

Appendix 1 - Changes Recommended to Provisions

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; and~~²
4. ~~provision for~~ a sufficient level of on-site outdoor living space ~~areas~~³; 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 maintain~~ the character and qualities of the zone.⁷

GRZ-P2 Appropriate non-residential activities

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

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

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]

- movement of people and vehicles associated with the activity ~~are that cannot be~~ mitigated⁸; 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 them⁹, where:

1. the scale, form and design of the village maintains the anticipated¹⁰ character, qualities and amenity values of the surrounding area, while recognising the functional and operational needs of villages¹¹; 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 and¹² wellbeing of residents in the area, or have a functional need or operational need¹³ 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.~~¹⁴

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 GRZ-S8, GRZ-S9 and GRZ-S10 are complied with. Note: Any associated building and structure	Matters of discretion are restricted to: 1. The matters of discretion of any infringed standard

⁸ Waka Kotahi [143.133]

⁹ RVA [230.10]

¹⁰ Kāinga Ora [229.66]

¹¹ RVA [230.10]

¹² FENZ [131.17]

¹³ Transpower [159.92]

¹⁴ Kāinga Ora [229.68]

	<i>must be constructed in accordance with GRZ-R9.</i>	
GRZ-R2	Residential unit	
General Residential Zone excluding the Old North Road General Residential Precinct	Activity status: Permitted Where: PER-1 There are no more than two residential units per site; and PER-2 All the Standards of this chapter are complied with. Note: for residential a unit(s) within the Old North General Residential Precinct, see PREC1-R1.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: <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. Note: Any application for this activity is precluded from being limited or publicly notified.
		Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
GRZ-R3	Visitor accommodation	
General Residential Zone	Activity status: Permitted Where: PER-1 The visitor accommodation is undertaken within an existing residential unit; and PER-2 The maximum occupancy is six guests per night; and	Activity status where compliance not achieved: Discretionary

	PER-3 The site does not have a shared access with another site.	
GRZ-R4	Home business	
General Residential Zone	Activity status: Permitted Where: PER-1 The home business does not involve an offensive trade; and PER-2 GRZ-S11 is complied with. <i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i>	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 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	Activity status: Permitted Where: PER-1 The educational facility is within an existing residential unit; and PER-2 The maximum number of children attending at any one time is six, excluding any children who live there.	Activity status where compliance not achieved: Discretionary
GRZ-R6	Supported residential care activity	
General Residential Zone	Activity status: Permitted Where: PER-1 The supported residential care activity is within an existing residential unit; and PER-2 The maximum occupancy does not exceed six residents.	Activity status where compliance not achieved: Discretionary
GRZ-R7	Community gardens	
General Residential Zone	Activity status: Permitted Where: PER-1	Activity status where compliance not achieved: Discretionary

	<p>The maximum area used for the sale of produce is 5m²; and</p> <p>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</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.¹⁵</p> <p>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</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.¹⁶</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: 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>
GRZ-R10	Fences	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status where compliance not achieved: Discretionary</p>

¹⁵ Clause 16(2).¹⁶ Clause 16(2).

	<p>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; and.¹⁷ <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>	
GRZ-R11	Retirement village	
General Residential Zone	<p>Activity status: Controlled <u>Restricted Discretionary</u>¹⁸</p> <p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, <u>GRZ-S3</u>, GRZ-S4, 25584,¹⁹ GRZ-S5 and GRZ-S9 are complied with.</p> <p>Matters of control <u>discretion</u> are limited <u>restricted</u>²⁰ 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>²¹ 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</u> 	Activity status where compliance not achieved: Discretionary

¹⁷ 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]

¹⁸ Kāinga Ora [229.74]

¹⁹ Clause 16(2)

²⁰ Kāinga Ora [229.74]

²¹ Kāinga Ora [229.74]

	<u>needs of the retirement village.</u> ²²	
GRZ-R12	Emergency services facility	
General Residential Zone	Activity status: Restricted Discretionary Where: PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5, and GRZ-S6, GRZ-S9 ²³ are complied with. Matters of discretion are restricted to: <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	
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	

²² RVA [230.11, 230.12, 230.13]

²³ FENZ [131.23]

General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
GRZ-R18	Large format retailing (<u>excluding supermarkets</u>)²⁴	
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 vehicles²⁵	
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> ²⁶	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance in relation to the street and adjoining residential sites; and 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 s<u>Setbacks</u>	

²⁴ Woolworths [242.18, 242.19]

²⁵ MFL [60.35]

²⁶ FENZ [131.21]

