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 150m^2 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*.

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~~ must 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.~~ [1]

Gore West Development Area (DEV2)

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 West 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~~ must 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*.

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*~~

[1] Decision 41, paragraph 4.4.15

~~*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.~~ [2]

Policies

MRZ-P1 Enable density in line with the standard where they are located within easy walking distance of employment centres, amenities ~~and~~ or [3] 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:
   (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.

[2] Decision 41, paragraph 4.4.15
[3] Decision 24, paragraph 3.3.4

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~~ Enable[4] *community facilities*, *healthcare activities* and *educational 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.

[4] Decision 24, paragraph 3.3.9

MRZ-P11 [5].~~Ensure~~ Require developments to demonstrate sufficient infrastructure capacity or implement appropriate upgrades so that development does not compromise existing *infrastructure*, including transportation networks and other critical services ~~networks including infrastructure capacity~~

MRZ-P12 Recognise the positive *effects* of low-impact *stormwater* design in enhancing environmental quality and sustainable development outcomes, while ensuring that such approaches do not increase the risk of flooding or erosion.[6]

~~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.~~ [7]

[5] Decision 24, paragraph 3.3.13
[6] Decision 24, paragraph 3.3.13
[7] Decision 41, paragraph 4.4.15

~~Notes~~[8]

~~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.~~

Rules

MRZ-R1	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. *Residential units* are limited to three per site; and 2. *Residential units* comply with standard MRZ-S1 Density; 3. *Minor residential units* are limited a maximum floor area of 60 m² ~~square metres~~ and comply with standard MRZ-S1 ~~Density~~; 4. Any new, relocated or extended *building* or *structure* 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 MRZ-R11 Comprehensive Residential Development **MRZ-R1(2) and MRZ-R1(3):** Non-complying **MRZ-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
MRZ-R2	***Home Business***	
All areas	**Activity status:** Permitted Where: 1. The activity occupies no more than 50 m²~~square metres~~ of the	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:**

[8] Decision 24, paragraph 3.4.2

	gross floor area of the *buildings* on the *site*; ~~and~~ 2. Goods, materials or equipment associated with the activity must be stored within a *building*; ~~and~~ 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site;~~ and~~* 4. The *home business* 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~~ 7:30 am and ~~1900~~ 7.00 pm Monday to Saturday; and 6. Any new, relocated or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 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.
MRZ-R3	***Visitor Accommodation***	
All areas	**Activity status:** Permitted **Where:** 1. The activity is undertaken in a *residential unit* or *minor residential unit*; ~~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 *site* per 12 month period, running January to December inclusively; ~~and~~ 4. The activity is registered with Council prior to commencement; and	**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 *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area.

	5. Any new, relocated or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	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 Where: 1. A person resides at the property full time; ~~and~~ 2. The maximum occupancy does not exceed five ~~5~~ guests; and 3. Any new, relocated or extended *building* or *structure* 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:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, 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	***Supported Residential Accommodation Activity***	
All areas	**Activity status:** Permitted Where: 1. The maximum occupancy does not exceed eight residents; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

	2. 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.	1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, 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-R6	***Educational facility***	
All areas	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit* or *minor residential unit;* and 2. The activity is for home-based child care services and the maximum number of children on the *site* does not exceed eight ~~8~~; and 3. The hours of operation are between 7:00 am and 7:00 pm; Monday to Friday; and 4. Any new, relocated or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. Note: these requirements do not apply to children who normally reside at the site.	**Activity status where compliance is not achieved:** Discretionary

MRZ-R7	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 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.	**Activity status where compliance is not achieved:** Discretionary
MRZ-R8	**Additions to existing ~~healthcare activities or~~[9] *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, and 2. The *educational facility* is not within a *residential unit* or *minor residential unit*.[10] **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:** 1. Matters of control 1-5~~; and~~. 2. The matters of discretion of any infringed standard.
MRZ-R9	***Retirement Village***	
All areas	**Activity status:** Restricted Discretionary	**Activity status where compliance is not achieved:**

