

MEDIUM DENSITY RESIDENTIAL ZONE

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This draft chapter has been prepared as part of Council’s District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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WORKING DRAFT

MEDIUM DENSITY RESIDENTIAL ZONE

Introduction

Provides for a higher level of residential density compared to the General Residential Zone. Focus of zone is on residential development, with other activities located in the Business Zones, Industrial Zone or wider Residential Zone.

Objectives

MRZ-01

The Medium Density Residential Zone predominately consists of residential activities in a range of residential unit types and sizes including apartments at a higher density than is anticipated in the General Residential Zone.

MRZ-02

Enable a higher density of residential development of two and three storey buildings close to parks and the town centre while delivering a high level of onsite amenity.

MRZ-03

Multi-unit residential development provides occupants with high-quality living environments with functional outdoor open space on each property.

MRZ-04

The role and function of the Medium Density Residential Zone is not compromised by non-residential activities.

MRZ-05

Development within the Medium Density Residential Zone ensures that potential risk to people and buildings from natural hazards and stormwater inundation is managed.

Policies

MRZ-P1

Enable residential activities at a higher density than the General Residential Zone, while ensuring their design, scale and intensity creates a high amenity living environment.

MRZ-P2

Ensure that the siting, scale and appearance of a multi unit residential building delivers a well thought out building orientation and alignment, sense of scale and visual rhythm that results in functional open space for unit occupants.

MRZ-P3

Provide for multi-unit housing development where it can be demonstrated that it responds positively to and integrates with the surrounding built environment through high quality urban design.

MRZ-P4

Manage building design and location to safeguard onsite privacy and ensure adequate access to sunlight and daylight through controls on the height and scale of buildings.

MRZ-P5

To ensure higher density development incorporates well planned open space and landscaping designed to deliver high levels of onsite residential amenity.

MRZ-P6

Ensure individual residential units or multi residential units on a site are clearly expressed and entrances are signalled and readily visible from the street or entranceways.

MRZ-P7

Require carports and garages to be visually compatible with and of a similar standard to the development as a whole.

MRZ-P8

Building design mitigates any increase in peak stormwater runoff and peak stormwater flow by ensuring residential units provide adequate water storage tanks, outdoor living spaces and landscaping.

MRZ-P9

Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where:

1. These are compatible with the character and amenity values of the surrounding area
2. Adverse effects on amenity values of adjoining site can be adequately mitigated, including from the location and scale of external storage areas
3. The hours of operation are compatible with residential amenity values.

MRZ-P10

Ensure the adverse effects of non-residential activities within the Medium Density Residential Zone are mitigated recognising the greater density of residential units expected within the zone.

Rules

MRZ – R1 – Residential Unit	
	<p>1. Activity Status: Permitted</p> <ul style="list-style-type: none"> • One Residential Unit per site <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - MRZ – S1 Site Coverage - MRZ – S2 Building Envelope - MRZ – S3 Minimum Floor Height - MRZ – S4 Yards – Single Residential Unit and Accessory Buildings - MRZ – S6 Outdoor Living Space - MRZ – S7 Permeable Surface Area - MRZ – S8 Access

	<ul style="list-style-type: none"> - MRZ – S9 Earthworks - MRZ – S10 Noise
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with any permitted activity performance standard</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Safe and efficient operation of the roading network - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape. - Access - Council’s essential infrastructure - Natural Hazards including stormwater management - Hours of operation - Landscaping - Noise
<p>MRZ – R2 – Accessory Buildings</p>	
	<p>1. Activity Status: Permitted</p> <p>One Accessory building per site</p> <p>Where: Compliance with</p> <ul style="list-style-type: none"> - MRZ – S1 Site Coverage - MRZ – S2 Building Envelope - MRZ – S4 Yards – Single Residential Unit and Accessory Buildings - MRZ – S5 Yards – Multi Unit Development and Retirement Living - MRZ – S9 Earthworks - MRZ – S10 Noise
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with any permitted activity performance standard</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Safe and efficient operation of the roading network - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape - Noise

MRZ – R3 – Assisted Living	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - MRZ – S1 Site Coverage - MRZ – S2 Building Envelope - MRZ – S3 Minimum Floor Height - MRZ – S4 Yards – Single Residential Unit and Accessory Buildings - MRZ – S6 Outdoor Living Space - MRZ – S7 Permeable Surface Area - MRZ – S8 Access - MRZ – S9 Earthworks - MRZ – S10 Noise
MRZ – R4 – Multi unit development	
	<p>1. Activity Status: Permitted</p> <ul style="list-style-type: none"> • No more than two residential units occupy a site <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - MRZ – S1 Site Coverage - MRZ – S2 Building Envelope - MRZ – S3 Minimum Floor Height - MRZ – S5 Yards – Multi Unit Development and Retirement Living - MRZ – S6 Outdoor Living Space - MRZ – S7 Permeable Surface Area - MRZ – S8 Access - MRZ – S9 Earthworks - MRZ – S10 Noise
	<p>2. Activity Status: Restricted Discretionary</p> <ul style="list-style-type: none"> • Three or more residential units occupy a site <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - MRZ – S1 Site Coverage - MRZ – S2 Building Envelope - MRZ – S3 Minimum Floor Height - MRZ – S5 Yards – Multi Unit Development and Retirement Living - MRZ – S6 Outdoor Living Space - MRZ – S7 Permeable Surface Area - MRZ – S8 Access