General Residential Zone	<p>1. Buildings other than:</p> <p>4. <u>a</u> a garage ;or</p> <p>2. <u>b</u> a carport for a single car parking space must be set back a minimum of 2m from any road boundary.</p> <p>2. Buildings must be setback a minimum of 1m from any internal boundary, except where buildings share a common boundary wall.²⁷</p>	<p>Matters of discretion are restricted to:</p> <p>1. landscaping; and</p> <p>2. openness, dominance and attractiveness when viewed from the street; and</p> <p>3. mitigation measures; and</p> <p>4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities.</u>²⁸</p>
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.	<p>Matters of discretion are restricted to:</p> <p>1. the visual effect of continuous walls; and</p> <p>2. landscaping; and</p> <p>3. building setback; and</p> <p>4. mitigation measures.</p>
GRZ-S5	Coverage	
General Residential Zone	<p>1. The building coverage of the net area²⁹ of any site must not exceed 40%; and</p> <p>2. For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.</p>	<p>Matters of discretion are restricted to:</p> <p>1. compatibility with the character of the area; and</p> <p>2. ability to detain stormwater on-site; and</p> <p>3. visual dominance on adjacent properties; and</p> <p>4. the scale of buildings; and</p> <p>5. open space and landscaping; and</p> <p>6. Mitigation measures.</p>
GRZ-S6	Gross floor area	
General Residential Zone	The maximum gross floor area of any single building must be <u>not exceed</u> ³⁰ 550m ² .	<p>Matters of discretion are restricted to:</p> <p>1. compatibility with the character of the area; and</p> <p>2. scale, intensity and character of land use; and</p> <p>3. scale and bulk of buildings; and</p> <p>4. visual dominance on adjacent properties; and</p> <p>5. building setbacks; and</p> <p>6. building design; and</p> <p>7. landscaping.</p>
GRZ-S7	Density of residential units	
Gleniti Low Density Residential	Residential units must not exceed a density of one per 700m ² of net site area.	<p>Matters of discretion are restricted to:</p> <p>1. Balance of open space and buildings; and</p> <p>2. Compatibility with the character of area;</p>

²⁷ Kāinga Ora [229.79]²⁸ Kāinga Ora [229.79]²⁹ ECan [183.1]³⁰ Dale, S and A [54.7] and Speirs, B [66.32]

Specific Control Area		<p>and</p> <ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. <u>Except where 2. below applies, e</u>Each residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> a. of at least 50m² at ground level with a minimum dimension of 5m; and b. that is directly accessible from the residential unit; and c. is located to the north, west or east of the residential unit. 2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u> <ol style="list-style-type: none"> a. <u>of at least 12m², with a minimum dimension of 1.8m, where the unit has two or more bedrooms; or</u> b. <u>8m², with a minimum dimension of 1.8m, where the unit is a one-bedroom or studio unit;</u> c. <u>that is directly accessible from the residential unit; and</u> d. <u>is located to the north, west or east of the residential unit.</u>³¹ 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. provision of sufficient outdoor living space; 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.
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>³²
GRZ-S10	Heavy vehicle storage	

³¹ Kāinga Ora [229.82]

³² Kāinga Ora [229.83]

General 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: 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. 	Matters of discretion are restricted to: 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.

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 Where:	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed

	PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S6, GRZ-S9, GRZ-S10, PREC1-S1, PREC1-S2 and PREC1-S3 are complied with.	standard.
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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 and~~² 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
 - c. are functional and directly accessible from main living areas with access to sunlight; and

¹ Kāinga Ora [229.88]

² Kāinga Ora [229.88]

³ Kāinga Ora [229.89]

⁴ Kāinga Ora [229.89]

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 minimised.

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:

1. they support the health, safety and⁸ wellbeing of residents in the area, or have a functional need or

⁵ RVA [230.10]

⁶ Kāinga Ora [229.93]

⁷ RVA [230.10]

- 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 Bidwell Hospital Precinct¹⁶

Provide for the ongoing use and development of hospital and health care services within the Bidwell 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 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>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
MRZ-R2	Residential units	
Medium Density Residential Zone	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1: Restricted Discretionary

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]

	<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>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	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p>

	<p>PER-1 The maximum floor area occupied by the home business is no more than 30m²; and¹⁷</p> <p>-</p> <p>PER-2 The home business does not involve an offensive trade; and</p> <p>PER-32 MRZ-S8 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</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: Discretionary</p> <p>Activity status where compliance not achieved with PER-21: Non-complying</p>
MRZ-R5	Educational facilities	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is a childcare service; and¹⁸</p> <p>-</p> <p>PER-2 The educational facility is within an existing residential unit; and</p> <p>PER-32 The maximum number of children in attendance at any one time is 10, excluding any children who live there.</p>	<p>Activity status where compliance is not achieved: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>scale, form and design of buildings; and</u> 2. <u>the scale of activity; and</u> 3. <u>site layout; and</u> 4. <u>landscaping; and</u> 5. <u>traffic generation and impact on the transport network; and</u> 6. <u>the location and design of any proposed car parking and loading areas and access; and</u> 7. <u>design and layout of on-site pedestrian connections; and</u> 8. <u>noise, disturbance and loss of privacy of neighbours; and</u> 9. <u>hours of operation; and</u> 10. <u>location, size and numbers of signs.</u>¹⁹
MRZ-R6	Supported residential care activity	
Medium Density 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 10 residents.</p>	<p>Activity status where compliance is not achieved: Discretionary</p>

