

# MRZ - Medium Density Residential Zone

## Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transports.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, [Oxford Woodend](#), [Pegasus and North Woodend \(Ravenswood\)](#) [Silverstream](#).<sup>1</sup> It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

[The provisions in this chapter have been justified where required by a s77J qualifying matter assessment contained in the relevant section 32 evaluation report under the RMA.](#)<sup>2</sup>

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>MRZ—O1</b>	<b><u>Provision of medium density housing</u></b> <del>A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.</del>
<b>MRZ-O1</b>	<b><u>Housing types and sizes</u></b> The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to: <ol style="list-style-type: none"> <li>i. <u>housing needs and demand; and</u></li> <li>ii. <u>the neighbourhood's planned urban built character, including 3-storey buildings.</u><sup>3</sup></li> </ol>
Policies	
<b>MRZ-P1</b>	<b><u>Housing types</u></b> <u>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</u> <sup>4</sup>
<b>MRZ-P2</b>	<b><u>Housing Developments</u></b> <u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u> <sup>5</sup>
<b>MRZ-P13<sup>6</sup></b>	<b>Residential character</b>

<sup>1</sup> V1

<sup>2</sup> V1

<sup>3</sup> V1

<sup>4</sup> V1

<sup>5</sup> V1

<sup>6</sup> V1

	<p><del>Provide for activities and structures that support and maintain</del> <u>Enable development to achieve</u><sup>7</sup> the character and amenity values anticipated for the zone, which provides for:</p> <ol style="list-style-type: none"> <li>1. higher density living in areas with better access for walking to parks, main centres <del>or</del> local commercial centres, <u>or educational facilities</u><sup>8</sup>;</li> <li>2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;</li> <li>3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;</li> <li>4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;</li> <li>5. appropriate internal amenity within sites;</li> <li>6. a mix of detached, semi-detached and multi-unit living;</li> <li>7. small-scale commercial, or community-based activities, that service the local community, and home businesses; and</li> <li>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.</li> </ol>
<p><u>MRZ-P4</u></p>	<p><u>MRZ-P4 Medium Density Residential Standards</u></p> <p><u>Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan the medium density residential zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</u><sup>9</sup></p>

**Activity Rules**

<p><u>MRZ-RX</u></p>	<p><u>How to read this section in relation to qualifying matters</u></p> <p><u>Qualifying matters that apply to the number of units per site are integrated within the rule framework below. The following qualifying matters are implemented through their respective chapter provisions and are additional to the medium density zone provisions</u><sup>10</sup>.</p> <table border="1" data-bbox="304 1413 1461 1794"> <tr> <td data-bbox="304 1413 884 1653"> <p><u>Historic heritage qualifying matter – properties identified as a Heritage listed item within the V1 Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</u></p> </td> <td data-bbox="884 1413 1461 1653"> <p><u>As per the historic heritage provisions</u></p> </td> </tr> <tr> <td data-bbox="304 1653 884 1794"> <p><u>Notable trees qualifying matter- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As</u></p> </td> <td data-bbox="884 1653 1461 1794"> <p><u>As per the notable tree provisions</u></p> </td> </tr> </table>		<p><u>Historic heritage qualifying matter – properties identified as a Heritage listed item within the V1 Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</u></p>	<p><u>As per the historic heritage provisions</u></p>	<p><u>Notable trees qualifying matter- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As</u></p>	<p><u>As per the notable tree provisions</u></p>
<p><u>Historic heritage qualifying matter – properties identified as a Heritage listed item within the V1 Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</u></p>	<p><u>As per the historic heritage provisions</u></p>					
<p><u>Notable trees qualifying matter- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As</u></p>	<p><u>As per the notable tree provisions</u></p>					

<sup>7</sup> Kainga Ora [V1 80.59], V1 s42A report, para 143

<sup>8</sup> Ministry of Education [PDP 277.44]. PDP Medium Density Reply Report, if considered under cl 99(2), sch 1, RMA

<sup>9</sup> Removal of s80H identifying markup

<sup>10</sup> Waimakariri District Council [V1 47.1]. V1 s42A report, para 143

	<p><u>mapped in qualifying matter, notable trees</u></p>	
	<p><u>Natural character – waterbody setbacks, properties adjoining a large waterbody within Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend As mapped in scheduled natural character waterbodies, SCHED1-4</u></p>	<p><u>As per the natural character provisions.</u></p>

**MRZ-R1 Construction or alteration of or addition to any building or other structure**

<p><b>Activity status: PER</b> Where: 1. the activity complies with all built form standards (as applicable). <b>Legal Effect</b> <del>This rule shall have immediate legal effect in relation to residential activities.</del><sup>11</sup></p>	<p><b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>  <u>For district wide provisions, as set out in the relevant district-wide rule and/or standard</u><sup>12</sup></p>
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**MRZ-R2 Residential unit**

<p><b>Activity status: PER</b> <u>Where:</u> 1. <u>the activity complies with MRZ-BFS1; and</u> 2. <u>the activity complies with MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12; and</u> 3. <u>the activity complies with any additional and applicable district-wide standards as per MRZ-R1.</u> <b>Legal Effect</b> <del>This rule shall have immediate legal effect</del> <del>The highlighted yellow text identifies the standards that have immediate legal effect if no qualifying matter applies.</del><sup>1314</sup></p>	<p><b>Activity status when compliance not achieved: N/A as set out in the relevant built form standards</b><sup>15</sup></p>
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**MRZ-R3 Minor residential unit**

