

GENERAL RESIDENTIAL ZONE

Introduction

The General Residential Zone is applied to suburban housing in the urban areas of Timaru, Temuka, Pleasant Point and Geraldine. It is intended that these areas will have residential units of one to two storeys, with ample space around buildings for plantings and outdoor living areas, and good access to sunlight. Compatible and complimentary activities are enabled, while other activities require resource consent to ensure they do not detract from the character and qualities of the zone.

Objectives

GRZ-O1 The purpose of the General Residential Zone

The General Residential Zone primarily provides for residential activities, via¹ a mix of housing types, along with other complimentary activities that support the wellbeing of residents.

GRZ-O2 Character and qualities of the General Residential Zone

The character and qualities of the General Residential Zone comprise:

1. a low to moderate building site coverage; and
2. a built form of single and two-storey attached or detached buildings; and
- ~~3. ample space around buildings; and²~~
4. ~~provision for a sufficient level of on-site outdoor living~~ space areas³; and
5. sites that incorporate plantings; and
6. a good level of sunlight access; and
7. a good level of privacy between properties.

Policies

GRZ-P1 Residential activities

Enable residential activities and within⁴ a wide range of residential unit types and sizes where:

1. they are compatible with the character and qualities of the General Residential Zone; and
2. outdoor living areas:
 - a. are directly ~~assessable~~ accessible⁵ from the residential unit and have access to sunlight; and
 - b. provide ample opportunity for outdoor living, ~~tree and garden planting~~⁶; and
3. residential units and accessory buildings are located to:
 - a. take advantage of sunlight; and
 - b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and
4. ample open space and landscaping is provided around buildings ~~that~~ to which reflect maintains the character and qualities ~~of anticipated within~~⁷ the zone.⁸

GRZ-P2 Appropriate non-residential activities

Enable home business, small-scale non-residential activities where:

¹ Kāinga Ora [229.62]

² Kāinga Ora [229.63]

³ Kāinga Ora [229.63]

⁴ Kāinga Ora [229.89]

⁵ Broughs Gully [167.20]

⁶ Clause 10(2)(b) relating to Kāinga Ora [229.64]

⁷ Kāinga Ora [229.64]

⁸ Kāinga Ora [229.64]

1. they are compatible with the character and qualities of the surrounding area; and
2. any home-based business is ancillary to a residential activity; and
3. ~~they do not result in adverse effects on the amenity values of adjoining sites~~ arising from the movement of people and vehicles associated with the activity are that cannot be mitigated⁹; and
4. the hours of operation are compatible with residential amenity.

GRZ-P3 Retirement villages

Recognise the benefits of, ~~and provide for~~ retirement villages in providing a diverse range of housing and care options for older persons, and provide for them¹⁰, where:

1. the scale, form and design of the village maintains the anticipated¹¹ character, qualities and amenity values of the surrounding area, while recognising the functional and operational needs of villages¹²; and
2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and
3. suitable and safe internal access is provided for emergency services.

GRZ-P4 Other non-residential activities and buildings

Only allow other non-residential activities and buildings where:

1. they support the health, safety and¹³ wellbeing of residents in the area, or have a functional need or operational need¹⁴ to locate in the zone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.

GRZ-P5 Incompatible activities

Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, ~~unless:~~

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. ~~GRZ-P4 is complied with.~~¹⁵

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GRZ-R1	Residential activity (not including buildings and not otherwise listed in this chapter)	
General Residential Zone	Activity status: Permitted	Activity status where compliance not achieved: Restricted Discretionary
	Where:	
	PER-1	Matters of discretion are restricted to:

⁹ Waka Kotahi [143.133]

¹⁰ RVA [230.10]

¹¹ Kāinga Ora [229.66]

¹² RVA [230.10]

¹³ FENZ [131.17]

¹⁴ Transpower [159.92]

¹⁵ Kāinga Ora [229.68]

	<p>GRZ-S8, GRZ-S9 and GRZ-S10 are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</p>	<p>1. The matters of discretion of any infringed standard</p>
GRZ-R2	Residential unit	
General Residential Zone excluding the Old North Road General Residential Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than two residential units per site; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p> <p>Note: for residential a unit(s) within the Old North General Residential Precinct, see PREC1-R1.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and 2. balance of open space and buildings; and 3. the extent, quality and design of outdoor living areas; and 4. compatibility with the character of the area; and 5. amenity effects on neighbouring properties; and 6. provision for privacy between residential units and between sites; and 7. landscaping; 8. outdoor storage, including rubbish collection areas; and 9. design of the access, car parking and service areas; and 10. fencing. <p>Note: Any application for this activity is precluded from being limited or publicly notified.</p> <p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
GRZ-R3	Visitor accommodation	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is undertaken within an existing residential unit; and</p>	<p>Activity status where compliance not achieved: Discretionary</p>