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

MRZ-R7	Community gardens	
Medium Density Residential Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-2: Restricted Discretionary
	Where:	Matters of Discretion are restricted to: 1. the matters of discretion of any infringed standard.
	PER-1 The maximum area used for selling produce is 5m ² ; and PER-2 All the Standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	Activity status where compliance not achieved with: PER-1 Discretionary
MRZ-R8	Use of open space for recreational purposes	
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 Buildings must only be used for the storage of recreational equipment and have a maximum floor area of 25m ² ; and	Activity status where compliance not achieved with PER-1: Discretionary
	PER-2 The activity does not involve motorised sports; and PER-3 All the Standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	Activity status where compliance not achieved with PER-2: Non-complying
MRZ-R9	Buildings and structures (excluding fences)	
Medium Density Residential Zone	Activity status: Permitted	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.
	Where:	Activity status where compliance not achieved with PER-2: Restricted Discretionary
	PER- 1 The building or structure is associated with or ancillary to a permitted activity; and PER-2 All the Standards of this chapter are complied with.	Matters of Discretion are restricted to: 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 45% 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>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>	<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>
MRZ-RXX	Healthcare facilities excluding the construction of any new building ²²	

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]

<u>PRECX - Bidwell Hospital Precinct</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The facilities do not include any emergency care facilities; and</u> <u>PER-2</u> <u>The hours of operation for the business are limited to 7.00am to 8.00pm; and</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>MRZ-RXX</u>	<u>The Construction of any new building associated with a healthcare facility²³</u>	
<u>PRECX - Bidwell Hospital Precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>scale, form and design of buildings; and</u> <u>the scale of activity; and</u> <u>site layout; and</u> <u>landscaping; and</u> <u>traffic generation and impact on the transport network; and</u> <u>the location and design of any proposed car parking and loading areas and access; and</u> <u>design and layout of on-site pedestrian connections; and</u> <u>noise, disturbance and loss of privacy of neighbours; and</u> <u>hours of operation; and</u> <u>location, size and numbers of signs.</u> 	<u>Activity status where compliance not achieved: Not applicable</u>
<u>MRZ-R12</u>	<u>Retirement villages</u>	
<u>Medium Density Residential Zone</u>	<u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</u> <u>any adverse effects on the anticipated²⁴ character, qualities and amenity values of the surrounding area; and</u> <u>on-site amenity for residents; and</u> <u>the ability of infrastructure to service the development; and</u> <u>effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</u> 	<u>Activity status where compliance not achieved: Not applicable</u>

²² Bidwill Trust [225.4]²³ Bidwill Trust [225.4]²⁴ Kāinga Ora [229.103]

	<u>6. the functional needs and operational needs of the retirement village.</u> ²⁵	
MRZ-R13	Community facilities	
Medium Density Residential Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>Matters of discretion are restricted to:</p> <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	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>Matters of discretion are restricted to:</p> <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	
Medium Density	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

²⁵ RVA [230.11, 230.12, 230.13]

Residential Zone		
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> ²⁶	
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> ²⁷	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	

²⁶ Woolworths [241.21, 242.22]

²⁷ 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"> 1. for units with common living space at ground floor level, of at least 20m² with a minimum dimension of 3m; and 2. for units located entirely above the ground floor level, that comprises a balcony of at least: <ol style="list-style-type: none"> a. 12m², with a minimum dimension of 1.85m, where the unit has two or more bedrooms; or b. 8m², with a minimum dimension of 1.8m, where the unit is a one-bedroom or studio unit;²⁸ and 3. which is located on the north, west or east side of the residential unit; and 4. which is readily accessible from the common living space of the residential unit. <p>Note: This standard does not apply to residential units in a retirement village.²⁹</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adequacy of the proposed private open outdoor³⁰ space; and 2. design and provision of useable outdoor space; and 3. accessibility and convenience for residents; and 4. alternative provision of public outdoor space, in close proximity to meet resident's needs; and 5. the need to retain mature on-site vegetation.
MRZ-S4	Service and storage spaces	
Medium Density Residential Zone	<ol style="list-style-type: none"> 1. 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. 2. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>³¹ for multiple units. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. provision of useable service and storage space; and 2. accessibility and convenience for residents.
MRZ-S5	Building coverage	
Medium Density Residential Zone	<p>The building coverage of the net site area³² of any site must not exceed 50%.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. compatibility with the amenity and character of the area; and 2. visual dominance on adjacent properties; and 3. the scale of buildings.
MRZ-S6	Landscaping	

²⁸ RVA [230.16]²⁹ Kāinga Ora [229.108]³⁰ Kāinga Ora [229.108]³¹ Kāinga Ora [229.109]³² 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; and 4. <u>streetscape amenity</u>.³³
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	

³³ 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 measures³⁴	
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: <ol style="list-style-type: none"> 35 dBA LAeq (15 min) in the 	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.

³⁴ Rooney Holdings [174.82], Rooney, GJH [191.82], Rooney Group [249.82], Rooney Farms [250.82], Rooney Earthmoving [251.82], TDL [252.82].

- ~~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 Units³⁵**

³⁵ 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 Sizes</u> ³⁶	
<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>Setbacks</u> ³⁷	
<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>

³⁶ Kāinga Ora [229.113]

³⁷ RVA [230.18]

NEIGHBOURHOOD CENTRE ZONE

Introduction

The Neighbourhood Centre Zone is applied to small groups of shops within residential areas of Timaru. Within the zone, small-scale commercial activities that primarily serve the convenience needs of the surrounding residential neighbourhood are provided for.

Objectives

NCZ-O1 The purpose of the Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for small-scale commercial activities that serve the day-to-day convenience needs of the surrounding residential neighbourhood and passers-by¹, and do not undermine the purpose, function and amenity values of the City Centre Zone and Local Centre Zones.