[9] Decision 24, para 3.4.3
[10] Decision 24, para 3.4.8

	Where: 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 associated with provision of accommodation to meet the needs of the elderly. 2. Residential amenity for neighbouring *sites* in respect of outlook and privacy. 3. The scale of the activity. 4. On-*site* amenity and recreational facilities for residents including access to outdoor space. 5. Layout of *buildings*, fencing, location and scale of utility areas and external storage areas. 6. Safe integration of *vehicle access* and *pedestrian access* with the adjoining *road* network. 7. Ngāi Tahu cultural values~~, including those~~ listed in ~~MW2.3.~~ MW-1.2[11] 8. Servicing including the positive *effects* of low impact design.	Discretionary
MRZ-R10	***Community facility***	
All areas except PREC7 Hospital Precinct	**Activity status:** Restricted Discretionary Where: 1. Any new, relocated or extended *building* or *structure* complies	**Activity status where compliance is not achieved:** Discretionary

[11] Decision 24, paragraph 4.1.2

	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 social, cultural, health and ~~wellbeing~~ well-being of the community. 2. The *effects* on character and *amenity values* of adjacent *sites* and nearby residential areas and public spaces. 3. The *effects* of *building* scale, location, form and appearance. 4. *Crime Prevention Through Environment Design (CPTED)* principles as required to achieve a safe, secure *environment.* 5. Location, orientation and screening of service, storage, and *waste* management spaces. 6. The scale of activity. 7. *Access* and manoeuvrability for vehicles on *site* and traffic generation. 8. The hours of operation. 9. Servicing including the positive *effects* of low impact design. 10. Ngāi Tahu cultural values~~, including those~~ listed in ~~MW2.3.~~ MW-1.2. [12]	
MRZ-R11	***Comprehensive Residential Development***	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new, relocated or extended *building* or *structure* complies	**Activity status where compliance is not achieved with:** **MRZ-R11(1):** Non-complying

[12] Decision 24, paragraph 4.1.2

	with standard MRZ-S1 Density; and 2. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. **Matters of discretion:** 1. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance. 2. On-*site* amenity for residents. 3. *Crime Prevention Through Environment Design (CPTED)* principles as required to achieve a safe, secure *environment*. 4. *Access* and manoeuvrability for vehicles on *site.* 5. Location, orientation and screening of outdoor living, service/storage, and *waste* management spaces. 6. Servicing including the positive *effects* of low impact design.	**MRZ-R11(2):** Discretionary
MRZ-R12	***Healthcare Activity***	
All areas except PREC7 Hospital Precinct	**Activity status:** Restricted Discretionary Where: 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. Compatibility with the character and *amenity values* of the surrounding area. 2. Potential nuisance *effects* on the *amenity values* of adjoining	**Activity status where compliance is not achieved:** Discretionary

	sites. 3. Location and scale of utility and external storage areas. 4. Scale of activity. 5. Hours of operation. 6. Servicing including the positive *effects* of low impact design.	
MRZ-R13	***Emergency Services Facility***	
All areas	**Activity status:** Restricted Discretionary Where: 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.	**Activity status where compliance is not achieved:** Discretionary

~~**MRZ-R14**~~	~~**Educational facility**~~	
~~**All areas**~~	~~**Activity status:** Discretionary~~ [13]	
MRZ-R~~15~~14	**All other activities**	
	Activity status: Non-complying 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, relocated or extended *building* or *structure* 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.
~~**MRZ-**~~**PREC7-R2** ***Community Facilities***		
PREC7 Hospital Precinct	**Activity Status:** Permitted Where: 1. The house of operation are limited to between ~~0700~~ 7:00 am and 7.00 pm ~~1900 hours~~; and 2. 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 not achieved:** **MRZ-PREC7-R2(1)** Restricted Discretionary **Matters of discretion:** 1. Compatibility with the character and *amenity values* of the surrounding area. 2. Potential nuisance *effects* on the *amenity values* of adjoining *sites*. **MRZ-PREC7-R2(2):** Restricted Discretionary

[13] Decision 24, paragraph 3.4.8

		Matters of discretion: 1. The matters of discretion of any infringed standard.
~~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 50m^2; 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.