	<p>PER-2 The maximum occupancy is six guests per night; and</p> <p>PER-3 The site does not have a shared access with another site.</p>	
GRZ-R4	Home business	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business does not involve an offensive trade; and</p> <p>PER-2 GRZ-S11 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
		Activity status where compliance not achieved with PER-1: Non-complying
GRZ-R5	Educational facilities	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within an existing residential unit; and</p> <p>PER-2 The maximum number of children attending at any one time is six, excluding any children who live there.</p>	Activity status where compliance not achieved: Discretionary
GRZ-R6	Supported residential care activity	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within an existing residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents.</p>	Activity status where compliance not achieved: Discretionary

GRZ-R7	Community gardens	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area used for the sale of produce is 5m²; and</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status where compliance not achieved: Discretionary</p>
GRZ-R8	Open space used for recreational purposes	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Buildings must only be used for storage of recreational equipment and have a maximum floor area of 25m² ; and</p> <p>PER-2 The activity does not involve motorised vehicles, except lawn mowers and garden equipment; and</p> <p>PER-3 All the Standards of this chapter are complied with.¹⁶</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.¹⁷</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
GRZ-R9	Buildings and structures (excluding fences)	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>

¹⁶ Clause 16(2).¹⁷ Clause 16(2).

GRZ-R10	Fences	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> 1. no higher than 1.2m above ground level; or 2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and¹⁸ <p>PER-2 Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	<p>Activity status where compliance not achieved: Discretionary</p>
GRZ-R11	Retirement village	
General Residential Zone	<p>Activity status: Controlled <u>Restricted Discretionary</u>¹⁹</p> <p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, 25584,²⁰ GRZ-S5 and GRZ-S9 are complied with.</p> <p>Matters of control <u>discretion</u> are limited <u>restricted</u>²¹ to:</p> <ol style="list-style-type: none"> 1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and 2. any adverse effects on the <u>anticipated</u>²² character, qualities and 	<p>Activity status where compliance not achieved: Discretionary</p>

¹⁸ Karton and Hollamby Group [31.2], Dale, S and A [54.5], MFL [60.34], Speirs, B [66.31], Rooney Holdings [174.77], Rooney, GJH [191.77], Rooney Group [249.77], Rooney Farms [250.77], Rooney Earthmoving [251.77], TDL [252.77]

¹⁹ Kāinga Ora [229.74]

²⁰ Clause 16(2)

²¹ Kāinga Ora [229.74]

²² Kāinga Ora [229.74]

	<p>amenity values of the surrounding area; and</p> <p>3. on-site amenity for residents; and</p> <p>4. the ability of infrastructure to service the development; and</p> <p>5. effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</p> <p>6. the functional needs and operational needs of the retirement village; and</p> <p>7. the benefits of retirement villages.²³</p> <p><u><i>Note: Any application for this activity is precluded from being limited or publicly notified.</i></u>²⁴</p>	
GRZ-R12	Emergency services facility	
General Residential Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5, and GRZ-S6, GRZ-S9²⁵ are complied with.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of any proposed parking and loading areas and access; and 2. design and layout of on-site pedestrian connections; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. location, size and numbers of signs; and 6. traffic generation and impact on the transport network; and 7. landscaping and open space; and 8. site layout; and 9. the scale of activity; and 10. scale, form and design of buildings; and 11. the benefits of providing emergency service facilities. 	Activity status where compliance not achieved: Discretionary
GRZ-R13	Community facilities	

²³ RVA [230.11, 230.12, 230.13]

²⁴ RVA [230.11]

²⁵ FENZ [131.23]

General Residential Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R14	Activities not otherwise listed in this chapter	
General Residential Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R15	Industrial activities	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
GRZ-R16	Primary production and rural industry	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
GRZ-R17	Mining	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
GRZ-R18	Large format retailing (<u>excluding supermarkets</u>) ²⁶	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Dismantling or repair of motor vehicles owned by people not living on-site including storage of those vehicles ²⁷	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable -
GRZ-R20	Offensive trades	
General Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

GRZ-S1	Height of buildings and structures	
General Residential Zone	The maximum height of buildings and structures must not exceed 9m measured from ground level to the highest part, <u>or for towers and poles associated with emergency service facilities, must not exceed 15m.</u> ²⁸	Matters of discretion are restricted to: 1. dominance in relation to the street and adjoining residential sites; and

²⁶ Woolworths [242.18, 242.19]

²⁷ MFL [60.35]

²⁸ FENZ [131.21]