NCZ-O2 Character and qualities of the Neighbourhood Centre Zone

The character and qualities of the Neighbourhood centre zone comprise:

1. activities that are compatible and complimentary to the use and amenity values of the surrounding Residential Zones and Open Space and Recreation Zones; and
2. compact buildings that are visually prominent along road frontages but do not detract from the character and amenity of the surrounding Residential Zones and Open Space and Recreation Zones; and
3. locations that are easily accessible by walking and cycling from the surrounding neighbourhood; and
4. well-designed parking areas that are easily accessible from, and safely connected to, the road network, and integrate with the design of the site.²

Policies

NCZ-P1 Commercial activities

Enable a range of small-scale commercial activities that:

1. serve the needs of the surrounding neighbourhood; and
2. are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
3. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites and the surrounding residential environment; and
4. are of a scale that does not detract from the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.

NCZ-P2 Residential activities

Enable new residential activities where they are located above ground floor level and ~~with~~ provide an appropriate level of on-site amenity for occupants ~~area of outdoor living space~~.³

NCZ-P3 Scale and location of built form

Maintain the amenity values of the surrounding residential area and adjoining sites by requiring:

1. buildings and structures to be of a height that ensures adjoining sites in the Residential Zones and Open Space and Recreation Zones:
 - a. have a reasonable standard of sunlight access; and
 - b. maintain privacy; and

¹ Woolworths [242.23]

² Waka Kotahi [143.157]

³ Kāinga Ora [229.114]

- c. are not unreasonably dominated by built form; and
- 2. buildings to be setback from the boundaries of Residential Zones and Open Space and Recreation Zones, to minimise the effects of the bulk of buildings within the zone on those adjoining sites; and
- 3. buildings to be of a length that does not dominate or present a blank façade to an adjoining site; and
- 4. screening of storage areas from adjoining sites and roads; and
- 5. buildings, parking and landscaping at the Mulcahy Park neighbourhood centre to be of a form, scale and design that integrates with and is complimentary to the park and surrounding streets.

NCZ-P4 Other activities

Only allow other activities to establish within the Neighbourhood Centre Zone where they are:

- 1. consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
- 2. compatible with use and amenity values of adjoining sites and the surrounding residential area; and
- 3. of a scale and nature that would not undermine the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.

NCZ-P5 Industrial activity

Avoid the establishment of industrial activities unless:

- 1. the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
- 2. any adverse effects of the activity are comparable with those that would arise from a permitted activity.

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.

NCZ-R1 Commercial activities		
Neighbourhood Centre Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-3: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 Any commercial activity does not exceed 300m² in gross floor area; and</p> <p>PER-2 The commercial activity is not a licensed premise, an office or a service station; and</p> <p>PER-3 NCZ-S5 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3 .</p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
NCZ-R2 Residential activities		
Neighbourhood Centre Zone	Activity status: Permitted	Activity status where compliance not achieved: Discretionary

	<p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as at 22 September 2022; and <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3 .</p>	
NCZ-R3	Buildings and structures	
Neighbourhood Centre 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 Where the building is to accommodate a non-residential activity, NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4 and NCZ-S5 are complied with; and</p> <p>PER-3 Where the building is a residential unit, NCZ-S1, NCZ-S2, NCZ-S4 and NCZ-S6, <u>NCZ-SX⁴</u> and <u>NCZ-SY⁵</u> are complied with; and</p> <p>PER-4 The building is not located on Mulcahy Park (Lot 15 DP451401 or its successor).</p>	<p>Activity status where compliance not achieved with PER-2 or 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-4: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the form, scale and design of buildings, parking and landscaping integrates with and is complimentary to the adjoining park and surrounding neighbourhood. <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>
NCZ-R4	Industrial activity including buildings and structures	
Neighbourhood Centre Zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The industrial activity is limited to the repair and servicing of personal, household or garden equipment, appliances or cycles.</p>	<p>Activity status where compliance not achieved: Non-complying</p>

⁴ Clause 10(2)(b) relating to Kāinga Ora [229.122]

⁵ Clause 10(2)(b) relating to Kāinga Ora [229.123]

NCZ-R5	Any activity not otherwise listed in this chapter	
Neighbourhood Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

NCZ-S1	Height of buildings and structures	
Neighbourhood Centre Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level.</p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy for sites in the Residential Zones and Open Space and Recreation Zones; and 3. solar access to living rooms and outdoor living space for sites in the Residential Zones and Open Space and Recreation Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
NCZ-S2	Height in relation to boundary	
Neighbourhood Centre Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at boundaries of the site that adjoins a Residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space for sites in the Residential Zones; and 2. any impact on solar access to living rooms and outdoor living space for sites in the Residential Zones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any mitigation, such as the use of architectural features or steps in the building façade.
NCZ-S3	Setback of buildings	
Neighbourhood Centre Zone	<p>Any non-residential building must be setback a minimum of 3m from the boundary of any Residential Zone or Open Space and Recreation Zone, or any site which contains a residential activity.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining site in the Residential Zones and Open Space and Recreation Zones; and 2. landscaping; and 3. mitigation measures.
NCZ-S4	Building length	
Neighbourhood Centre Zone	<p>Any building located within 6m of a boundary with an adjoining site must not</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance, loss of privacy and