<p><b>Activity status: PER</b> Where: 1. the maximum GFA of the minor residential unit shall be 80m<sup>2</sup>; 2. there shall be only one minor residential unit per site; and</p>	<p><del>Activity status when compliance not achieved: RDIS</del> <del>Matters of discretion are restricted to: RES-MD1 – Minor residential units</del><sup>17</sup></p>
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<sup>11</sup> V1

<sup>12</sup> WDC [47.2,47.3], para 202 V1 s42A report, incorrectly referenced in s42A.

<sup>13</sup> V1

<sup>14</sup> Removal of s80H identifying markup

<sup>15</sup> V1

<sup>17</sup> V1

<p>3. <del>parking and access shall be from the same vehicle crossing as the principal residential unit on the site.</del><sup>16</sup></p>	
<p><b>MRZ-R43 Storage of vehicles and boats on residential sites<sup>18</sup></b></p>	
<p><b>Activity status: PER</b> Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R54 Gardening, cultivation and disturbance of land for fenceposts</b></p>	
<p><b>Activity status: PER</b> Where: 1. the activity is associated with an otherwise permitted or consented activity.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R65 Accessory building or structure</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>MRZ-R76 Boarding house</b></p>	
<p><b>Activity status: PER</b> Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R87 Residential disability care and care facility</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>MRZ-R98 Visitor accommodation</b></p>	
<p><i>This rule does not apply to any camping ground provided for under MRZ-R28.</i></p>	
<p><b>Activity status: PER</b> Where: 1. a maximum of eight visitors shall be accommodated per site.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R109 Home business</b></p>	
<p><b>Activity status: PER</b> Where: 1. the operator permanently resides on the site;</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<sup>16</sup> V1

<sup>18</sup> CI 16(2), sch 1, RMA minor change to address an error in the notified wording, pg 82, s42A report.

<ol style="list-style-type: none"> <li>2. the maximum area occupied by the home business shall be 40m<sup>2</sup> (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m<sup>2</sup>;</li> <li>3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm;</li> <li>4. there is a maximum of 20 vehicle movements generated by the home business activity per day;</li> <li>5. a maximum of two non-resident staff shall be employed as part of the home business;</li> <li>6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2);</li> <li>7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and</li> <li>8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</li> </ol>	
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**MRZ-R140 Residential unit used as a show home**

<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays;</li> <li>2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and</li> <li>3. the residential unit used as a show home shall not be located on local roads.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD3 - Use of a residential unit as a show home</p>
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**MRZ-R121 Educational facility**

<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>2. the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday;</li> <li>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
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<p>Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
<p><b>MRZ-R132 Childcare facility</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>2. the maximum GFA of building occupied by the childcare facility shall be 200m<sup>2</sup>;</li> <li>3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday;</li> <li>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and</li> <li>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R143 Community garden</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>MRZ-R154 Health care facility</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road.</li> <li>2. the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>.</li> <li>3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am — 6:00pm Monday to Saturday.</li> <li>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
<p><b>MRZ-R165 Domestic animal keeping and breeding</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.</li> </ul>	
<p><b>MRZ-R176 Recreation activities</b></p>	
<p><b>Activity status: PER</b> Where: 1. the activity is not a motorised recreation activity.</p>	<p><b>Activity status when compliance not achieved: NC</b></p>
<p><b>MRZ-R187 Multi-unit residential development (four or more residential units)<sup>19</sup></b></p>	
<p><b>Activity status: RDIS</b> Where: 1. <del>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</del> 2. <del>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</del> 3. <del>3.1.</del><sup>20</sup> a design statement shall be provided with the application. <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD7 - Outdoor storage <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>MRZ-R198 Retirement village (four or more residential units)<sup>21</sup></b></p>	
<p><b>Activity status: RDIS</b> Where: 1. a design statement shall be provided with the application. <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD7 - Outdoor storage <b>Notification</b></p>	<p><b>Activity status when compliance not achieved: R<sup>22</sup>DIS</b></p>

<sup>19</sup> Retirement Industry Association [V1 67.20]. Para 232, V1 s42A report.

<sup>20</sup> V1

<sup>21</sup> Retirement Industry Association [V1 67.20]. Para 232, V1 s42A report

<sup>22</sup> WDC [V1 47.14], para 234, V1 s42A report

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.		
<b>MRZ-R2019 Community facility</b>		
<i>This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.</i>		
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	<b>Activity status when compliance not achieved:</b> N/A	
<b>MRZ-RX</b>	<b>Land use within the National Grid Yard / Subdivision Corridor</b>	
<u>Qualifying matter - Activity status: RDIS</u> <u>Activity status when compliance National Grid subdivision corridor / National Grid Yard</u>	<b>Activity status: RDIS</b> <u>National Grid subdivision corridor / National Grid Yard</u>  <b>Where:</b> <u>1. a building platform is outside of the National Grid Yard</u>  <u>Matters of discretion are restricted to:</u> EI-MCD6 EI-MCD12 <sup>23</sup>	<u>Activity status when compliance not achieved: NC</u>
<b>MRZ-R240 Cattery</b>		
Activity status: DIS	Activity status when compliance not achieved: N/A	
<b>MRZ-R221 Veterinary facility</b>		
Activity status: DIS	Activity status when compliance not achieved: N/A	
<b>MRZ-R232 Convenience activity</b>		