		<ol style="list-style-type: none"> 2. overlooking and loss of privacy in relation to adjoining residential sites; and 3. solar access to adjoining residential sites; and 4. mitigation measures.
GRZ-S2	Height in relation to boundary	
General Residential Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use and enjoy outdoor living space; and 2. any impact on solar access; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; and 5. mitigation measures.
GRZ-S3	Road setbacks	
General Residential Zone	<ol style="list-style-type: none"> 1. Buildings other than: <ol style="list-style-type: none"> 1. a garage; or 2. a carport for a single car parking space must be set back a minimum of 2m from any road boundary. 2. Buildings must be setback a minimum of 1m from any internal boundary, except where buildings share a common boundary wall.²⁹ 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. landscaping; and 2. openness, dominance and attractiveness when viewed from the street; and 3. mitigation measures; and 4. dominance, loss of privacy and shading in relation to neighbouring residential activities.³⁰
GRZ-S4	Façade length	
General Residential Zone	Where a façade of a building is located within 6m of the boundary with an adjoining site, the façade must not exceed an overall dimension of 30m measured parallel to any site boundary, excluding a 600 millimetre projection of eaves.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the visual effect of continuous walls; and 2. landscaping; and 3. building setback; and 4. mitigation measures.
GRZ-S5	Coverage	
General Residential Zone	<ol style="list-style-type: none"> 1. The building coverage of the net area³⁴ of any site must not exceed 40%; and 2. For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. ability to detain stormwater on-site; and 3. visual dominance on adjacent properties; and 4. the scale of buildings; and

²⁹ Kāinga Ora [229.79]

³⁰ Kāinga Ora [229.79]

³¹ ECan [183.1]

		5. open space and landscaping; and 6. Mitigation measures.
GRZ-S6	Gross floor area	
General Residential Zone	The maximum gross floor area of any single building must be <u>not exceed</u> ³² 550m ² .	Matters of discretion are restricted to: 1. compatibility with the character of the area; and 2. scale, intensity and character of land use; and 3. scale and bulk of buildings; and 4. visual dominance on adjacent properties; and 5. building setbacks; and 6. building design; and 7. landscaping.
GRZ-S7	Density of residential units	
Gleniti Low Density Residential Specific Control Area	Residential units must not exceed a density of one per 700m ² of net site area.	Matters of discretion are restricted to: 1. Balance of open space and buildings; and 2. Compatibility with the character of area; and 3. Visual dominance on adjacent properties; and 4. Loss of privacy to adjacent properties; and 5. Overlooking and loss of privacy; and 6. Landscaping; 7. Stormwater treatment and discharge; and 8. The cumulative effects of an increase in density on the provision of infrastructure; 9. Whether it will establish a precedent or authority to approve similar proposals.
GRZ-S8	Outdoor living space	
General Residential Zone	<p>1. <u>Except where 2. below applies, each residential unit must have an exclusive outdoor living space:</u></p> <ol style="list-style-type: none"> of at least 50m² at ground level with a minimum dimension of 5m; and that is directly accessible from the residential unit; and is located to the north, west or east of the residential unit. <p>2. <u>Each residential unit located entirely above ground floor level must have an</u></p>	Matters of discretion are restricted to: 1. provision of sufficient outdoor living space <u>which reflects the anticipated occupancy of the associated dwelling</u> ³⁴ ; and 2. accessibility and convenience for residents; 3. alternative provision of outdoor living space, which is in close enough proximity to meet residents' needs; and 4. the need to retain mature on-site vegetation.

³² Dale, S and A [54.7] and Speirs, B [66.32]

³⁴ [Kāinga Ora \[229.82\]](#)

	<p><u>exclusive outdoor living space in the form of a balcony, patio or terrace:</u></p> <p><u>a. of at least 12m², with a minimum dimension of 1.8m, where the unit has two or more bedrooms; or</u></p> <p><u>b. 8m², with a minimum dimension of 1.8m, where the unit is a one-bedroom or studio unit;</u></p> <p><u>c. that is directly accessible from the residential unit; and</u></p> <p><u>d. is located to the north, west or east of the residential unit.</u>³³</p>	
GRZ-S9	Landscaping	
General Residential Zone	At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. balance between built form and open space; <u>and</u> 3. <u>streetscape amenity.</u>³⁵
GRZ-S10	Heavy vehicle storage	
General Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. noise; and 2. any impact on the visual amenity of the surrounding area.
GRZ-S11	Home business	
General Residential Zone	<ol style="list-style-type: none"> 1. There must be no more than one full-time equivalent person engaged in the home business who resides off-site; and 2. All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building; and 3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. the design of any parking proposed; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours; 6. mitigation measures.

PREC1 - Old North Road General Residential Precinct

The Old North Road General Residential Precinct is located in the north of Timaru township and encompasses a greenfield area to the west of Old North Road and a semi-developed area north of Mahoneys Road. Significant parts of the area are located close to industrial activity and there is therefore the potential for reverse sensitivity effects to occur. In addition, the north-west section of the site is traversed by the National Grid.