[14]**~~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:** 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 *road boundaries* with a minimum depth~~	~~**Activity Status where compliance not achieved:**~~ ~~Restricted Discretionary~~ ~~**Matters of discretion:**~~ ~~1. The compatibility with the character and *amenity values* of the surrounding area.~~ ~~2. The potential of nuisance *effects* on the *amenity values* of adjoining *sites*.~~

[14] Decision 41, paragraph 4.4.15

~~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 *road*; and~~

~~(b) all side or rear *boundaries* that adjoins a *residential activity*, except for where *buildings* share a *common wall* along the *boundary*; and~~

~~4. Any new *buildings*, *structure* and activity complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.~~

~~*Note: The Historic Heritage provisions also apply to the precinct*~~

~~3. The *pedestrian* 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 *effects*.~~

~~6. The matters of discretion of any infringed standard.~~

Standards

MRZ-S1	Density	
Residential activities	The maximum density for *residential units* is: 1. One residential unit per 150m^2 The maximum density for *minor residential units* is: *2.* One minor residential unit per residential unit; and 3. The residential unit has a density of one unit per 300m^2	**Activity status where compliance is not achieved:** Non-Complying
MRZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 8 metres above *ground*	**Activity status where compliance is not achieved:**

	level. 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 1 metre and is no more than 1 metre in width or length.	Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
MRZ-S3	***Height in relation to boundary***	
All activities	1. No part of any *building* or *structure* projects beyond the *height in relation to boundary* plane, measured from points 3 metres above *ground level* at site boundaries. See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road* 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 *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 m^2 ~~square metres~~ when viewed in elevation; (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1 metre above the zone *height* limit and has a	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	maximum width of 1 metre or length. 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.	
MRZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	1. Any *building* or *structure* ~~shall~~ must be *setback* a minimum of 1 metre from any side and rear *boundary* Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm. (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[15] metres and contains no doors or windows.	**Activity status where compliance not achieved:** Restricted Discretionary Matters of discretion: 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	***Setback* to *roads***	
All activities	1. Any *building* or *structure* ~~shall~~ must be *setback* a minimum of 2.5 metres from any *road boundary.* Except that: (a) fences are permitted within the setback; and (b) eaves, gutters and associated downpipes on any *building* may intrude	**Activity status where compliance is not achieved:** Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network.

[15] Decision 24, paragraph 3.5.2

	into the *setback* by a maximum of 600mm.	2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
MRZ-S6	***Setbacks* to *rivers* and *streams***	
All activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any *river* or *stream* ~~or *river*~~ the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above) (b) 10 metres for middle order *rivers* or *streams* (order 3 and 4) (c) 5 metres for low order *rivers* or *streams* (order 1 and 2). (d) Except that fences of post and wire construction are permitted within the setback where these are: (i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; (ii) not located within the stream or *river bed*; (iii) not constructed across the *river* or *stream* channel; or (iv) not constructed across or along a Flood Bank. (e) Flat deck bridges are permitted within the setback of lower order rivers and streams (order 1 and 2) where these are: (i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or (ii) of a width that does not exceed 3 metres. Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed*	**Activity status where compliance not achieved:** Restricted Discretionary **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 *river* or *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;

extents and the location of banks for measuring *setbacks*. [16]

(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 *Biodiversity Management Plan*. [17]

4. The natural character values of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas and; and in regard to the Mataura River, Appendix 6 - Mataura River Natural Character -NATC APP.[18]

5. Impacts on Ngāi Tahu cultural values~~,~~ ~~including those~~ listed in ~~MW2.3.~~ MW-1.2.[19]

6. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream.*

7. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

[16] Decision 16, paragraph 6.8.7
[17] Decision 16, paragraph 6.8.11
[18] Consequential to Decision 46, paragraph 7.7.10
[19] Decision 24, paragraph 4.1.2

MRZ-S7	***Building Coverage***	
All activities	1. The maximum *building coverage* per *site* ~~shall~~ must not exceed: (a) 50 % ~~percent~~; or (b) 60 % ~~percent~~ for *Retirement village* and *Comprehensive residential development.* Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
MRZ-S8	***Outdoor Living Space***	
Residential activities	1. Each *residential unit* at ground floor level: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 4 metre diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. For each *residential unit* above ground floor: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

	(ii) is directly accessible from a *habitable room* within the *residential unit*; and is not south facing Except that this standard does not apply to *residential units* in a *retirement village*.	
MRZ-S9	**Landscaped *permeable* area**	
All activities	1. At least 30 % ~~percent~~ of the *net site area* ~~shall~~ must comprise *landscaped permeable area*.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.