - 2. a variety of housing types and sizes to respond to community needs;
 - 3. good quality on-site residential amenity; and
 - 4. good quality amenity for adjacent *sites*.

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- MRZ-O3 Provide for higher residential densities to occur in close proximity to the Town centre, Neighbourhood Centres, public amenities, and public open spaces and provide a range of *residential unit* typologies to meet the diverse needs of the community.
- MRZ-O4 The role, function, and predominant character of the residential zones is not compromised by *non-residential activities*.
- MRZ-O5 Development is provided with appropriate *infrastructure* and adverse effects on *infrastructure* networks are mitigated.
- MRZ-PREC7-O1 The Hospital Precinct has a civic focus and provides a network of facilities which meet the needs of the community now and in the future.
- MRZ-PREC9-O1 The Historic Dairy Factory Precinct enables the ongoing use of the former Gore Dairy Factory *building* and associated setting for *commercial activities* and *light industrial activities* that are compatible with the residential character of the surrounding area. The precinct supports the *maintenance* and enhancement of identified *historic heritage* values and provides a small-scale commercial hub that contributes positively to *pedestrian* amenity and the vibrancy of the local community.

Policies

- MRZ-P1 Enable density in line with the standard where they are located within easy walking distance of employment centres, amenities ~~and~~ or transport routes.
- MRZ-P2 Enable a variety of different housing forms, including terrace, semi- detached, duplex, townhouse, or small lots with detached housing, whilst ensuring amenity, cultural, and environmental *effects* are mitigated through bulk and location controls.
- MRZ-P3 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of *land* in a way that is compatible with the scale and character of residential development anticipated by the zone.
- MRZ-P4 Recognise residential character may change over time as higher density development is undertaken to meet the purpose of the zone.
- MRZ-P5 Enable a diverse range of *residential unit* types and sizes where:
1. they are compatible with the anticipated character and qualities of the zone.
 2. outdoor living areas:
 - (a) are of a size and dimension that provides for the needs of residents; and
 - (b) have an appropriate relationship between open space and *buildings*; and
 - (c) are functional and directly accessible from main living areas; and
 3. *residential units* and *accessory buildings* are located to:

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- (a) mitigate adverse *effects of building height*, bulk and location; and
- (b) protect rivers and streams from inappropriate built form; and
- (c) provide for a reasonable level of on-site privacy, and access to daylight.

- MRZ-P6 Enable supported residential accommodation and *retirement villages* that are:
1. located, where possible, within walking distance of essential facilities such as convenience shops, health and *community facilities*, public transport, and open space;
 2. sited and designed to promote interaction with other sections of the community, without compromising privacy;
 3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller *residential units* at higher densities are anticipated;
 4. provided with *outdoor living space* and landscaping; and
 5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.
- MRZ-P7 Enable *home business* activities and the expansion of existing *healthcare activities* and *educational facilities* where:
1. they are compatible with the character and qualities of the surrounding area; and
 2. nuisance *effects* on adjacent sites are avoided; and
 3. traffic *effects*, including employee, customer and visitor visits to the *site* are managed; and
 4. hours of operation are reflective of typical residential routine, i.e. daytime hours.
- MRZ-P8 Only allow *community facilities*, *healthcare activities* and *education^{al} facilities* and *emergency service facilities* that:
1. avoid adverse *effects* on the residential *amenity values* ; and
 2. contribute to the health and ~~wellbeing~~ well-being of people in the District; and
 3. are of a scale and design that maintains the character of the surrounding area; and
 4. maintains *road* safety and efficiency; and
 5. has an *operational need* or *functional need* to locate in the Medium Density Residential zone.
- MRZ-P9 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.
- MRZ-P10 Avoid activities that are incompatible with the character, qualities and purpose of the Medium Density Residential zone.
- MRZ-P11 Ensure development does not compromise existing *infrastructure* infrastructure and transportation networks, including infrastructure capacity, or will be appropriately upgraded and, where practicable, incorporates low impact approaches to *stormwater* management.