	exceed an overall length of 30m measured parallel to any site boundary, excluding a 600mm projection of eaves at either end.	shading in relation to adjoining site; and 2. landscaping; and 3. mitigation measures.
NCZ-S5	Outdoor storage	
Neighbourhood Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ⁶	Matters of discretion restricted to: 1. visual effects; and 2. landscaping and screening.
NCZ-S6	Outdoor living space for residential units in a new building	
Neighbourhood Centre Zone	Each residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> 1. that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 2. which is located on the north, west or east side of the residential unit; and 3. which is readily accessible from the common living space of the residential unit. 	Matters of discretion restricted to: 1. provision of useable outdoor living space ; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity, to meet resident's needs.
<u>NCZ-SX</u>	<u>Outlook Space for Residential Units</u> ⁷	

⁶ Clause 10(2)(b) relating to Z Energy [116.19]

⁷ Kāinga Ora [229.122]

<u>Neighbourhood Centre 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>NCZ-SY</u>	<u>Minimum Residential Unit Sizes</u> ⁸	
<u>Neighbourhood Centre 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>

⁸ Kāinga Ora [229.123]

LOCAL CENTRE ZONE

Introduction

The Local Centre Zone is applied to shopping areas that are located in the suburban areas of Timaru. The Zone provides for a range of commercial activities that primarily serve the daily and weekly needs of the surrounding communities, including supermarkets and community facilities.

Objectives

LCZ-O1 The purpose of the Local Centre Zone

The Local Centre Zone provides primarily for community facilities and a range of commercial activities which:

1. primarily support the daily and weekly goods and services needs of the surrounding residential areas and passers-by¹; and
2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-O2 Character and qualities of the Local Centre Zone

The Local Centre Zone:

1. accommodates large volumes of people; and
2. contains attractive and functional buildings generally of a moderate scale and density, with larger footprints for supermarkets, and associated car parking and storage areas; and
3. integrates with public spaces and reflects good urban design principles; and
4. contains activities and buildings that are compatible with the use and amenity values of adjoining sites in the Residential Zones or Open Space and Recreation Zone.

Policies

LCZ-P1 Commercial activities and community facilities

Enable a range of commercial activities and community facilities that:

1. are consistent within the purpose, character and qualities of the Local Centre Zone; and
2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjacent sites in the Residential Zones or Open Space and Recreation Zone; and
3. do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

1. buildings and structures to be of a height that ensures adjoining sites in the Residential Zones or Open Space and Recreation Zones:
 - a. have a reasonable standard of sunlight access; and
 - b. retain privacy; and
 - c. are not overly dominated by built form;
2. buildings to be setback from the boundaries of Residential Zones or Open Space and Recreation Zones, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on adjacent sites; and
3. the screening of storage areas from adjoining sites and roads.

LCZ-P3 Urban design

¹ Woolworths [242.26]

Require larger-scale development to be designed and laid out in a manner that:

1. engages and integrates well with streets and public spaces; and
2. provides a high-quality pedestrian experience; and
3. takes into account the functional needs and operational needs² of commercial activities.

LCZ-P5 Other activities

Only allow other activities to establish within the Local Centre Zone where they are:

1. consistent with the purpose, character and qualities of the Local Centre Zone; and
2. of a scale and nature that would not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P6 Industrial activity

Avoid the establishment of industrial activities within the Local Centre Zone unless:

1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the Local Centre Zone; and
2. any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.

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.

LCZ-R1	Commercial activities	
Local Centre Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-4: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	PER-1 The commercial activity is not a service station; and PER-2 Any retail activity shall not exceed 300m ² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and PER-3 Any office, the office does not exceed 200m ² in gross floor area; and PER-4 LCZ-S4 is complied with. Note: 1. Any associated building and structure	1. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1, PER-2, PER-3: Discretionary

² Woolworths [242.27]

	<i>must be constructed in accordance with LCZ-R3.</i>	
LCZ-R2	Community facilities	
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LCZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LCZ-R3.</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 matters of discretion of any infringed standard.
LCZ-R3	Buildings and structures	
Local Centre 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 The total gross floor area of any new building or buildings is less than 450m²; and</p> <p>PER-3 Any addition to a building does not result in the total gross floor area of the building being 450m² or more; and</p> <p>PER-4 LCZ-S1, LCZ-S2, LCZ-S3 and LCZ-S4 are complied with.</p>	<p>Activity status where compliance not achieved with PER-2 or PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the development: <ol style="list-style-type: none"> a. recognises and reinforces the Local Centre Zone purpose, character and qualities; and b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; and c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building, <u>while having regard to the functional needs and operational needs of the activity</u>³; and d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional needs <u>and operational needs</u>⁴ of the activity; and e. is designed to incorporate APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;

³ Woolworths [242.29]⁴ Woolworths [242.29]

