

APPENDIX 2 – TABLE OF HOW MDRS ARE INCORPORATED INTO THE PDP BY VARIATION 1 (s80H EVALUATION)

Chapter	Amended provision wording	Act requirements	Act reference / Schedule 3A (MDRS) reference	Immediate/Legal effect (s 86BA)
How the plan works	TABLE RSL-1 added which contains the qualifying matters and how and where they apply	Implements Act	s 77J, s77K, s77O	Legal effect
All residential zones – matters of discretion	Additional RES-MD12-MD16, which outline principles that represent the matters in the MDRS. These provisions reflect the principles contained in the MRDS, but implemented as matters of discretion.	Implements the MDRS at a matter of discretion basis	s 77G	Legal effect
General approach	Narrative text changed to add additional text to introduction for built form standards to outline where the MDRS density standards can be found	Implements the MDRS	s 77G	Legal effect
GRZ – General residential zone	Introduction amended to state that the General Residential Zone applies only to Oxford (all other residential zones have been upgraded to medium density residential zones), and in ODPs (outline development plans) which still reference the general residential zone. The exact wording is: The general residential zone <u>only applies to Oxford ...</u> <u>In an ODP where the General Residential Zone is shown (outside of Oxford), the MDRS</u>	Implements section 77G of the RMA	s 77G	Legal effect

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	<p><u>takes precedence and those areas are therefore to be considered as Medium Density Residential Zone</u></p> <p>This removes the immediate need to update the ODP schedules, although noting that these may be updated at a future stage of plan development.</p>			
Medium density residential zone	MRZ-R18 amended to remove inconsistencies with MDRS	Implements the MDRS	s 77G	Legal effect
Medium density residential zone	MRZ-BFS1 Site density, rule removed and replaced with new rule which is consistent with the MDRS	Implements the MDRS	s 77G	Immediate legal effect if there is no qualifying matter affecting an individual property.
Special purpose zone, hospital	Rules interpretation, general residential zone provisions removed and replaced with the definitions in SPZ(HOS)-1.	Implements MDRS	s 77G	Legal effect
Special purpose zone, hospital	Table SPZ(HOS)-1 general residential zone replaced with medium density zone.	Implements MDRS	s 77G	Legal effect
Southwest Rangiora Development Area	SWR-Southwest Rangiora Development Area added, rezoning two greenfields area to medium density	Act enables a plan to implement measures that are more enabling of development.	s 77H	Legal effect
All residential zones – matters of discretion	Additional matter added to RES-MD2, incorporating road and rail qualifying matters which may affect setbacks where developments occur adjacent to streets and open spaces..	Implements the qualifying matters in Table RSL	s 77I	Immediate legal effect if there is no qualifying matter affecting an individual property
Definitions	Definition of "qualifying matters" added	Overview	s 77I	Immediate legal effect

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Definitions	Definition of "national grid subdivision corridor" altered to reference specific corridors related to transmission line voltage	Implements the qualifying matters in Table RSL	s 771	Legal effect
Subdivision	SUB-MCD9 which contains airport noise contours removed	Removed due to addition of qualifying matter - airport noise	s 771	Immediate legal effect
Subdivision	Medium density residential zone with qualifying matters added for specific areas Kaiapoi Area A at 200m ² , and Kaiapoi Area B, at 500m ² , airport noise area (where natural hazards exist), national grid subdivision corridor	Implements the ability within the Act to provide for qualifying matters	s 771	Legal effect
Subdivision	SUB-R11, reference to 50dBA noise contour removed due to addition as a qualifying matter	Implements the qualifying matters in Table RSL	s 771	Legal effect
Town centre zone	TCZ-BFS8 rail boundary setback amended to 5m (was 4m)	Implements the qualifying matters in Table RSL	s 771	Legal effect
Subdivision	Rule SUB R6 amended to add additional criteria for subdivision within qualifying matter – national grid subdivision corridor, as a restricted discretionary activity.	s 771 (e) provides for territorial authorities to make the MDRS less enabling of development where the safe and efficient operation of nationally significant infrastructure is required.	s 771 (e)	Legal effect
Definitions	Definition of "construction work" amended to include <u>conversion</u>	Implements the definitions within cl 1 sche 3A RMA.	cl 1	Legal effect
Definitions	Definition of multi-unit residential development changed to reference "three" units	Implements the MDRS	cl 2	Immediate legal effect if there is no qualifying matter affecting an individual property