<sup>23</sup> Pg 24, V1 Right of Reply, in response to Para 72, Ms Hayes, EiC



<b>Activity status: DIS</b> Where: 1. the retail or service activity shall be a maximum of 75m <sup>2</sup> GFA.	<b>Activity status when compliance not achieved: NC</b>
<b>MRZ-R243 Entertainment activity</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R254 Recreation facilities</b>	
<i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R265 Food and beverage outlet</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R276 Changes or additions to an existing supermarket</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R287 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R298 Funeral related services and facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R3029 Vehicle or boat repair or storage services</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R340 Industrial activity</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R321 Service station</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R332 Supermarket</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>MRZ-R343 Large format retail</b>	

<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R354 Primary production</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R365 Boarding kennels</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R376 Motorised recreation activity</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R387 Motorised vehicle events</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R398 Yard-based activity</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>MRZ-R4039 Trade supplier</b>	
Activity status: NC	Activity status when compliance not achieved: N/A

**Built Form Standards**

<b>MRZ-BFS1 Site density</b>	
<ol style="list-style-type: none"> <li>1. <del>1. Site density shall be a maximum of one residential unit per 200m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</del></li> <li>2. <del>2. Where a site is less than 200m<sup>2</sup>, one residential unit is allowed.</del></li> <li>3. <del>3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.<sup>24</sup></del></li> </ol>	<p><del>Activity status when compliance not achieved: RDIS</del></p> <p><del>Matters of discretion are restricted to: RES-MD2 – Residential design principles</del></p> <p><del>Notification</del></p> <p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</del></p>
<b>MRZ-BFS1 Number of residential units per site</b>	
<ol style="list-style-type: none"> <li>1. <u>There shall be no more than 3 residential units per site, except where:</u> <ol style="list-style-type: none"> <li>a. <u>Within the qualifying matters - natural hazards area and qualifying matters - airport noise, there must be</u></li> </ol> </li> </ol>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to: RES-MD2 - Residential design principles</u></p>

<sup>24</sup> V1

<p><u>no more than 1 residential unit per site;</u>  <b>Notification</b>  <u>An application for the construction and use of 1,2 or 3 residential units that does not comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified</u>  <del>The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.</del><sup>2526</sup></p>	<p><u>RES-MD15 - Effects from qualifying matters - airport noise</u>  <u>RES-MD16 - Effects from qualifying matters - natural hazards</u>  <b>Notification</b>  <u>An application for the construction and use of 4 or more residential units that <i>does comply</i> with standards MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly or limited notified.</u>  <u>An application for the construction and use of 4 or more residential units that <i>does not comply</i> with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified.</u></p>
<p><b>MRZ-BFS2 Building coverage</b></p>	
<p>1. Building coverage shall be a maximum of <del>50</del>5% of the net site area, except that this rule shall not apply to:              a. any infrastructure building;              b. any caravan; or              c. deck under 1m in height above ground level.  <b>Legal Effect</b>  <del>The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.</del><sup>2728</sup></p>	<p><b>Activity status when compliance not achieved:</b>  <u>RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RES-MD17 - Building coverage</u>  <b>Notification</b>  <u>Refer to notification status in MRZ-BFS1.</u><sup>29</sup></p>
<p><b>MRZ-BFS3 Landscaped permeable surface</b></p>	
<p>1. The minimum landscaped permeable surface of any site shall be 20% of the net site area.              2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:              a. any paths 1.1m wide or less; or              b. open slat decks under 1m in height above ground level with a permeable surface underneath.</p>	<p><b>Activity status when compliance not achieved:</b>  <u>DIS</u></p>
<p><b>MRZ-BFS4 Height</b></p>	
<p><del>1. The maximum height of any building shall be 12m above ground level.</del>              1. <u>Buildings must not exceed 11 metres in height, except that 50% of a building's</u></p>	<p><b>Activity status when compliance not achieved:</b>  <u>DIS</u>  <b>Notification</b>  <u>Refer to notification status in MRZ-BFS1.</u><sup>32</sup></p>