		<p>and</p> <p>f. incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</p> <p>g. provides safe, legible, and efficient access for all transport modes; and</p> <p>h. includes landscaping and fencing of storage and waste areas that are designed and located to minimise the adverse visual and amenity effects of the development on any adjoining Residential Zone or Open Space and Recreation Zone.</p> <p>Activity status where compliance not achieved with PER-4: 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:</p> <p>The same status as the activity the building or structure is associated with or ancillary to.</p>
LCZ-R4	Industrial activity including buildings and structures	
Local Centre Zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The industrial activity is limited to the repair and servicing of personal equipment, household or garden equipment, appliances or cycles.</p>	Activity status where compliance not achieved: Non-complying
LCZ-R5	Any activity not otherwise listed in this chapter	
Local Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

LCZ-S1	Height of buildings and structures	
Local Centre Zone	Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level, <u>or for towers</u>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy of

	<p><u>and poles associated with emergency service facilities, must not exceed 15m.⁵</u></p> <p>Note: Height shall be measure from the existing ground level prior to any works commencing.</p>	<p>adjoining Residential Zones; and</p> <ol style="list-style-type: none"> 3. solar access to living rooms and outdoor living space of adjoining Residential Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
LCZ-S2	Height in relation to boundary	
Local Centre 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 when the site boundary adjoins any of the Residential Zones or Open Space and Recreation Zones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space of adjoining Residential Zones; and 2. any impact on solar access to living rooms and private open space of adjoining Residential Zones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any mitigation, such as the use of architectural features or steps in the building.
LCZ-S3	Setback of buildings	
Local Centre Zone	Any building must be setback a minimum of 5m from the boundary of any site in the Residential Zones or Open Space and Recreation Zones.	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining sites in the Residential Zones or Open Space and Recreation Zones; and 2. landscaping; 3. mitigation measures.
LCZ-S4	Outdoor storage	
Local Centre Zone	Any outdoor storage area, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ⁶	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.

⁵ FENZ [131.79]

⁶ Clause 10(2)(b) relating to Z Energy [116.19]

LARGE FORMAT RETAIL ZONE

Introduction

The Large Format Retail Zone is applied to the former A & P Showgrounds site, located in the north-east of Timaru township. This zone provides for retail activities that require larger floor or yard areas. This recognises the difficulties associated with locating this type of development in other commercial centres within the District, which primarily focus on smaller-scale retail and convenience activities. While the zone is intended to support and complement the overall retail offering of the District, the nature and timing of development within the zone, and within PRECX- Former Showgrounds Precinct, the timing of development, needs to be managed carefully to avoid undermining the purpose, function and amenity values of the City Centre Zone.¹

Objectives

LFRZ-O1 Purpose of the Large Format Retail Zone

The Large Format Retail Zone primarily provides for large format retail, trade suppliers and other ancillary activities that support these large scale retail activities, which are developed in a way that:

1. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone; and
2. is undertaken in a comprehensive manner and avoids significant adverse effects on infrastructure.

LFRZ-O2 Character and qualities of the Large Format Retail Zone

The Large Format Retail Zone:

1. accommodates large numbers of people, high traffic movements and requires large car-parking areas; and
2. is well integrated with public transport, walking and cycling connections; and
3. contains buildings that have large gross floor areas and activities that require larger yard areas²; and
4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and
5. enhances the amenity, biodiversity and cultural values within and adjacent to Taitarakahi Creek as well as its flood-carrying capacity.

Policies

LFRZ-P1 Large format retail and trade suppliers

Enable large format retail, trade suppliers and ancillary activities that ensure that Timaru remains the district's key retail and commercial centre, while avoiding the establishment of retail activities that, due to their timing, nature or scale, could undermine the purpose, function or amenity values of the City Centre Zone.

LFRZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

¹ Harvey Norman [192.16]

² Z Energy [116.33]

1. buildings to be setback from road boundaries, to reduce the visual effects of the bulk of buildings within the zone; and
2. buildings to be setback from the boundary of PREC5 - Te Aitarakihi precinct, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on the adjacent sites.
3. buildings to be suitably separated from the boundary of the General Residential Zone; and³
- ~~3.~~ 4. Development to be consistent with the APP9 – Large format retail design guidelines.

LFRZ-P3 Effects on values of Taitarakihi Creek

Maintain and enhance the amenity, biodiversity and cultural values associated with Taitarakihi Creek, and its capacity as a floodway.

LFRZ-~~P4~~PRECX-P1 Pre-development conditions — Roading and fencing

Avoid land-use activities being open for business and available to the public within PRECX- Former Showgrounds Precinct ~~the Large Format Retail Zone~~⁴, prior to:

1. the construction and operation of a signalized intersection at Grants Road and State Highway 1; and
2. ~~the zone~~ precinct being fenced along the rail corridor in a manner that deters trespassers.

LFRZ-P5 Other retail activities and staging of large format retail

Avoid the development of:

1. ~~restaurants; and~~⁵
2. any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and
- ~~3. within PREC5- Former Showgrounds Precinct,~~ retail activities that do not comply with the staging thresholds,⁶

unless the activity, either individually or cumulatively, will not undermine the purpose, function and amenity values of the City Centre Zone.

LFRZ-P6 Other activities

Only allow other activities to establish and operate within the Large Format Retail Zone where they:

1. are compatible with the purpose, character and qualities of the zone; and
2. are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone; and
3. ensure that the Timaru City Centre remains the focal point for commercial activities; and
4. Appropriately avoid or mitigate potential reverse sensitivity effects⁷.