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Kaiapoi development area	DEV-K-P2 amended to medium density	Implements MDRS	cl 2	Legal effect
Medium density residential zone	Rule R3 deleted, as it did not comply with the MDRS.	Implements the MDRS, in sch 3A cl 2 (1), and (2) of the RMA	cl 2	Immediate legal effect
Subdivision	Rule SUB R2 amended to remove reference to all zones	Implements cl 2 of Schedule 3A RMA, which requires the permitted activity density standards).	cl 2	Legal effect, as subdivision rules do not have immediate legal effect, see s 86BA(1)(b) which applies to the density standards, not the subdivision activity status in cl 3
South West Rangiora Development Area	DEV-WR-P2 amended from general residential to medium density residential	Implements MDRS	cl 2	Legal effect
South West Rangiora Development Area	DEV-WR-R1 deleted, as it applied general residential zone restrictions	Implements MDRS	cl 2	Immediate legal effect if there is no qualifying matter affecting an individual property.
Medium density residential zone	MRZ-R2 residential unit rule (permitted activity) amended. This references MRZ-BFS1, which contains the built form standards.	Implements the MDRS, in sch 3A cl 2 (1), and (2) of the RMA	cl 2 (1) & (2)	Immediate legal effect if there is no qualifying matter affecting an individual property.
Medium density residential zone	New MRZ-BFS1 number of residential units per site, notification status, and legal effect	Implements the MDRS, in sch 3A cl 2 (1), and (2), and cl 5 of the RMA	cl 2, cl 4, cl 5, cl 10	Immediate legal effect if there is no qualifying matter affecting an individual property
Medium density residential zone	Introduction text amended to state that the medium density residential zone now applies to the township areas of Rangiora, Kaiapoi, Oxford , Woodend, Pegasus and North Woodend (Ravenswood) Silverstream	Implements cl 2, schedule 2, and section 77G of the RMA.	cl 2, s77G	Legal effect
Subdivision	SUB-R2 amended	Implements MDRS	cl 2,8,9	Immediate legal effect if there is no qualifying matter

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				affecting an individual property
Subdivision	Additional criteria for subdivision within medium density zone added, with controlled activity status. Non-compliance with the amended rule triggers a discretionary activity.	Implements cl 4	cl 3	Immediate legal effect if there is no qualifying matter affecting an individual property affecting an individual property
Subdivision	SUB S1 amended to reflect MDRS.	Implements the general and further rules about subdivision in the MDRS	cl 4, 5, 7, 8	Immediate legal effect if there is no qualifying matter affecting an individual property. Where qualifying matters exist their minimum allotment size reverts to what is in the operative plan.
Subdivision	Medium density residential zone split into <i>with or without</i> qualifying matters.	Implements qualifying matters	cl 4,5,8	Immediate legal effect if there is no qualifying matter affecting an individual property.
Strategic directions	Additional objective SD-O2 <u>Well functioning urban environments</u> <u>Waimakariri District contains well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural well-being, and for their health and safety, now and into the future</u>	Implements Objective 1 of the (amended NPS-UD) as contained within schedule 3A clause 6(1)(a)	cl 6(1)(a)	Legal effect
Medium density residential zone	Proposed objective MRZ-O1 deleted and replaced with NPS-UD Objective 2: <u>Housing types and sizes:</u>	Implements sch 3A cl 6(1)(b), which contains Objective 2 of the NPS-UD, which is part of the MDRS.	cl 6(1)(b)	Legal effect

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	<p><u>The medium density residential zones provides for a variety of housing types and sizes that respond to i. Housing needs and demands; and ii. the neighbourhood's planned urban built character, including 3-storey buildings;</u></p>			
Medium density residential zone	<p>Additional policy MRZ-P1:</p> <p><u>Housing types 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></p>	<p>Implements sch 3A cl 6(2)(a), which contains Policy 1 of the NPS-UD, which is part of the MDRS.</p>	cl 6(2)(a)	Legal effect
General residential	<p>Additional policy RESZ-P15 added stating:</p> <p>“Apply the Medium Density Residential Standards across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga)”</p>	<p>Implements sch 3A cl 6(2)(b) which contains Policy 2 of the NPS-UD.</p>	cl 6(2)(b)	Legal effect

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General residential	RESZ-P3 amended to include “encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance”	Implements cl 6(2)(c) of Schedule 3A RMA, by including Policy 3 of the NPS-UD	cl 6(2)(c)	Legal effect
General residential	RESZ-P8 amended to include “housing is designed to meet the day-to-day-needs of residents”	Implements cl 6(2)(d) of Schedule 3A RMA, by including Policy 4 of the NPS-UD	cl 6(2)(d)	Legal effect
Medium density residential zone	Additional policy MRZ-P2: “ <u>Housing developments Provide for developments not meeting permitted activity status, while encouraging high-quality developments</u> ”	Implements sch 3A cl 6(2)(e), which contains Policy 5 of the NPS-UD, which is part of the MDRS.	cl 6(2)(e)	Legal effect
Subdivision	Minimum allotment areas for MDRZ without qualifying matters amended to n/a (from 200m ²) for the purpose of construction and use of residential units.	Implements the general and further rules about subdivision in the MDRS	cl 7, 8	Immediate legal effect if there is no qualifying matter affecting an individual property
Subdivision	MRZ-NCZ-BFS2 amended	Implements MDRS	cl 9	Immediate legal effect if there is no qualifying matter affecting an individual property
Subdivision	MRZ-BFS2 amended	Implements MDRS	cl 10	Immediate legal effect if there is no qualifying matter affecting an individual property
Medium density residential zone	MRZ-BFS4, amended to incorporate the new 11m height limitation (apart from certain roofs that exceed 11m)	Implements the MDRS, in sch 3A cl 11	cl 11	Immediate legal effect if there is no qualifying matter affecting an individual property, as this standard supports the rules.