<sup>25</sup> V1

<sup>26</sup> Removal of s80H identifying markup

<sup>27</sup> V1

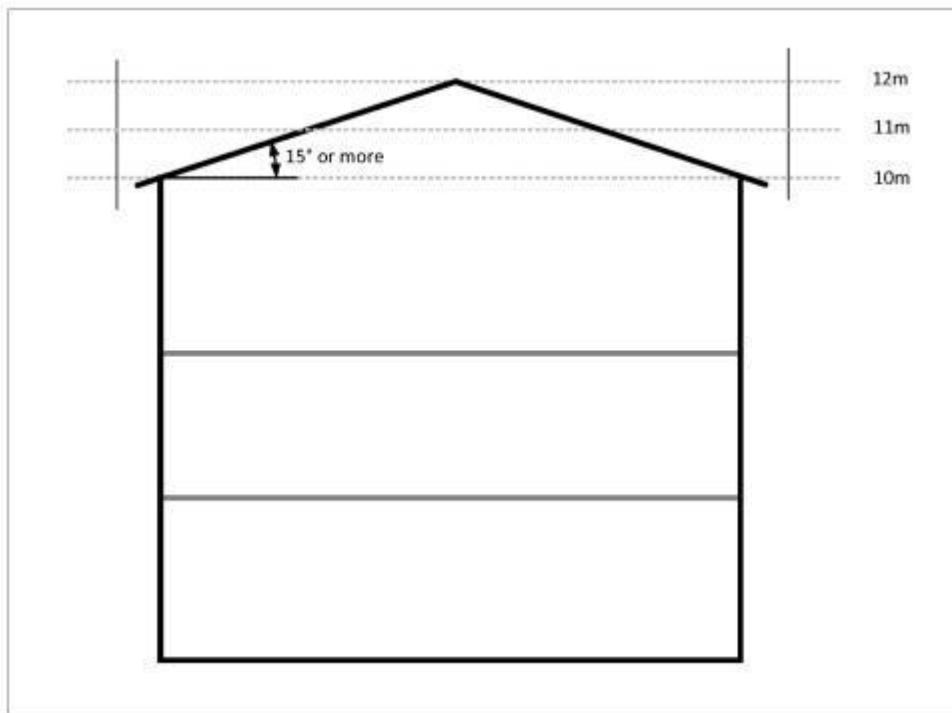
<sup>28</sup> Removal of s80H identifying markup

<sup>29</sup> V1

<sup>32</sup> V1

<p><u>roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1.</u></p> <p><b>Legal Effect</b>                  The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.<sup>3031</sup></p>	
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**Figure MRZ-1 Building Height<sup>33</sup>**



MRZ-BFS5 Building and structure setbacks	
<p>1. Any building or structure <b>other than a garage</b> shall be set back a minimum of <b>21.5m</b> from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:</p> <ul style="list-style-type: none"> <li>a. any fence permitted by MRZ-BFS8;</li> <li>b. poles and masts up to 6.5m in height above ground level;</li> </ul>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>                  RES-MD2 - Residential design principles                  RES-MD5 - Impact on neighbouring property</p> <p><b>Notification</b>  <del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</del>  <b>Refer to notification status in MRZ-BFS1.<sup>38</sup></b></p>