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MRZ-PREC7-P1 Development in the hospital precinct will be undertaken in accordance with the following principles:

1. retail and *commercial activities* will only be provided for where they are limited in scale and are ancillary to community or *hospital activities*;
2. *on-site amenity values* are maintained and enhanced
3. residential amenity for adjacent properties is protected and nuisance *effects* avoided
4. *access* through and around facilities and *buildings* will be clear and convenient for all visitors and workers; and
5. opportunities for transport choice and efficiency are maximised, including integration with public and community transport where possible in the future

MRZ- PREC9-P1 Enable *light industrial* and *commercial activities* in the Historic Dairy Factory Precinct that:

1. are compatible with residential *amenity values*; and
2. maintains and enhances identified *historic heritage* features or protected elements; and
3. contributes to an attractive streetscape through landscaping and screening of outdoor storage; and
4. provides for a safe *pedestrian traffic environment* through the design and location of any parking areas and *vehicle access*; and
5. are of a scale that do not undermine the vibrancy and functionality of the Town Centre.
6. [maintains the safe, efficient and effective operation of the surrounding transportation network](#)

Notes

Note 1 Rules in Other Chapters

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2

[Work or activity of the Crown](#)

[Section 4\(3\) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4\(3\), but does apply to activities that do not meet section 4\(3\) of the RMA.](#)

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Rules

MRZ-R1	<i>Residential Activity</i>	
All areas	Activity status: Permitted Where: <i>Residential units</i> are limited to three per site; and <i>Residential units</i> comply with standard MRZ-S1 Density; <i>Minor residential units</i> are limited a maximum floor area of 60 square metres and comply with standard MRZ-S1 Density; - Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and-MRZ-S9	Activity status where compliance is not achieved with: MRZ-R1(1): N/A see <i>MRZ-R11</i> Comprehensive Residential Development MRZ-R1(2) and MRZ-R1(3): Non-complying MRZ-R1(4): Restricted Discretionary Matters of discretion: The matters of discretion of any infringed standard.

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MRZ-R2	<i>Home Business</i>
All areas	Activity status: Permitted Where: 1. The activity occupies no more than 50 square metres of the <i>gross floor area</i> of the <i>buildings</i> on the <i>site</i>; and 2. Goods, materials or equipment associated with the activity must be stored within a <i>building</i>; and 3. The activity must be undertaken by a person(s) residing on the <i>site</i> and employ no more than one full-time equivalent person who may or may not reside on the <i>site</i>; and 4. The <i>home business</i> does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday; and 6. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9 Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. Compatibility with the character and amenity of the surrounding residential area. 3. Hours of operation. 4. Transport effects. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.

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MRZ-R3	Visitor Accommodation	
All areas	Activity status: Permitted Where: 1. The activity is undertaken in a <i>residential unit</i> or <i>minor residential unit</i>; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a <i>site</i> per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement, and 5. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9.	Activity status where compliance is not achieved: MDR-R3(1): Discretionary MDR-R3(2), MDR-R3(3) and MDR-R3(4): Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. MDR-R3(5): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.
MRZ-R4	Homestay	
All areas	Activity status: Permitted	Activity status where compliance is not achieved:

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	Where: 1. A person resides at the property full time; and 2. The maximum occupancy does not exceed 5 guests; and 3. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9.	Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.
MRZ-R5	<i>Supported Residential Accommodation Activity</i>	
All areas	Activity status: Permitted Where: 1. The maximum occupancy does not exceed eight residents; and 2. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects.

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		5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.
MRZ-R6	<i>Educational facility</i>	
All areas	Activity status: Permitted Where: 1. The <i>educational facility</i> is within a <i>residential unit</i> or <i>minor residential unit</i>; and 2. The activity is for home-based child care services and the maximum number of children on the <i>site</i> does not exceed 8; and 3. The hours of operation are between 7am and 7pm; Monday to Friday; and 4. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9. <i>Note: these requirements do not apply to children who normally reside at the site</i>	Activity status where compliance is not achieved: Discretionary
MRZ-R7	<i>Use of Reserve Land</i>	
All areas	Activity status: Permitted Where:	Activity status where compliance is not achieved: Discretionary

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1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.

MRZ-R8 Additions to existing healthcare activities or *educational facilities*

All areas

Activity status: Controlled

1. Any new, *relocated* or extended *building* or *structure* complies with standards MRZ-S2 MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, and MRZ-S9.