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South Belt Development Area	DEV-SBT-BFS2 amended to be consistent with MDRS height standard of 11m	Implements MDRS	cl 11	Legal effect
Medium density residential zone	MRZ-BFS7, amended to incorporate new boundary height standards	Implements the MDRS, in sch 3A, cl 12	cl 12	Immediate legal effect if there is no qualifying matter affecting an individual property.
Medium density residential zone	MRZ-BFS5, amended to incorporate the new boundary setbacks, with addition of 1.5m road boundary setbacks (was 2m), removal of garage setbacks (was 6m), 5m setback (was 4m) for the rail corridor, and a 12m setback (qualifying matter, for national grid support structures)	Implements the MDRS, in sch 3A, cl 13, with additional qualifying matters	cl 13	Immediate legal effect if there is no qualifying matter affecting an individual property.
Medium density residential zone	MRZ-BFS2 amended to 50% coverage	Implements sch 3A cl 14 requirements for maximum building area coverage of 50% of the net site area. Noting that the proposed plan contained a more enabling provision of 55% of the site area. However, the MDRS amendments to the Act enabled operative plans with more enabling provisions than the MDRS, but as the 55% coverage provision is in the <i>proposed plan</i> , with the operative plan having a 30% restriction, it is considered better to amend the provision	cl 14	Immediate legal effect if there is no qualifying matter affecting an individual property.

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		to 50%, then later submit to recommend that it is returned to 55%. s 77H enables plans incorporating the MDRS to be more enabling of development.		
Medium density residential zone	MRZ-BFS9, amended to incorporate new outdoor living space requirements per unit standards	Implements the MDRS, in sch 3A, cl 15	cl 15	Immediate legal effect if there is no qualifying matter affecting an individual property
Medium density residential zone	Additional MRZ-BFS10, incorporating new outlook space per unit standards	Implements the MDRS, in sch 3A, cl 16	cl 16	Immediate legal effect if there is no qualifying matter affecting an individual property
Medium density residential zone	Additional MRZ-BFS11, incorporating windows to street standards	Implements the MDRS, in sch 3A cl 17	cl 17	Immediate legal effect if there is no qualifying matter affecting an individual property
Medium density residential zone	Additional MRZ-BFS12, incorporating landscaped area standards	Implements the MDRS	cl 18	Immediate legal effect if there is no qualifying matter affecting an individual property
Local centre zone	LCZ-BFS1 amended to be consistent with MDRS building height standard of 11m	Implements MDRS, but does not make this zone less enabling of development (s 77N(3) test). s77P assessment does not apply as the changes are minor and do not limit development capacity	s 77N, s77P	Legal effect
Local centre zone	LCZ-BFS2 amended to clarify that where boundaries exist between a local centre zones and a medium density residential zone, that the most enabling of the boundary (i.e the medium density	Implements MDRS, but does not make this zone less enabling of development (s 77N(3) test). s77P assessment does not apply as the changes are minor and do not limit	s 77N, s77P	Legal effect

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	residential zone boundary) applies.	development capacity		
Neighbourhood centre zone	NCZ-BFS1 amended to be consistent with MDRS building height standard of 11m	Implements MDRS, but does not make this zone less enabling of development (s 77N(3) test). s77P assessment does not apply as the changes are minor and do not limit development capacity	s 77N, s77P	Legal effect
Neighbourhood centre zone	NCZ-BFS2 amended to clarify that where boundaries exist between zones, that the most enabling of the boundary (i.e the medium density residential zone boundary) applies.	Implements MDRS, but does not make this zone less enabling of development (s 77N(3) test). s77P assessment does not apply as the changes are minor and do not limit development capacity	s 77N, s77P	Legal effect
South West Rangiora Development Area	DEV-WR-R2 adjusted to DEV-WR-R1	Minor renumbering as a consequential change	Minor and inconsequential	No change apart from numbering with respect to proposed district plan
Medium density residential zone	MRZ-P4 renumbered	Minor renumbering as a consequential change	Minor and inconsequential	No change apart from numbering with respect to proposed district plan