<sup>30</sup> V1

<sup>31</sup> Removal of s80H identifying markup

<sup>33</sup> V1

<sup>38</sup> V1

<p>c. structures other than a fence, less than 10m<sup>2</sup> and less than 3m in height above ground level;</p> <p>d. any caravan;</p> <p>e. the replacement, maintenance and minor upgrading of any infrastructure; and</p> <p>f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.</p> <p><del>2. Any garage shall be set back a minimum of 6m from the road boundary.</del></p> <p><del>3. 2. Any building or structure shall be set back a minimum of 1m from any internal boundary (except on corner sites) except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</del></p> <p><del>4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</del></p> <p>a. <del>a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or</del></p> <p>b. <del>b. having sill heights of 1.5m above floor level; or</del></p> <p>c. <del>c. having fixed obscure glazing below 1.5m above floor level.</del></p> <p><del>5.3. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-24.</del></p> <p><del>6.4. All buildings shall be set back a minimum of 454<sup>34</sup>m from any site boundary with the rail corridor.</del></p> <p><del>5. Any building or structure shall be set back a minimum of 12m from any National Grid support structure as per rule EI-R51.<sup>35</sup></del></p> <p><b>Legal Effect</b>  <b>The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.<sup>3637</sup></b></p>	
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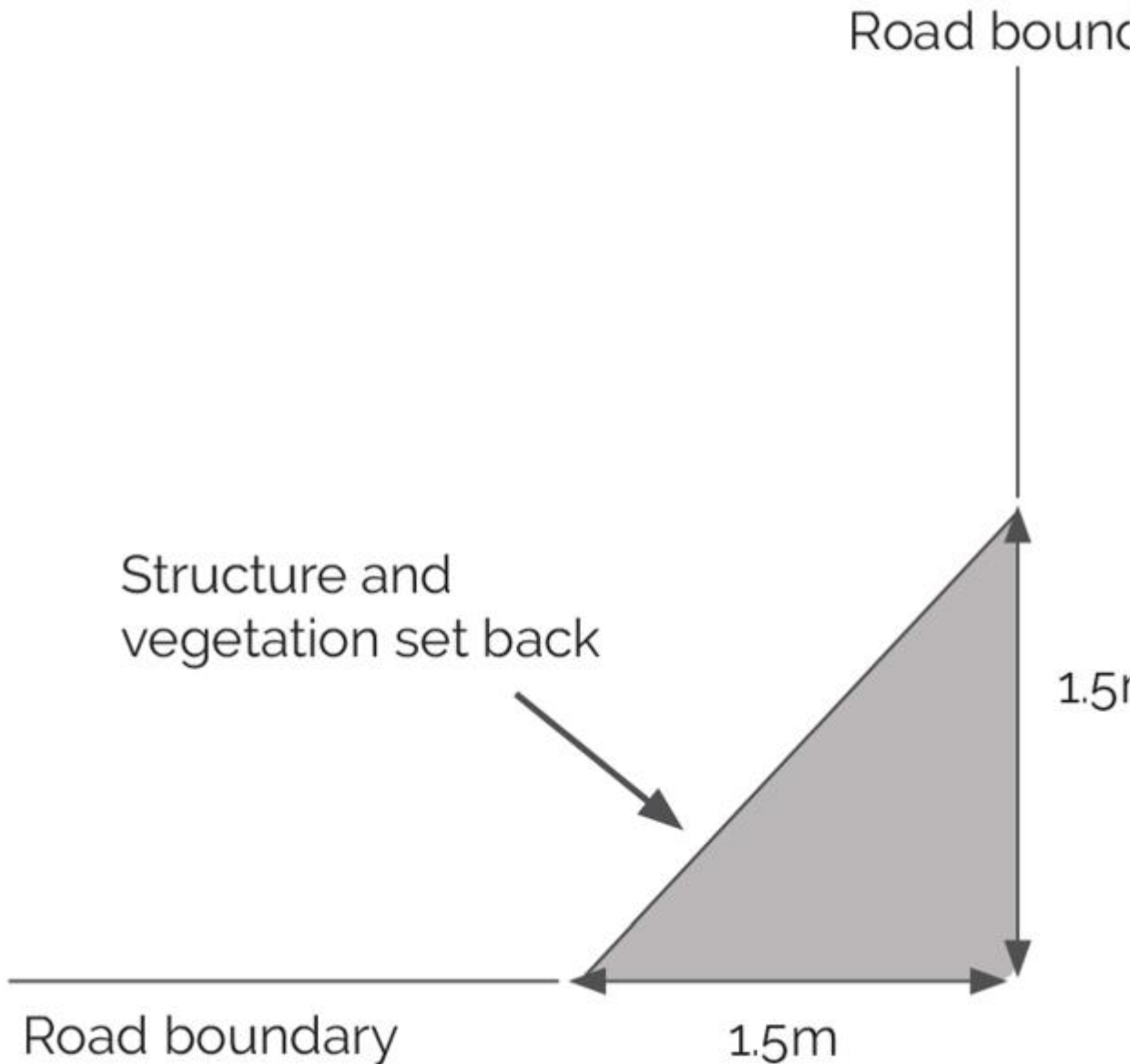
<sup>34</sup> As per Wrap Up Reply Report from all relevant s42A authors on rail corridor setback matters, question 16

<sup>35</sup> Pg 24, V1 Reply Report, in response to Para 72, Ms Hayes, EiC

<sup>36</sup> V1

<sup>37</sup> Removal of s80H identifying markup

Figure MRZ-42: Structure and Vegetation Setback



MRZ-BFS6 Street interface	
<p>1. Where the site has direct road frontage, any residential unit <del>or minor residential unit</del> facing the road shall:</p> <ul style="list-style-type: none"> <li>a. <del>have at least one habitable room or kitchen located facing the street at ground level; and</del></li> <li>b. <del>include at least 20% of the front façade in glazing (within window or</del></li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  RES-MD2 - Residential design principles  <b>Notification</b>  <del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.</del><sup>40</sup></p>

<sup>40</sup> V1

<p><del>door panels) of which at least half is clear; and<sup>39</sup></del></p> <p>c. shall have a door that is directly visible and accessible from the street.</p> <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	
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**MRZ-BFS7 Height in relation to boundary**

<p><del>1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown Figure MRZ-3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to:</del></p> <p style="margin-left: 20px;"><del>a. a boundary with a road</del></p> <p style="margin-left: 20px;"><del>b. existing or proposed internal boundaries within a site</del></p> <p style="margin-left: 20px;"><del>c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</del></p> <p><b>2. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:</b></p> <p>a. <b>flagpoles;</b></p> <p>b. <b>lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</b></p> <p>c. <b>decorative features such as steeples, towers and finials;</b></p> <p>d. <b>for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</b></p> <p>e. <b>where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the</b></p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p style="margin-left: 20px;">RES-MD2 - Residential design principles</p> <p style="margin-left: 20px;">RES-MD5 - Impact on neighbouring property</p> <p><b>Notification</b></p> <p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.<sup>44</sup></del></p>
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<sup>39</sup> V1

<sup>44</sup> V1

<p><u>site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</u></p> <p><del>3. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.<sup>41</sup></del></p> <p>3.2. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p> <p><b>Legal Effect</b> The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.<sup>4243</sup></p>	
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~~Figure MRZ-3: Height in relation to boundary<sup>4546</sup>~~

<sup>41</sup> Additional sunlight and shading qualifying matter, reinstatement of operative district plan height in relation to boundary provisions, pg 3-23, Appendix 1, Appendix 2, Appendix C-D, V1 Reply Report.