³³ Kāinga Ora [229.82]

³⁵ Kāinga Ora [229.83]

Objectives

PREC1-O1 The purpose of the Old North Road General Residential Precinct

Low-density residential development is provided in the Old north general residential precinct in a way that minimises reverse sensitivity effects on the adjacent General industrial zone.

Policies

PREC1-P1 Reverse sensitivity

Require a low density of development and separation distances from industrial development.

Rules

Note: All rules for underlying zone applies to activities in the precinct, unless modified by the below rules. For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

PREC1-R1	Residential units	
Old North Road General Residential Precinct	Activity status: Permitted	Activity status when compliance not achieved: Restricted Discretionary
	Where: PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S6, GRZ-S9, GRZ-S10, PREC1-S1, PREC1-S2 and PREC1-S3 are complied with.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

Standards

PREC1-S1	Density of residential units	
Old North Road General Residential Precinct	Residential units must not exceed a density of one per 1,500m ² of net site area.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. reverse sensitivity effects on the General Industrial Zone; and 2. balance of open space and buildings; and 3. compatibility with the character of the area; and 4. visual dominance on adjacent properties; and 5. loss of privacy to adjacent properties; and 6. overlooking and loss of privacy; and 7. landscaping.
PREC1-S2	Road and boundary setbacks	

Old North Road General Residential Precinct	<ol style="list-style-type: none"> 1. Buildings other than a garage or carport must be set back a minimum of 10m from Old North Road or Blair Street. 2. Buildings other than a garage or carport must be set back a minimum of 20m from any boundary adjoining the General industrial zone. 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. landscaping; and 3. setback of buildings; 4. mitigation measures.
PREC1-S3	Site coverage	
Old North Road General Residential Precinct	The maximum combined building and impervious surface coverage of the net site area of any site must not exceed 35%.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. compatibility with the character of the area; and 3. visual dominance on adjacent properties; and 3. the scale of buildings.

MEDIUM DENSITY RESIDENTIAL ZONE

Introduction

The Medium Density Residential Zone is applied to existing residential areas located near commercial centres. Many of these areas are already well developed, and are characterised by detached houses, flats and some non-residential activities, all of which have been slowly consolidating over time. It is anticipated that these areas will continue to predominantly accommodate residential activities, but that over time they will also comprise home businesses and small-scale non-residential activities that are compatible with and complementary to the character and amenity of the zone.

To ensure a more sustainable urban form and to provide for a variety of housing choices, further consolidation and intensification is enabled within this zone. It is expected that the zone will continue to be developed over time to contain a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing and low-rise apartments. Buildings are expected to be well articulated with good streetscape appeal and provide residents with a good level of amenity. The approach taken in this chapter is to enable up to three residential units to be developed as a permitted activity, subject to compliance with various standards that seek to ensure compatibility with the character and qualities expected within the zone. Comprehensively designed multi-unit developments are encouraged and enabled through a consenting process which seeks to enable development at higher densities, where it is well-designed and aligns with the zone's intended character and qualities.

Objectives

MRZ-O1 Purpose of the Medium Density Residential Zone

The Medium Density Residential Zone primarily provides for residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.

MRZ-O2 Character and qualities of the Medium Density Residential Zone

The character and qualities of the Medium Density Residential Zone comprise:

1. a moderate building site coverage; and
- 1A. a predominance of medium density housing, in a range of housing typologies; and¹
2. two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and
3. good quality on-site residential amenity; and
4. good quality amenity for adjacent sites; and
5. ~~upgraded~~ and² attractive streetscapes.

Policies

MRZ-P1 Residential activities and ~~m~~Medium³ density residential development

Enable residential activities and within⁴ a diverse range of residential unit types and sizes where:

1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and
2. outdoor living areas:
 - a. are of a size and dimension that provides for the needs of residents; and
 - b. have an appropriate relationship between open space and buildings; and

¹ Kāinga Ora [229.88]

² Kāinga Ora [229.88]

³ Kāinga Ora [229.89]

⁴ Kāinga Ora [229.89]

- c. are functional and directly accessible from main living areas with access to sunlight; and
- 3. residential units and accessory buildings are designed and located to:
 - a. provide passive surveillance of the street; and
 - b. mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and
 - c. provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and
 - d. maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and
 - e. provide adequate outdoor storage space; and
- 4. potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimalised.

MRZ-P2 Streetscapes

Encourage the upgrading of key streetscapes within the road reserve through Council funding, including improvements to public open space and traffic calming.

MRZ-P3 Innovative approaches

Encourage innovative approaches to comprehensively designed, medium density residential development, which is attractive to residents, responsive to housing demands and provides a positive contribution to its environment through:

- 1. consultative planning approaches with developers to achieve quality outcomes; and
- 2. recognising that compliance with standards may not always support good design and layout for medium density development.