Matters of control:

1. Transport effects including the location and design of loading areas and access; and
2. Design and layout of on-site *pedestrian* connections; and
3. Hours of operation; and
4. *Noise*, disturbance and loss of privacy of neighbours; and
5. Servicing including the positive effects of low impact design.

Activity status where compliance is not achieved:

Restricted Discretionary

Matters of discretion are restricted to:

6. Matters of control 1-5; and
7. The matters of discretion of any infringed standard.

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MRZ-R9	<i>Retirement Village</i>	
All areas	Activity status: Restricted Discretionary Where: - Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, and MRZ-S9. Matters of discretion: - The benefits associated with provision of accommodation to meet the needs of the elderly. - Residential amenity for neighbouring <i>sites</i> in respect of outlook and privacy. - The scale of the activity. - On-site amenity and recreational facilities for residents including access to outdoor space. - Layout of <i>buildings</i>, fencing, location and scale of utility areas and external storage areas. - Safe integration of <i>vehicle access</i> and <i>pedestrian access</i> with the adjoining <i>road</i> network. - Ngāi Tahu cultural values, including those listed in MW2.3. - Servicing including the positive effects of low impact design.	Activity status where compliance is not achieved: Discretionary

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MRZ-R10	Community facility	
All areas except PREC7 Hospital Precinct	Activity status: Restricted Discretionary Where: - Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, and MRZ-S9. Matters of discretion: - The benefits of the activity on the social, cultural, health and <u>wellbeing-well-being</u> of the community. - The <i>effects</i> on character and <i>amenity values</i> of adjacent sites and nearby residential areas and public spaces. - The <i>effects</i> of <i>building</i> scale, location, form and appearance. <i>Crime Prevention Through Environment Design (CPTED)</i> principles as required to achieve a safe, secure <i>environment</i>. - Location, orientation and screening of service, storage, and waste management spaces. - The scale of activity. <i>Access</i> and manoeuvrability for vehicles on <i>site</i> and traffic generation. - The hours of operation.	Activity status where compliance is not achieved: Discretionary

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9. Servicing including the positive effects of low impact design.
10. Ngāi Tahu cultural values, including those listed in MW2.3.

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MRZ-R11	Comprehensive Residential Development	
All areas	Activity status: Restricted Discretionary Where: - Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standard MRZ-S1 Density; and - Any new or extended <i>building</i> or <i>structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9. Matters of discretion: - The <i>effects</i> on character and <i>amenity values</i> of adjacent sites, nearby residential areas and public spaces from <i>building</i> intensity, scale, location, form and appearance. - On-site amenity for residents. <i>Crime Prevention Through Environment Design (CPTED)</i> principles as required to achieve a safe, secure <i>environment</i>. <i>Access</i> and manoeuvrability for vehicles on <i>site</i>. - Location, orientation and screening of outdoor living, service/storage, and waste management spaces. - Servicing including the positive effects of low impact design.	Activity status where compliance is not achieved with: MRZ-R11(1): Non-complying MRZ-R11(2): Discretionary

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MRZ-R12	Healthcare Activity	
All areas except PREC7 Hospital Precinct	Activity status: Restricted Discretionary Where: - Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. Matters of discretion: - Compatibility with the character and <i>amenity values</i> of the surrounding area. - Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i>. - Location and scale of utility and external storage areas. - Scale of activity. - Hours of operation. - Servicing including the positive effects of low impact design.	Activity status where compliance is not achieved: Discretionary
MRZ-R13	Emergency Services Facility	
All areas	Activity status: Restricted Discretionary Where:	Activity status where compliance is not achieved: Discretionary

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1. Any new, relocated or extended *building or structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9.

Matters of discretion:

1. The benefits of the activity on the health and wellbeing well-being of the community.
2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance.
3. Location, orientation and screening of service/storage, and waste management spaces.
4. The scale of activity.
5. Access and manoeuvrability for vehicles on *site*.
6. The hours of operation.
7. Servicing including the positive effects of low impact design.