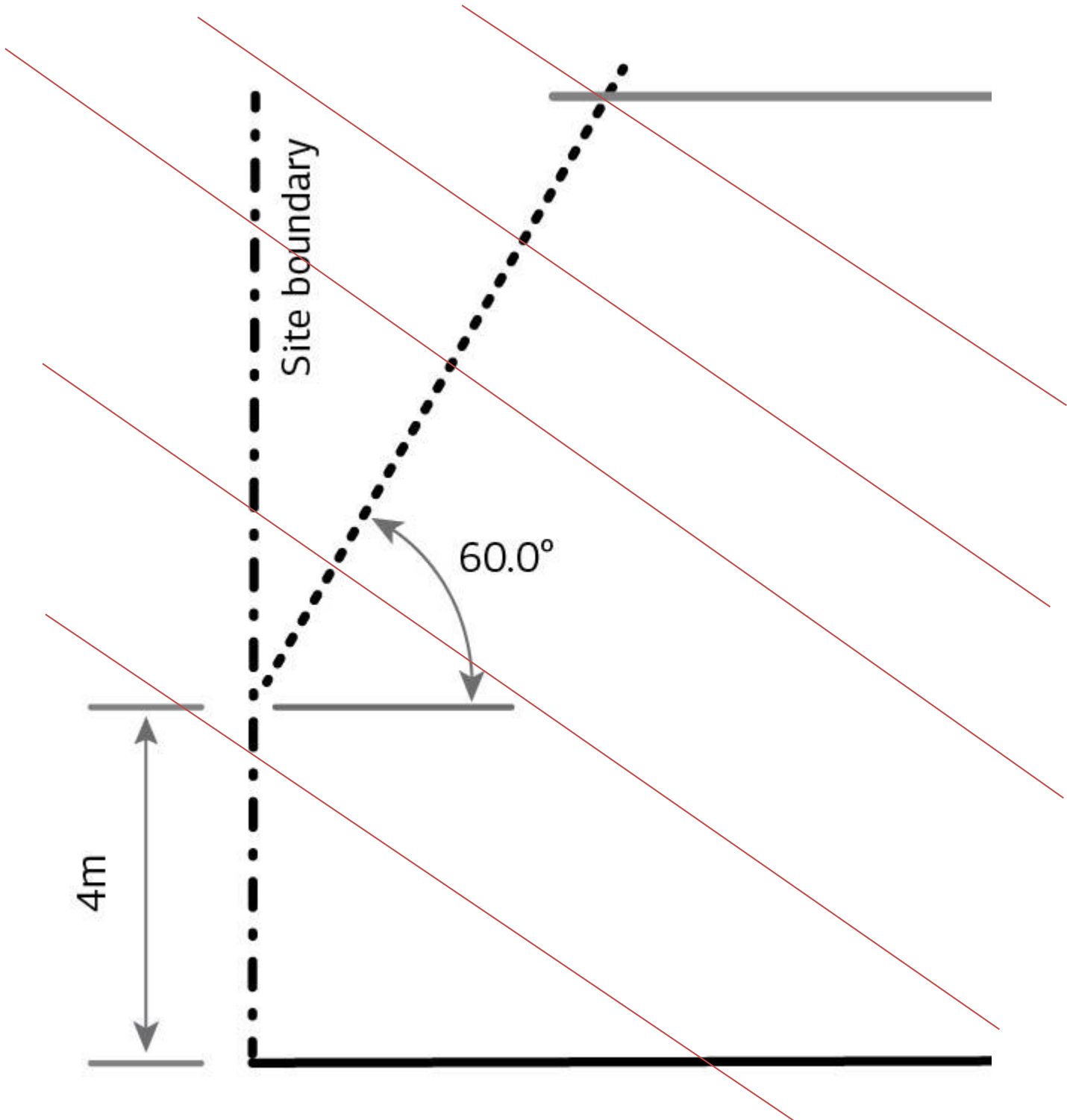
<sup>42</sup> V1

<sup>43</sup> Removal of s80H identifying markup

<sup>45</sup> V1

<sup>46</sup> Additional sunlight and shading qualifying matter

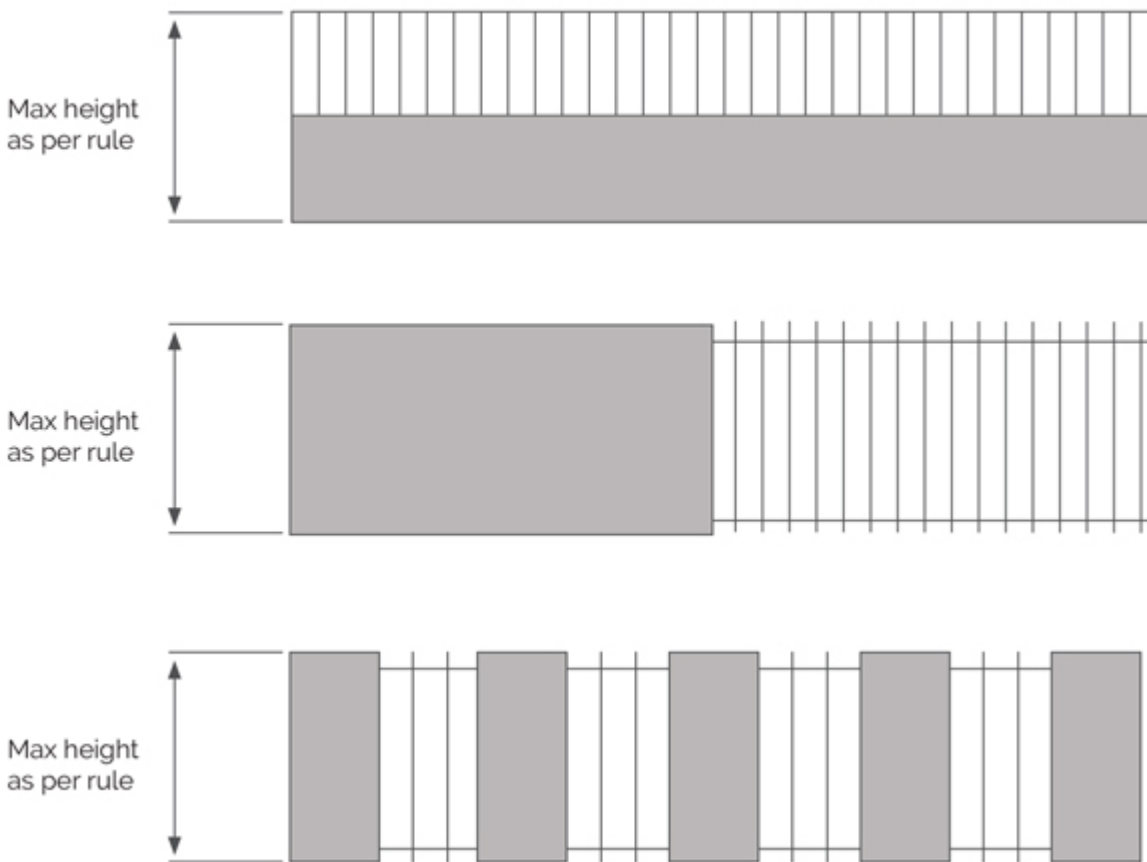




MRZ-BFS8 Fencing	
1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be:	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD6 - Road boundary setback

<p>a. no higher than 1.2m above ground level; or</p> <p>b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in <a href="#">Figure MRZ-4</a>, within 5m of any accessway, or within the structure and vegetation set back area shown in <a href="#">Figure MRZ-2</a>.<sup>47</sup></p>	<p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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**Figure MRZ-42: Examples of Visually Permeable Fencing**



MRZ-BFS9 Outdoor living space ( <a href="#">per unit</a> )	
<p>1. <del>1. Outdoor living space shall be provided as follows:</del></p> <p>a. <del>a. a minimum of 30m<sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 4m</del></p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD8 - Outdoor living space</p> <p><b>Notification</b></p>

<sup>47</sup> V1

<p style="text-align: right;"><del>shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or</del></p> <p>b. <del>b. a balcony of at least 10m<sup>2</sup> with a minimum depth of 1.5m.</del></p> <p>2. <del>2. 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.</del></p> <p>3. <del>3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m<sup>2</sup> for each residential unit.</del></p> <p>1. <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that, -</u></p> <ul style="list-style-type: none"> <li>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></li> <li>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>c. <u>is accessible from the residential unit; and</u></li> <li>d. <u>may be-</u> <ul style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></li> <li>ii. <u>located directly adjacent to the unit; and</u></li> </ul> </li> <li>e. <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></li> </ul> <p>2. <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that-</u></p>	<p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</del></p> <p><u>Refer to notification status in MRZ-BFS1.<sup>50</sup></u></p>