MRZ-P4 Home business activities

Enable small-scale home business activities where:

- 1. they are ancillary to a residential activity; and
- 2. they are compatible with and complimentary to the anticipated character, qualities and purpose of the Medium Density Residential Zone; and
- 3. they contribute to or do not compromise the wellbeing of the surrounding community; and
- 4. any parking and vehicle manoeuvring does not compromise the amenity of adjoining sites; and
- 5. they do not result in adverse effects on the amenity values of adjoining sites; and
- 6. the hours of operation are compatible with residential amenity; and
- 7. the scale of any visitor accommodation does not detract from the purpose and function of commercial zones.

MRZ-P5 Retirement villages

Recognise the benefits of, ~~and provide for~~ retirement villages in providing a diverse range of housing and care options for older persons, and provide for them⁵, where:

- 1. the scale, form and design of the village maintains the anticipated⁶ character, qualities and amenity values of the surrounding area, while recognising the functional and operational needs of villages⁷; and
- 2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and
- 3. suitable and safe internal access is provided for emergency services.

MRZ-P6 Other non-residential activities

Only allow other non-residential activities and buildings where:

⁵ RVA [230.10]

⁶ Kāinga Ora [229.93]

⁷ RVA [230.10]

1. they support the health, safety and⁸ wellbeing of residents in the area, or have a functional need or operational need⁹ to locate in the zone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Medium Density¹⁰ Residential Zone; and
4. they do not compromise the safety of pedestrians or cyclists, or the transport network¹¹.

MRZ-P7 Industrial and large format retail Incompatible¹² activities

Avoid activities that are likely to be incompatible or inconsistent with the anticipated¹³ character, qualities and purpose of the General Medium density¹⁴ residential zone, unless:

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. MRZ-P6 is complied with.¹⁵

PRECX-P1 Bidwill Hospital Precinct¹⁶

Provide for the ongoing use and development of hospital and health care facilities services within the Bidwill Hospital Precinct, where the nature, scale and design of activities and buildings are consistent with the purpose, character and qualities of the surrounding residential area.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

MRZ-R1	Residential activity (not otherwise listed in this chapter)	
Medium Density Residential Zone	Activity status: Permitted	Activity status where compliance not achieved: Restricted Discretionary
	Where: PER-1 MRZ-S7 and MRZ-S9 are complied with. <i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
MRZ-R2	Residential units	

⁸ FENZ [131.26]

⁹ Transpower [159.94]

¹⁰ MOE [106.19], FENZ [131.26], Transpower [159.94] and Broughs Gully [167.37]

¹¹ Waka Kotahi [143.140]

¹² Clause 16(2)

¹³ Kāinga Ora [229.95]

¹⁴ Waka Kotahi [143.141], Broughs Gully [167.38] and Kāinga Ora [229.95]

¹⁵ Kāinga Ora [229.95]

¹⁶ Bidwill Trust [225.5, 225.6]

Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than three residential units per site; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and 2. the extent and design of outdoor living areas; and 3. landscaping; and 4. outdoor storage, including rubbish collection areas; and 5. the design of any access, car parking and service areas; and 6. fencing; and 7. amenity effects on neighbouring properties and streetscape; and 8. provision for privacy between residential units and between sites; and 9. how the design provides housing choice. <p>Notification Status: Any application for this activity is precluded from being limited or publicly notified.</p> <p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MRZ-R3	Visitor accommodation	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is undertaken within and is ancillary to an existing residential unit; and</p> <p>PER-2 The maximum occupancy is 10 guests per night; and</p> <p>PER-3 The site does not have a shared access with another site.</p>	<p>Activity status where compliance not achieved: Discretionary</p>

MRZ-R4	Home business	
Medium Density Residential Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-3: Restricted Discretionary
	Where:	Matters of Discretion are restricted to: 1. the matters of discretion of any infringed standard.
	PER-1 The maximum floor area occupied by the home business is no more than 30m ² ; and ¹⁷	Activity status where compliance not achieved with PER-1: Discretionary
	PER-2 The home business does not involve an offensive trade; and	Activity status where compliance not achieved with PER-21: Non-complying
	PER-32 MRZ-S8 is complied with.	
	<i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	
MRZ-R5	Educational facilities	
Medium Density Residential Zone	Activity status: Permitted	Activity status where compliance is not achieved: <u>Restricted Discretionary</u>
	Where:	<u>Matters of discretion are restricted to:</u> <u>1. scale, form and design of buildings; and</u> <u>2. the scale of activity; and</u> <u>3. site layout; and</u> <u>4. landscaping; and</u> <u>5. traffic generation and impact on the transport network; and</u> <u>6. the location and design of any proposed car parking and loading areas and access; and</u> <u>7. design and layout of on-site pedestrian connections; and</u> <u>8. noise, disturbance and loss of privacy of neighbours; and</u> <u>9. hours of operation; and</u> <u>10. location, size and numbers of signs.</u> ¹⁹
	PER-1 The activity is a childcare service; and ¹⁸	
	PER-2 The educational facility is within an existing residential unit; and	
	PER-32 The maximum number of children in attendance at any one time is 10, excluding any children who live there.	
MRZ-R6	Supported residential care activity	
Medium Density Residential Zone	Activity status: Permitted	Activity status where compliance is not achieved: Discretionary
	Where:	
	PER-1	