	<ul style="list-style-type: none"> - MRZ – S9 Earthworks - MRZ – S10 Noise <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Amenity effects on surrounding residential environment and streetscape - Design, scale and appearance of buildings and structures - Site layout and access arrangements - Onsite landscaping - Privacy across boundaries and within the development - The safe and efficient operation of the roading networks, and internal circulation, loading and manoeuvring areas - Residential character and amenity values including onsite amenity - Access - Natural hazards, including stormwater management
MRZ – R5 – Retirement Village	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Design, scale and appearance of buildings and structures - Site layout and access arrangements - Onsite landscaping - Privacy across boundaries and within the development - The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas - Residential character and amenity values including onsite amenity - Access - Natural hazards, including stormwater management
MRZ – R6 – Any activity not otherwise provided for	
	<p>1. Activity Status: Discretionary</p>
MRZ – R7 – Industrial activity, including service stations	
	<p>1. Activity Status: Non-Complying</p>
MRZ – R8 – Activities within National Grid Yard	
	<p>1. Activity Status: Non-Complying</p>

Standards	
MRZ – S1 Site Coverage	Maximum site coverage of buildings 40%
MRZ – S2 Building Envelope	<p>i. Maximum height 11m</p> <p>ii. All parts of a building must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure xx below.</p> <div data-bbox="478 694 1117 1411" data-label="Diagram"> <p>The diagram, titled "Height Recession Plane", illustrates a 45-degree slope starting from a height of 2.8 metres above the ground level at the boundary (distance 0). A horizontal line indicates a maximum height of 9 metres for buildings in the Residential Zone, assuming a flat site. The x-axis represents the "Distance from Boundary (metres)" from 0 to 11. A 45-degree angle is marked at the start of the slope. A note states: "Maximum Height: 9 metres for buildings in the Residential Zone. This assumes that the site is flat." A vertical dimension line shows the 2.8 m height at the boundary.</p> </div> <p>iii. The height recession plane in Standard S2.ii above does not apply to:</p> <ol style="list-style-type: none"> Eaves Solar panels and water heaters Antennas, aerials or chimneys Gable roof ends, if the total area of that part of the building above the height recession plane does not exceed 1/3 of the gable end height.
MRZ – S3 Minimum Floor Height	Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard for habitable residential units (including attached garages).
MRZ – S4 Yards – Single Residential Unit and Accessory Buildings	<p>i. The following yard setbacks apply to a single residential unit on a site:</p>

- a. Front and rear setback: a minimum of 3m
- b. Front opening garage to a road boundary: a minimum of 6m
- c. Side boundary: a minimum of 1m on side and 4m the other side or 1m where there is an attached garage. Where the residential unit is on a corner site, one road frontage is to be nominated as the frontage.
- ii. The following yard setbacks apply to all accessory buildings:
 - a. Side and rear boundary: a minimum of 1m
 - b. A minimum of 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
- iii. No new residential unit or accessory buildings are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.

Guidance Note: If no frontage is nominated through a subdivision consent for corner sites, the location of the proposed access will determine the frontage for the purposes of the above rule.

MRZ – S5 Yards – Multi Unit Development and Retirement Living

- i. The following yard setbacks apply to Multi Unit Development:
 - a. Front and rear setback: a minimum of 1.5m
- ii. The following yard setbacks apply between residential units, accessory buildings and buildings on the same site:
 - a. A minimum of 1.5 metres between each accessory building serving separate residential units, except where the accessory building is joined by a common party wall or a fire wall.
 - b. A minimum of 1 metre between an accessory building and a residential unit, except for habitable rooms which must be 3m between an accessory building and a residential unit.
 - c. A minimum of 1.5m between a residential unit and right of way or driveway.
 - d. A minimum of 3m between residential unit, except where the residential unit is joined by a common party wall or fire wall.
- ii. No new residential unit or accessory buildings are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.

MRZ – S6 Outdoor Living Space

All residential units, Multi Unit Residential Development and Retirement Living shall have a functional outdoor living space that is:

- i. At least 36m² in area.
- ii. Capable of containing a circle 4m in diameter and a length of 2m.
- iii. Accessible directly from a habitable room.
- iv. Orientated east, north or west of the residential unit.
- v. The outdoor living court cannot comprise:
 - a. any part of the outdoor living court of another residential unit;
 - b. driveways, manoeuvring areas, and car parking spaces; or

c.	accessory buildings.
MRZ – S7 Permeable Surface Area	
i.	30% of the net site area must be maintained as a permeable surface. This includes decks provided the surface material of the deck allows water to drain through to a permeable surface.
ii.	Low Impact stormwater sensitive design solutions or devices must be implemented and maintained to treat road and hard stand runoff areas ancillary to any residential unit or accessory building consistent with Council’s Engineering Standards.
MRZ – S8 Access	
Compliance with Rule 3B.4.2 and Council’s Engineering Standards.	
MRZ – S9 Earthworks	
Compliance with Rules 3D.4.1 and 3D.4.2.	
MRZ – S10 Noise	
Compliance with Rule 3C.4.2.	

Subdivision

MDZ SUB – R1 – Boundary Adjustments	
	1. Activity Status: Controlled Where: minimum lot sizes 350m ²
	2. Activity Status: Restricted Discretionary
MDZ SUB – R2 – Subdivision	
	<ul style="list-style-type: none"> • Activity Status: Restricted Discretionary <p>Where Compliance with:</p> <ul style="list-style-type: none"> - Minimum lot size of 350m² - Separation Distances - Access <p>Matters of discretion:</p> <ul style="list-style-type: none"> - Site layout - Capacity and connection to Council’s infrastructure network - Safe and efficient operation of the roading network - Streetscape design, including future connection - Natural Hazards, including stormwater management
	1. Activity Status: Discretionary Where non-compliance with: breaching yards and minimum section size
MDZ SUB – R6 – Medium Density Zone Subdivision not otherwise provided	

	1. Non-Complying
Standards	
MDZ SUB – S1 – Minimum Allotment Size Medium Density Residential Zone – 350m ²	

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