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

³ Clause 10(2)(b) relating to Harvey Norman [192.1]

⁴ Harvey Norman [192.22]

⁵ Redwood Group [228.1]

⁶ Harvey Norman [192.23]

⁷ Alliance Group [173.127]

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.

LFRZ-R1	Large format retail	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R2	Trade supplier	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R3	Public toilets	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 LFRZ-S4 is complied with.</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R4	Car parking facility	

Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</i></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 matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R5	Offices and Personal Services	
<p>1. Large Format Retail Zone within PRECX – Former Showgrounds Precinct⁸</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any ancillary office must:</p> <ol style="list-style-type: none"> 1. occupy no more than 15% of the combined gross floor area of buildings on the site, or 2. for yard-based activities be no larger than 250m²; and <p>PER-2 The Except where an office is ancillary to a permitted activity the gross floor area of all offices and personal services shall not exceed 2% of the aggregated developed gross floor area of all retail activities within PRECX - Former Showgrounds Precinct⁹; and</p> <p>PER-3 LFRZ-S4 is complied with; and</p> <p>PER-4 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</i></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: Discretionary</p> <p>Activity status where compliance not achieved with PER-3¹⁰ or PER-4: Non-complying</p>

⁸ Harvey Norman [192.27]

⁹ Redwood Group [228.1]

¹⁰ Harvey Norman [192.27]

<p>2. Large Format Retail Zone outside PRECX – Former Showgrounds Precinct¹¹</p>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> The activity is not a personal service</p> <p><u>PER-2</u> Any office is ancillary to a permitted activity and must:</p> <ol style="list-style-type: none"> 1. <u>occupy no more than 15% of the combined gross floor area of buildings on the site, or</u> 2. <u>for yard-based activities be no larger than 250m²; and</u> <p><u>PER-3</u> LFRZ-S4 is complied with</p> <p><u>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</u></p>	<p><u>Activity status where compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <u>the matters of discretion of any infringed standard.</u></p> <p><u>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</u></p>
<p>LFRZ-R6</p> <p>1. Large Format Retail Zone within PRECX – Former Showgrounds Precinct¹³</p>	<p><u>Cafes Food and Beverage¹²</u></p> <p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> Any café does not exceed 150m² in gross floor area; and <u>The gross floor area of all food and beverage activities must not exceed 4% of the aggregated developed gross floor area of all retail activities within PRECX- Former Showgrounds Precinct; and</u></p> <p><u>PER-2</u> There are not more than two cafes located within the zone; and¹⁴</p> <p><u>PER-3</u> LFRZ-S4 is complied with; and</p> <p><u>PER-4</u> LFRZ- S5 and LFRZ-S6 is complied with.</p>	<p><u>Activity status where compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> 1. the matters of discretion of any infringed standard.</p> <p><u>Activity status where compliance not achieved with PER-1, PER-2 or PER-4: Non-complying</u></p>

¹¹ Harvey Norman [192.27]

¹² Redwood Group [228.1]

¹³ Harvey Norman [192.28]

¹⁴ Redwood Group [228.1]

	Note: any associated building and structure must be constructed in accordance with LFRZ-R9.	
2. Large Format Retail Zone outside PRECX – Former Showgrounds Precinct¹⁵	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any food and beverage activity does not exceed 200m² in gross floor area; and</p> <p>PER-2 LFRZ-S4 is complied with</p> <p>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1: Non-complying</p>
LFRZ- R7	Automated teller machines	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than two automated teller machines located within the zone.</p> <p>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	Activity status where compliance not achieved: Non-complying
LFRZ-R8	Supermarkets	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one supermarket located within the zone; and</p> <p>PER-2 LFRZ-S4 is complied with; and</p> <p>PER-3 LFRZ- S5 and LFRZ-S6 is complied with.</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 or PER-3: Non-complying</p>

¹⁵ Harvey Norman [192.28]

	Note: any associated building and structure must be constructed in accordance with LFRZ-R9.	
LFRZ-R9	Buildings and structures	
Large Format Retail Zone	Activity status: Restricted Discretionary	Activity status where compliance not achieved with RDIS-1: The same status as the activity the building or structure is associated with or ancillary to.
	Where:	
	RDIS-1 The building or structure is associated with or ancillary to a permitted activity; and	Activity status where compliance not achieved with RDIS-2: Restricted Discretionary
	RDIS-2 LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and	Matters of discretion are restricted to: 1. the matters of discretion in LFRZ-R10 for RDIS-1 and RDIS-2; and 2. the relevant matters of discretion of any infringed standard.
	RDIS-3 LFRZ-S3 and LFRZ-S5 are complied with.	
	Matters of discretion are restricted to: 1. building location and design, including with reference to the APP9 - Large format retail design guidelines.; and 2. landscaping; and 3. fencing and walls, including for screening; and 4. storage areas; and 5. security and safety; and 6. signage; and 7. public transport; and 8. vehicle and pedestrian access; <u>and</u> 9. <u>functional needs</u> . ¹⁶	Activity status where compliance not achieved with RDIS-3: Non-complying

LFRZ-R10	Any non-commercial activities not otherwise listed in this chapter	
Large Format Retail Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<u>LFRZ-R10A</u>	<u>Service Stations</u> ¹⁷	