¹⁷ Kāinga Ora [229.98]¹⁸ MoE [106.20]¹⁹ MoE [106.20]

	<p>The supported residential care activity is within an existing residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed 10 residents.</p>	
MRZ-R7	Community gardens	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area used for selling produce is 5m²; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of Discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
		<p>Activity status where compliance not achieved with: PER-1 Discretionary</p>
MRZ-R8	Use of open space for recreational purposes	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Buildings must only be used for the storage of recreational equipment and have a maximum floor area of 25m²; and</p> <p>PER-2 The activity does not involve motorised sports; and</p> <p>PER-3 All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of Discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
		<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
		<p>Activity status where compliance not achieved with PER-2: Non-complying</p>
MRZ-R9	Buildings and structures (excluding fences)	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status where compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>

	<p>PER- 1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the Standards of this chapter are complied with.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of Discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MRZ-R10	Fences	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> 1. no higher than 1.2m above ground level;²⁰ or 2. no higher than 1.8m above ground level where at least 450% of the fence is visually permeable; and²¹ <p>PER-2 Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	<p>Activity status where compliance not achieved: Discretionary</p>
MRZ-R11	Convenience store on corner sites or in buildings previously used for commercial purposes	
Medium Density Residential Zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The retail area is no greater than 75m²; and</p> <p>PER-2 The hours of operation for the business are limited to 7.00am to 8.00pm; and</p>	<p>Activity status where compliance not achieved with PER-3 : Restricted Discretionary</p> <p>Matters of Discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>

²⁰ Kāinga Ora [229.101]

²¹ Karton and Hollamby Group [31.5], Dale, S and A [54.9], MFL [60.38], Speirs, B [66.34], Rooney Holdings [174.80], Rooney, GJH [191.80], Rooney Group [249.80], Rooney Farms [250.80], Rooney Earthmoving [251.80], TDL [252.80]

	<p>PER-3 All the Standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>	
MRZ-RXX	Healthcare facilities excluding the construction of any new building²²	
<u>PRECX – Bidwell Hospital Precinct</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>The facilities do not include any emergency care facilities.; and</u></p> <p><u>PER-2</u> <u>The hours of operation for the business are limited to 7.00am to 8.00pm; and</u></p>	<u>Activity status where compliance not achieved: Not applicable</u>
MRZ-RXX	<u>The Construction of any new building associated with a Hhealthcare facilities²³</u>	
<u>PRECX - Bidwell Hospital Precinct</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>The facilities do not include any emergency care facilities.</u></p> <p><u>PER-2</u> <u>The building or structure is less than 200m²; and</u></p> <p><u>PER-3</u> <u>All the Standards of this chapter are complied with.</u></p> <p><u>Activity status: Restricted Discretionary</u></p>	<p><u>Activity status where compliance not achieved with PER-2: Not applicable</u></p> <p><u>Controlled</u></p> <p><u>Matters of control are limited to:</u></p> <ol style="list-style-type: none"> <u>consistency of the:</u> <ol style="list-style-type: none"> <u>roof forms;</u> <u>exterior colours; and</u> <u>building materials</u> <u>with the anticipated residential character, taking into account the existing development on the site; and</u> <u>site layout in relation to adverse amenity effects on adjoining neighbours; and</u> <u>landscaping; and</u> <u>effects on the loss of privacy of neighbours.</u>

²² Bidwill Trust [225.4]

²³ Bidwill Trust [225.4]

	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. scale, form and design of buildings; and</u> <u>2. the scale of activity; and</u> <u>3. site layout; and</u> <u>4. landscaping; and</u> <u>5. traffic generation and impact on the transport network; and</u> <u>6. the location and design of any proposed car parking and loading areas and access; and</u> <u>7. design and layout of on-site pedestrian connections; and</u> <u>8. noise, disturbance and loss of privacy of neighbours; and</u> <u>9. hours of operation; and</u> <u>10. location, size and numbers of signs.</u> 	<p><u>Activity status where compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. the matters of discretion of any infringed standard.</u> <p><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. noise;</u> <u>2. lighting;</u> <u>3. traffic and access; and</u> <u>4. hours of operation.</u>
MRZ-R12	Retirement villages	
Medium Density Residential Zone	<p>Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>All the Standards of this chapter are complied with.</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and 2. any adverse effects on the <u>anticipated</u>²⁴ character, qualities and amenity values of the surrounding area; and 3. on-site amenity for residents; and 4. the ability of infrastructure to service the development; <u>and</u> 5. <u>effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</u> 6. <u>the functional needs and operational needs of the retirement village; and</u> 7. <u>the benefits of retirement villages.</u>²⁵ 	<p>Activity status where compliance not achieved: Not applicable <u>Restricted Discretionary</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u>

