

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 [transports and open space](#)¹.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream. 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 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	
MRZ-O1	Provision of medium density residential² housing A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.
Policies	
MRZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ol style="list-style-type: none"> 1. higher density living in areas with better access for walking to parks, educational facilities³, main centres or local commercial centres; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small-scale commercial, or community-based activities, that service the local community, and home businesses; and 8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.

¹ Kainga Ora [PDP 325.240]. Medium Density Residential s42A report.

² Kainga Ora [PDP 325.241]. Medium Density Residential s42A report.

³ Ministry of Education [PDP 277.44]. Medium Density Residential s42A report.

Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure <i><u>This rule applies to permanently relocated buildings</u></i> ⁴	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
MRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² ; 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
MRZ-R4 Residential activity <u>Storage of vehicles and boats on residential sites</u> ⁵	
Activity status: PER 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.	Activity status when compliance not achieved: DIS
MRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS
MRZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R7 Boarding house	

⁴ House Movers [PDP 221.7]. Medium Density Residential s42A report.

⁵ CI 16(2), sch 1, RMA minor change to address an error in the notified wording. Medium Density Residential s42A report.

Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
MRZ-R8 Residential disability care and care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under MRZ-R28.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
MRZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m ² ; 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 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 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
MRZ-R11 Residential unit used as a show home	
Activity status: PER Where: 1. hours of operation, when the site is open to	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home

<p>visitors and clients, shall be limited to 9:00am-47:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>, Sunday <u>and</u>⁶ including public holidays;</p> <p>2. the duration of use as a show home shall not exceed <u>twothree</u>⁷ years after the Code of Compliance Certificate for the subject building has been issued; and</p> <p>3. the residential unit used as a show home shall not be located on local roads.</p>	
MRZ-R12 Educational facility (<u>excluding childcare facility</u>)⁸	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; the maximum GFA of building occupied by the educational facility shall be 200m²; 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;⁹ <u>and</u>¹⁰ 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; and¹¹ the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.¹² 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; the maximum GFA of building occupied by the childcare facility shall be 200m²; the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 	<p>Activity status when compliance not achieved: DIS</p>

⁶ Bellgrove Rangiora Ltd [PDP 408.46]. Medium Density Residential s42A report.

⁷ Ravenswood Developments Ltd [PDP 347.47]. Medium Density Residential s42A report.

⁸ Bellgrove Rangiora Ltd [PDP 408.47], Ministry of Education [PDP 277.45]. Medium Density Residential s42A report.

⁹ MoE [PDP 277.45]. Medium Density Residential s42A report.

¹⁰ Consequential amendment missed from Medium Density Residential s42A report.

¹¹ Consequential amendment missed from Medium Density Residential s42A report.

¹² MoE [PDP 277.45]. Medium Density Residential s42A report.

<p>9:00pm Monday to Friday;</p> <p>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</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>	
MRZ-R14 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R15 Health care facility	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. 2. the maximum GFA of building occupied by the educational facility shall be 200m². 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. 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. 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
MRZ-R16 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
<p>Advisory Note</p> <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
MRZ-R17 Recreation activities	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
MRZ-R18 Multi-unit residential development	
Activity status: RDIS	Activity status when compliance not achieved: DIS

<p>Where:</p> <ol style="list-style-type: none"> any residential unit fronting a road or public open space shall have a habitable room located at the ground level; at least 50% of all residential units within a development shall have a habitable space located at ground level; and a design statement shall be provided with the application. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
MRZ-R19 Retirement village	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> a design statement shall be provided with the application. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
MRZ-R20 Community facility	
<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>	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: N/A</p>
MRZ-R21 Cattery	
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
MRZ-R22 Veterinary facility	
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
MRZ-R23 Convenience activity	

Activity status: DIS Where: 1. the retail or service activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
MRZ-R24 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R25 Recreation facilities	
<i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R26 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R27 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R28 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	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R29 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R32 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R33 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R34 Large format retail	

<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
MRZ-R35 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R38 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