MRZ-R14 Educational al facility

All areas Activity status: Discretionary

MRZ-R15 All other activities

Activity status: Non-complying

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1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

PREC7 Hospital Precinct rules

MRZ-PREC7-R1 *Hospital Activities*

PREC7 Hospital Precinct	Activity Status: Permitted Where: 1. New, <u>relocated</u> or extended <i>building</i> or <i>structure</i> comply with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.	Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.
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MRZ-PREC7-R2 *Community Facilities*

PREC7 Hospital Precinct	Activity Status: Permitted Where: 1. The house of operation are limited to between 0700 and 1900 hours; and 2. Any new, <u>relocated</u> or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.	Activity Status where compliance not achieved: MRZ-PREC7-R2(1) Restricted Discretionary Matters of discretion: 1. Compatibility with the character and <i>amenity values</i> of the surrounding area. 2. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i>.
		MRZ-PREC7-R2(2): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.

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MRZ-PREC7-R3 *Commercial Activities*

PREC7 Hospital Precinct

Activity Status: Permitted

Where:

1. The activity is ancillary to a *hospital activity* or *community facility*; and
2. Has a maximum retail floor space of 50m²; and
3. Any new, relocated or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.

Activity Status where compliance is not achieved:

MRZ-PREC7-R3(1): Non-complying

MRZ-PREC7-R3(2) and MRZ-PREC7-R3(3): Restricted Discretionary

Matters of discretion:

1. Potential nuisance *effects* on the *amenity values* of adjoining *sites*.
2. The necessity of locating in the hospital precinct.
3. The matters of discretion of any infringed standard.

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PREC9 Historic Dairy Factory Precinct Rules

MRZ-PREC9-R1 *Commercial Activities*

MRZ-PREC9-R2 *Light Industrial Activities*

PREC9 Historic Dairy Factory Precinct	MRZ-PREC9-R1 and MRZ-PREC9-R2	Activity Status where compliance not achieved:
	Activity Status: Permitted Where: 1. The hours of operation are limited to between 0700 and 1900 hours; and 2. A landscape strip is established and maintained along all <i>road boundaries</i> with a minimum depth of 1 metre with plantings that will reach a maximum height of 1.5m; and 3. Screening is provided for: (a) any on-site service areas, including rubbish collection areas, or outdoor storage area of goods or materials, is be screened from any adjoining property or <i>road</i>; and (b) all side or rear <i>boundaries</i> that adjoins a <i>residential activity</i>, except for where <i>buildings</i> share a <i>common wall</i> along the <i>boundary</i>; and 4. Any new <u>or relocated</u> <i>buildings, structure</i> and activity complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. <i>Note: The Historic Heritage provisions also apply to the precinct</i>	Restricted Discretionary Matters of discretion: 1. The compatibility with the character and <i>amenity values</i> of the surrounding area. 2. The potential of nuisance <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i>. 3. The <i>pedestrian</i> amenity, quality and character of the streetscape. 4. The nature of the activity, the size and location of service, storage and manoeuvring areas, and the extent to which the activity is able to be screened. 5. Transport <i>effects</i>. 6. The matters of discretion of any infringed standard.

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Standards

MRZ-S1	Density	
Residential activities	The maximum density for <i>residential units</i> is: - One residential unit per 150m² The maximum density for <i>minor residential units</i> is: - One minor residential unit per residential unit; and - The residential unit has a density of one unit per 300m²	Activity status where compliance is not achieved: Non-Complying
MRZ-S2	Height	
All activities	The maximum <i>height</i> of any <i>building</i> or <i>structure</i> is 8 metres above <i>ground level</i>. Excluding any roof mounted structures such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. - The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape. - Whether the <i>structure</i> can be more appropriately located to minimise adverse visual <i>amenity effects</i>. - The reason for the increase in <i>height</i>.

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MRZ-S3	<i>Height in relation to boundary</i>	
All activities	1. No part of any <i>building</i> or <i>structure</i> projects beyond the <i>height in relation to boundary</i> plane, measured from points 3 metres above <i>ground level</i> at site boundaries. See Appendix 2 for boundary plane angles. Except that: (a) this standard does not apply to <i>road</i> boundaries; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the <i>boundary</i>, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; (ii) roof mounted <i>structures</i> such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the <i>structure</i> does not extend more than 1m above the zone <i>height</i> limit and has a maximum width of 1m or length. <i>Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way</i>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>.
MRZ-S4	<i>Setbacks to side and rear boundaries</i>	
All activities	1. Any <i>building</i> or <i>structure</i> shall be <i>setback</i> a minimum of 1m from any side and rear <i>boundary</i> Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by a maximum of 600mm.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion:

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- (c) no *setback* is required for *buildings* that share a *common wall* along the *boundary*.
- (d) a carport or garage, either standalone or attached to the *residential unit* may be *setback* a minimum of 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 6.8 metres and contains no doors or windows.