²⁴ Kāinga Ora [229.103]

²⁵ RVA [230.11, 230.12, 230.13]

	<u>Note: Any application for this activity is precluded from being limited or publicly notified.</u> ²⁶	
MRZ-R13	Community facilities	
Medium Density Residential Zone	Activity status: Restricted Discretionary Where: Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. scale, form and design of buildings; and 2. the scale of activity; and 3. site layout; and 4. landscaping; and 5. traffic generation and impact on the transport network; and 6. the location and design of any proposed car parking and loading areas and access; and 7. design and layout of on-site pedestrian connections; and 8. noise, disturbance and loss of privacy of neighbours; and 9. hours of operation; and 10. location, size and numbers of signs. 	Activity status where compliance not achieved: Not applicable
MRZ-R14	Emergency services facilities	
Medium Density Residential Zone	Activity status: Restricted Discretionary Where: Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. scale, form and design of buildings; and 2. the scale of activity; and 3. site layout; and 4. landscaping; and 5. traffic generation and impact on the transport network; and 6. the location and design of any proposed car parking and loading areas and access; and 7. design and layout of on-site pedestrian connections; and 8. noise, disturbance and loss of privacy of neighbours; and 9. hours of operation; and 10. location, size and numbers of signs. 	Activity status where compliance not achieved: Not applicable
MRZ-R15	Activities not otherwise listed in this chapter	

²⁶ [RVA \[230.11\]](#)

Medium Density Residential Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MRZ-R16	Industrial activity and rural industry	
Medium Density Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MRZ-R17	Large format retail <u>(excluding supermarkets)</u> ²⁷	
Medium Density Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MRZ-R18	Offensive trades	
Medium Density Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

MRZ-S1	Height of buildings and structures	
Medium Density Residential Zone	The maximum height of buildings and structures must not exceed 11.2m measured from ground level to the highest part of the building or structure, <u>except that 50% of a building's 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.</u> ²⁸	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance; and 2. overlooking and loss of privacy; and 3. impacts on sunlight access for neighbouring properties; and 4. any mitigation measures.
MRZ-S2	Height in relation to boundary	
Medium Density Residential Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use and enjoy outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; and 5. any mitigation measures.
MRZ-S3	Outdoor living space	

²⁷ Woolworths [241.21, 242.22]

²⁸ RVA [230.14]

Medium Density Residential Zone	<p>Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> for units with common living space at ground floor level, of at least 20m² with a minimum dimension of 3m; and for units located entirely above the ground floor level, that comprises a balcony of at least: <ol style="list-style-type: none"> 12m², with a minimum dimension of 1.85m, where the unit has two or more bedrooms; or 8m², with a minimum dimension of 1.8m, where the unit is a one-bedroom or studio unit;²⁹ and which is located on the north, west or east side of the residential unit; and which is readily accessible from the common living space of the residential unit. <p><i>Note: This standard does not apply to residential units in a retirement village.³⁰</i></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> adequacy of the proposed private open <u>outdoor</u>³¹ space; and design and provision of useable outdoor space; and accessibility and convenience for residents; and alternative provision of public outdoor space, in close proximity to meet resident's needs; and the need to retain mature on-site vegetation.
MRZ-S4	Service and storage spaces	
Medium Density Residential Zone	<ol style="list-style-type: none"> Each residential unit must have an outdoor or indoor service space of at least 3m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>³² for multiple units. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> provision of useable service and storage space; and accessibility and convenience for residents.
MRZ-S5	Building coverage	
Medium Density Residential Zone	<p>The building coverage of the net site area³³ of any site must not exceed 50%.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the amenity and character of the area; and visual dominance on adjacent properties; and the scale of buildings.
MRZ-S6	Landscaping	

²⁹ RVA [230.16]

³⁰ Kāinga Ora [229.108]

³¹ Kāinga Ora [229.108]

³² Kāinga Ora [229.109]

³³ ECan [183.1]

Medium Density Residential Zone	At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. balance between built form and open space; and 3. location and design of landscaped areas; <u>and</u> 4. <u>streetscape amenity</u>.³⁴
MRZ-S7	Heavy vehicle storage	
Medium Density Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. noise; and 2. any impact on the visual amenity of the surrounding area.
MRZ-S8	Home business	
Medium Density Residential Zone	<ol style="list-style-type: none"> 1. There must be no more than two full-time equivalent persons engaged in the home business who reside off-site. 2. All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building on the site. 3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site or handcrafts manufactured on the site. 4. The maximum number of vehicle trips for a home business per site must not exceed: <ol style="list-style-type: none"> a. 16 per day for sites where access is shared with at least one other site; or b. 32 per day for all other sites. 	Matters of discretion are restricted to <ol style="list-style-type: none"> 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. design of any car parking area; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours.
MRZ-S9	Outdoor storage	