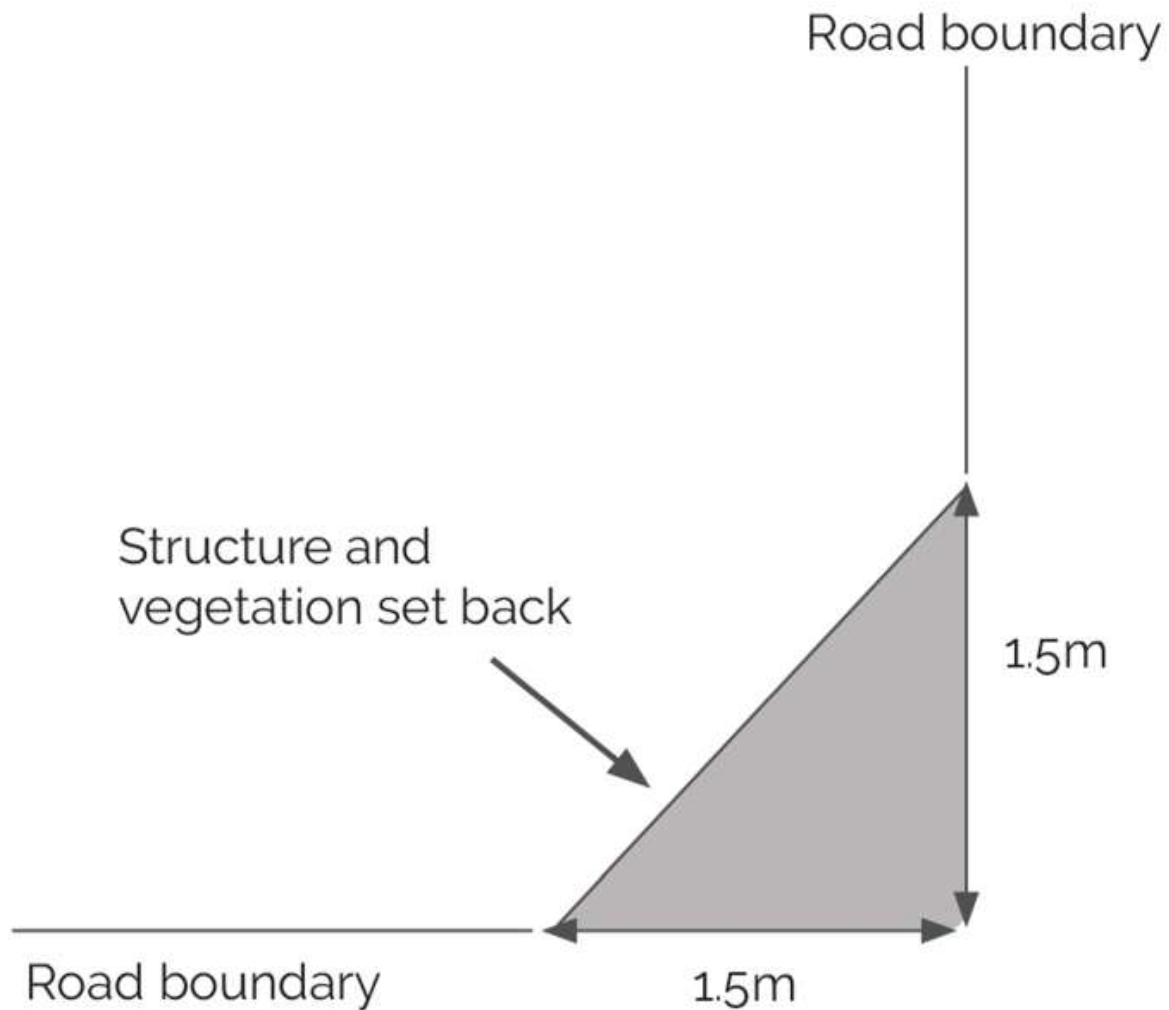
Built Form Standards

MRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 200m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
MRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> 1. Building coverage shall be a maximum of 55% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	<p>Activity status when compliance not achieved: DIS</p>

MRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	Activity status when compliance not achieved: DIS
MRZ-BFS4 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building shall be 12m above ground level. 	Activity status when compliance not achieved: DIS
MRZ-BFS5 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol style="list-style-type: none"> a. any fence permitted by MRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. 2. Any garage shall be set back a minimum of 6m from the road boundary. 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, 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. 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: <ol style="list-style-type: none"> a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or b. having sill heights of 1.5m above floor level; or 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

<p>c. having fixed obscure glazing below 1.5m above floor level.</p> <p>5. 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-1.</p> <p>6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	
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Figure MRZ-1: Structure and Vegetation Setback