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<sup>50</sup> V1

<p>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>b. <u>is accessible from the residential unit; and</u></p> <p>c. <u>may be-</u></p> <p style="padding-left: 20px;">i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p> <p style="padding-left: 20px;">ii. <u>located directly adjacent to the unit.</u></p> <p><b>Legal Effect</b>  <del>This standard has immediate legal effect if there is no qualifying matter affecting an individual property.</del><sup>4849</sup></p>	
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**MRZ-BFS10 Outlook space (per unit)**

<ol style="list-style-type: none"> <li>1. <u>An outlook space must be provided for each residential unit as specified in this clause.</u></li> <li>2. <u>An outlook space must be provided from habitable room windows as shown in Figure MRZ-5.</u></li> <li>3. <u>The minimum dimensions for a required outlook space are as follows:</u> <ol style="list-style-type: none"> <li>a. <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u></li> <li>b. <u>all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></li> </ol> </li> <li>4. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></li> <li>5. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></li> <li>6. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></li> <li>7. <u>Outlook spaces may be under or over a balcony.</u></li> </ol>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p style="padding-left: 40px;"><u>RES-MD12- Outlook space</u></p> <p><u>Notification</u></p> <p><u>Refer to notification status in MRZ-BFS1.</u><sup>53</sup></p>
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<sup>48</sup> V1

<sup>49</sup> Removal of s80H identifying markup

<sup>53</sup> V1

8. Outlook spaces required from different rooms within the same building may overlap.
9. Outlook spaces must -
  - a. be clear and unobstructed by buildings; and
  - b. not extend over an outlook space or outdoor living space required by another dwelling.