³⁴ Kāinga Ora [229.111]

Medium Density Residential Zone	<ol style="list-style-type: none"> Any outdoor storage of motor vehicles, caravans or campervans, trailers, or watercraft must be directly associated with residential activities undertaken on the site. The outdoor storage of goods or materials other than provided for in 1 above: <ol style="list-style-type: none"> must be screened from any road boundary by a fence, wall or vegetation; and must be screened from any internal boundary by a fence, wall or vegetation of 1.8m in height. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> volume and type of goods and materials; type and location of screening; any impact on the visual amenity of the surrounding area.
MRZ-S10	Noise mitigation measures³⁵	
18a Hobbs Street, Timaru, Lot 1 DP 45192 (and its successor)	<ol style="list-style-type: none"> A 4-metre high acoustic fence shall be installed for the full length of the site's eastern boundary with Lot 1 DP 40292 and Lot 1 DP 19845; and the primary outdoor space and outdoor living areas of any household unit shall be located within the northern and / or western areas of each site; and an acoustic design report, prepared by suitably qualified expert must be submitted to the District Planning Manager at Timaru District Council with any building consent or resource application for the development of any residential units on the site; and the report must certify that any habitable spaces of dwellings and outdoor living areas associated with any proposed residential unit have been oriented, designed and/or acoustically screened or insulated so that cumulative noise from the supermarket site at 1 Ranui Avenue, Waimataitai (including noise from the operation of any fixed plant or the use of vehicles including forklifts on that site) will not exceed the following limits within the outdoor living areas when measured in accordance with NZS6801:2008 Acoustics — Measurement of Environmental Sound and assessed in accordance with NZS6802:2008 Acoustics — Environmental Noise: 	Matters of discretion are restricted to: <ol style="list-style-type: none"> effects on the ability of the supermarket to operate without undue constraint; and any legal instrument proposed; and any mitigation of noise proposed; and the amenity of present and future residents of the site.

³⁵ Rooney Holdings [174.82], Rooney, GJH [191.82], Rooney Group [249.82], Rooney Farms [250.82], Rooney Earthmoving [251.82], TDL [252.82].

- a. ~~35 dBA LAeq (15 min) in the interior of habitable rooms from 2200 to 0700 hours;~~
- b. ~~40 dBA LAeq (15 min) in the interior of habitable rooms from 0700 to 2200 hours;~~
- c. ~~55dB dBA LAeq (15 min) in outdoor living areas at all times.~~
- d. ~~If windows are required to be closed to achieve the indoor design sound levels in a. and b. above, then an alternative means of ventilation shall be required to service all habitable rooms, and those ventilation systems shall not generate sound levels (when measured 1 metre from the vent) that exceed:~~
 - i. ~~35 dBA LAeq (30s) in bedrooms;~~
 - ii. ~~40 dBA LAeq (30s) in the interior of other habitable rooms; and~~
- 5. ~~upon completion and application for a Code of Compliance for a residential unit, certification from a suitably qualified and experienced person shall be provided to the Council to confirm that the specified noise levels have been met with the acoustic design and construction of the residential unit and the ventilation system(s) (if any); and~~
- 6. ~~where the specified noise levels have not been achieved, additional measures shall be adopted and implemented in accordance with recommendations from a qualified acoustic engineer until certification under 5 can be provided.~~

MRZ-SX**Outlook Space for Residential Units³⁶**

³⁶ Kāinga Ora [229.112], RVA [230.19]

<u>Medium Density Residential Zone</u>	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows.</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows.</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows.</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this Standard difficult.</u>
<u>MRZ-SY</u>	<u>Minimum Residential Unit Sizes³⁷</u>	
<u>Medium Density Residential Zone</u>	<p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings.</u> 2. <u>whether an appropriate level of privacy and amenity is provided for occupants of the unit.</u>
<u>MRZ-SZ</u>	<u>Setbacks³⁸</u>	
<u>Medium Density Residential Zone</u>	<ol style="list-style-type: none"> 1. <u>Buildings must be set back a minimum of 1.5m from any road boundary.</u> 2. <u>Buildings must be setback a minimum of 1m from any internal boundary, except where buildings share a common boundary wall.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>landscaping; and</u> 2. <u>openness, dominance and attractiveness when viewed from the street; and</u> 3. <u>mitigation measures; and</u> 4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities.</u>

³⁷ Kāinga Ora [229.113]

³⁸ RVA [230.18]