Note: Eaves, gutters and associated downpipes encroaching the setbacks may result in consequential fire rating requirements under the Building Act 2004.

1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.
2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping.
3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

MRZ-S5 <i>Setback to roads</i>		
All activities	1. Any <i>building</i> or <i>structure</i> shall be <i>setback</i> a minimum of 2.5m from any <i>road boundary</i>. Except that: (a) fences are permitted within the setback; and (b) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by a maximum of <u>350mm without the need for fire rating and and up to 600mm where fire rating is provided 600mm.</u>	Activity status where compliance is not achieved: Discretionary Matters of discretion: 1. The safety and efficiency of the <i>road</i> network. 2. <i>Effects</i> on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding <i>environment</i>. 4. The reason for the reduced <i>setback</i>.
MRZ-S6 <i>Setbacks to rivers and streams</i>		
All activities	1. Any <i>building</i> or <i>structure</i> is set back from the top of the closest bank of any <i>stream</i> or <i>river</i> the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above)	Activity status where compliance not achieved: Restricted Discretionary

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(b) 10m for middle order rivers or streams (order 3 and 4)

(c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

(i) not constructed with wire mesh;

(ii) not located within the stream or riverbed;

(iii) not constructed across the stream or river channel; or

(iv) not constructed across or along a stopbank

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

Matters of discretion:

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats~~ proposed mitigation measures, including:
 - (a) opportunities for enhancement and restoration;
 - (b) methods proposed to monitor or inspect the works undertaken;
 - (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
 - (d) management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
4. The natural character of the riparian margin and the *effects* of the activity on

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		landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Maitara River. - Impacts on Ngāi Tahu cultural values, including those listed in MW2.3 - The <i>effects</i> on public and customary <i>access</i> to the stream or <i>river</i> - The potential for flooding and to create new or exacerbate existing <i>natural hazards</i>, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other <i>sites</i>.
MRZ-S7	Building Coverage	
All activities	- The maximum <i>building coverage</i> per <i>site</i> shall not exceed: 50 percent; or 60 percent for <i>Retirement village</i> and <i>Comprehensive residential development</i>. Except that eaves, gutters and downpipes are not considered within the calculation.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: - The <i>effects</i> on the character and amenity the surrounding area and streetscape. - The <i>effects</i> on <i>stormwater</i> management. - Adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.
MRZ-S8	Outdoor Living Space	

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Residential activities	- Each <i>residential unit</i> at ground floor level: - a minimum continuous area for <i>outdoor living space</i>, contained in one area, within the <i>net site area</i> of the <i>site</i>, of 20m² which: - has a minimum 4m diameter circle; and - is directly accessible from a <i>habitable room</i> within the <i>residential unit</i>; and - does not face south; and - is kept free of <i>buildings</i>, <i>access</i> areas (including driveways and manoeuvring areas) and parking spaces. - For each <i>residential unit</i> above ground floor: - a minimum continuous area for <i>outdoor living space</i>, contained in one area, within the <i>net site area</i> of the <i>site</i>, of 6m² which: - has a minimum 2 metre dimension; and - is directly accessible from a <i>habitable room</i> within the <i>residential unit</i>; and is not south facing Except that this standard does not apply to residential units in a <i>retirement village</i>.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - Whether sufficient <i>outdoor living space</i> is provided. - Accessibility and convenience for residents. - The proximity of alternative opportunities for outdoor amenity and recreation. - The reason for the reduced <i>outdoor living space</i>.
MRZ-S9	Landscaped <i>permeable</i> area	
All activities	At least 30 percent of the <i>net site area</i> shall comprise <i>landscaped permeable area</i>.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: - External appearance, location and visual dominance of the <i>building(s)</i> as viewed from the street(s) and adjacent properties. <i>Stormwater</i> management.

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