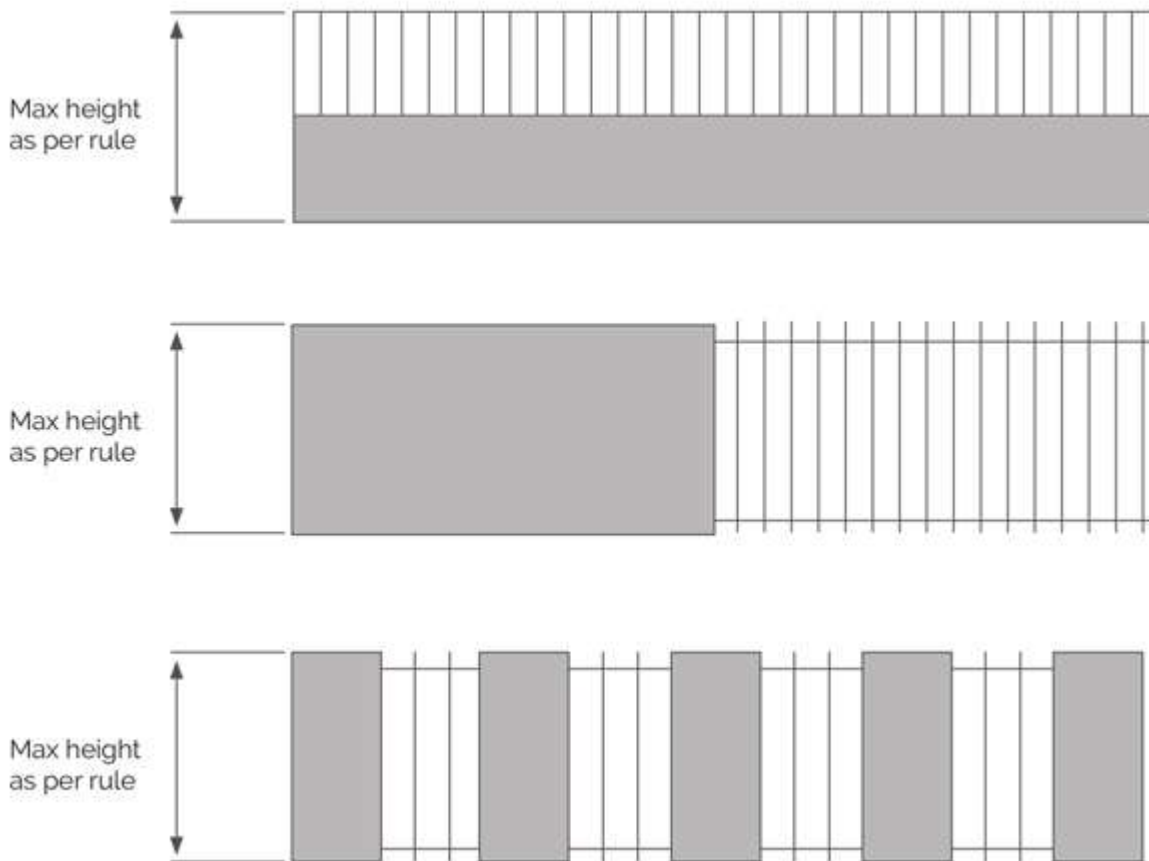


MRZ-BFS6 Street interface	
<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <p>a. have at least one habitable room or kitchen located facing the street at ground level; and</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles Notification An application for a restricted discretionary activity</p>

<ul style="list-style-type: none"> b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	<p>under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>MRZ-BFS7 Height in relation to boundary</p>	
<ul style="list-style-type: none"> 1. 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: <ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. 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 e. 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 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; 2. 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. 3. 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>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

MRZ-BFS8 Fencing	
<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. no higher than 1.2m above ground level; or 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. 2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-1. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

Figure MRZ-2: Examples of Visually Permeable Fencing



MRZ-BFS9 Outdoor living space	
<ol style="list-style-type: none"> 1. Outdoor living space shall be provided as follows: 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p>

<p>a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or</p> <p>b. a balcony of at least 10m² with a minimum depth of 1.5m.</p> <p>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.</p> <p>3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.</p>	<p>RES-MD8 - Outdoor living space</p> <p>Notification</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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