**Legal Effect**

~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~<sup>5152</sup>

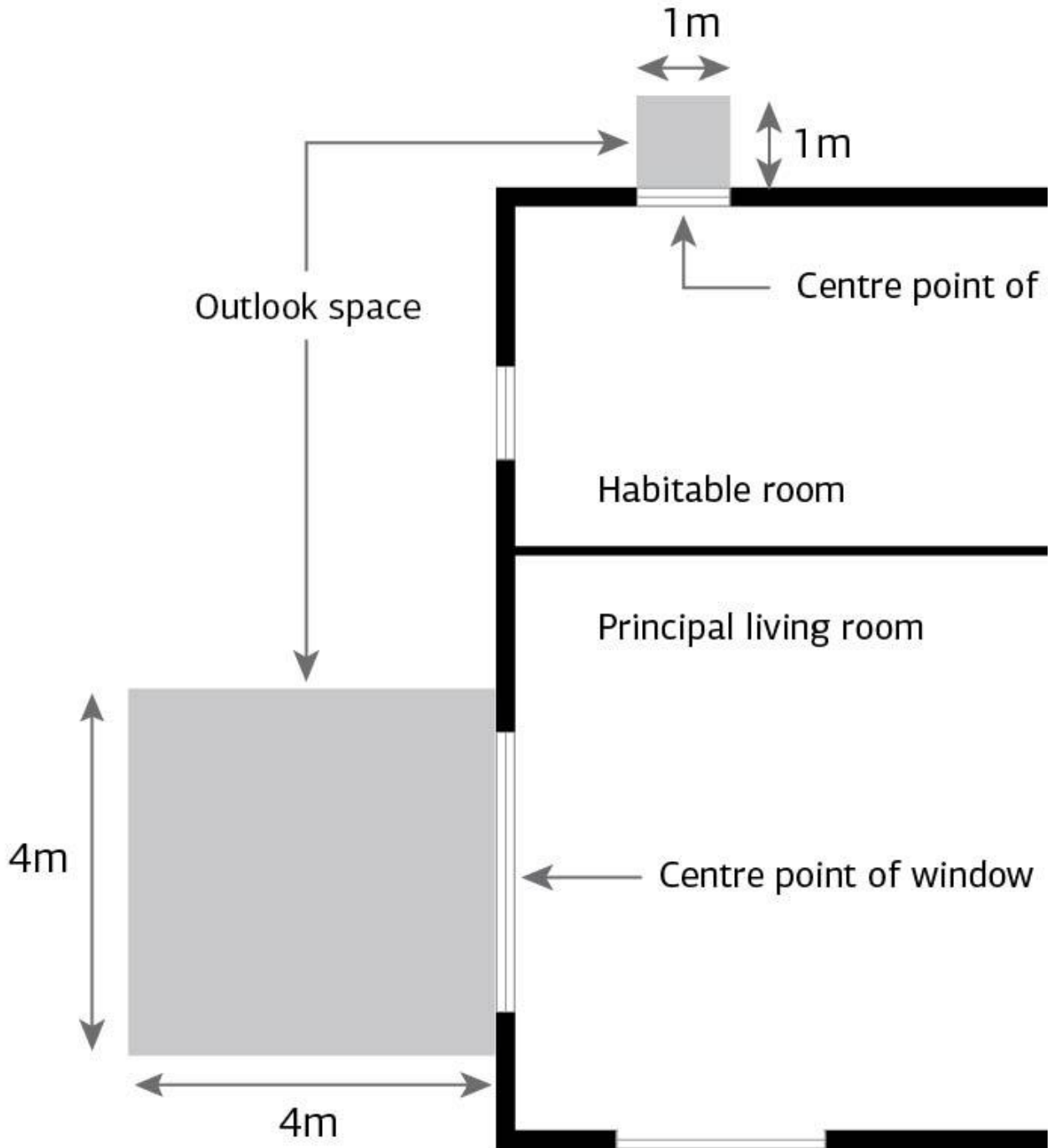
Figure MRZ-5: Outdoor Space<sup>54</sup>

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<sup>51</sup> V1

<sup>52</sup> Removal of s80H identifying markup

<sup>54</sup> V1



**MRZ-BFS-11 Windows to street**

1. Any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.

Activity status when compliance not achieved: RDIS  
Matters of discretion are restricted to: RES-MD13 - Windows to street

<p><b>Legal Effect</b>  <del>This standard has immediate legal effect if there is no qualifying matter affecting an individual property.</del><sup>55</sup></p>	<p><b>Notification</b>  <u>Refer to notification status in MRZ-BFS1.</u><sup>56</sup></p>
<p><b>MRZ-BFS12 Landscaped area</b></p>	
<p>1. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p>2. <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p> <p><b>Legal Effect</b>  <del>This standard has immediate legal effect if there is no qualifying matter affecting an individual property.</del><sup>5758</sup></p>	<p><b>Activity status when compliance not achieved:</b>  <u>RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RES-MD14 - Landscaped area</u></p> <p><b>Notification</b>  <u>Refer to notification status in MRZ-BFS1.</u><sup>59</sup></p>

<sup>55</sup> V1

<sup>56</sup> V1

<sup>57</sup> V1

<sup>58</sup> Removal of s80H identifying markup

<sup>59</sup> V1