¹⁶ Woolworths [242.31]¹⁷ Harvey Norman [192.30], Redwood Group [228.1]

<u>Large Format Retail Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
LFRZ-R11	Any new vehicle crossing onto Evans Street or Bridge Street	
Large Format Retail Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LFRZ-R12	Commercial activities not otherwise specified in this chapter	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LFRZ-R13	Community facilities	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LFRZ-R14	Restaurants¹⁸	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

LFRZ-S1	Height of buildings and structures	
Large Format Retail Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 10m measured from existing ground level.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy; and 3. solar access to living rooms and private open space; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; 7. mitigation measures.
LFRZ-S2	Height in relation to boundary	

¹⁸ Redwood Group [228.1, 228.6]

Large Format Retail 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 when the site boundary adjoins an Open space and Recreation Zone or a Residential Zone. The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use 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 facade; 5. mitigation measures.
LFRZ-S3	Setbacks	
Large Format Retail Zone	<ol style="list-style-type: none"> 1. Any building must be setback a minimum of 5m from the road boundary, or from the boundary of any designation that is for the purpose of road widening. 2. Any building must be setback a minimum of 10m from PREC5 - Te Aitarakihi Precinct. 3. <u>Any building must be setback a minimum of 15m from the boundary of any site zoned General Residential Zone.</u>¹⁹ 	Activity status where compliance not achieved: Non-complying
LFRZ-S4	Goods storage	
Large Format Retail Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ²⁰	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.
LFRZ-S5	Development staging thresholds	

¹⁹ Clause 10(2)(b) relating to Harvey Norman [192.1]

²⁰ Clause 10(2)(b) relating to Z Energy [116.19]

Large Format Retail Zone within PRECX – Former Showgrounds Precinct²¹

1. Development open to the public prior to 1 July 2028 must not in aggregate exceed 10,000m² of gross floor area for all retail activities, excluding trade suppliers; and
 2. Development open to the public prior to 1 July 2033 must not in aggregate exceed 15,000m² of gross floor area for all retail activities, excluding trade suppliers; and
 3. Development open to the public prior to 1 July 2038 must not in aggregate exceed 20,000m² of gross floor area for all retail activities, excluding trade suppliers; and
 4. Development open to the public after 1 July 2038 must not in aggregate exceed 34,000m² of gross floor area for all retail activities, excluding trade suppliers
1. The maximum gross floor area of retail activities, offices, personal services must not exceed 34,000m².
 2. Development open to the public prior to 1 July 2025 must not in aggregate exceed:
 - a. 29,000m² of gross floor area for all retail activities (excluding department stores); and
 - b. 30,000m² of gross floor area for all retail activities including department stores.
 3. Development open to the public prior to 1 July 2027 must not in aggregate exceed 34,000m² of gross floor area for all retail activities including department stores.
 4. The maximum gross floor area of offices, personal services and food and beverage must not in aggregate exceed 5% of gross floor area for all retail activities.²²

Activity status where compliance not achieved: Non-complying

LFRZ-S6

Opening of business

²¹ Harvey Norman [192.37]

²² Redwood Group [228.1]

Large Format Retail Zone within PRECX – Former Showgrounds Precinct²³	Land use activity must not open for business prior to: <ol style="list-style-type: none"> 1. the Grants Road/State Highway 1 signalised intersection to the site being constructed and operational; or 2. a fence of not less than 1.8m in height being building along the boundary of the site where it abuts the rail corridor. 	Activity status where compliance not achieved: Non-complying
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²³ Harvey Norman [192.37]

MIXED USE ZONE

Introduction

The Mixed Use Zone is located within the wider commercial area of central Timaru, and is expected to support the overall function of the City Centre Zone as the district's key commercial and civic centre. A wide range of activities are anticipated within this zone, including large format retail, trade supply and convenience activities, other commercial activities, community facilities, educational facilities and residential activities. The zoning also reflects existing and continued use of parts of the zone for industrial activities, while also seeking to allow for the transition of this area over time in providing for more residential living opportunities.

The Tertiary Education Precinct applies to the site currently operated by Te Pūkenga – New Zealand Institute of Skills and Technology, where tertiary education activities (including a range of ancillary activities) are carried out.¹

Given the mixed nature of activities within this zone, activities will need to be carefully managed to ensure conflict does not arise, especially for noise sensitive activities.

Objectives

MUZ-O1 Purpose of the Mixed Use Zone

The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre as the district's key commercial and civic centre.

MUZ-O2 Character and qualities of the Mixed Use Zone

The Mixed Use Zone:

1. Accommodates and attracts² large numbers of people; and
2. is well integrated with public transport, walking and cycling connections; and
3. contains buildings of different scales up to 4 storeys, reflecting the mix of activities in the area; and
4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and
5. provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone.

Policies

MUZ-P1 Retail activities

Enable large format retail, trade supply and convenience activities which will help ensure that Timaru City Centre remains the district's key retail and commercial centre, while avoiding the establishment of other retail activities that, due to their nature or scale, could undermine the purpose, function or amenity values of the City Centre Zone.

MUZ-P2 Commercial activities (excluding retail activities), educational facilities and community facilities

Provide for commercial activities (excluding retail activities), educational facilities and community facilities that will help ensure that the Timaru City Centre remains the district's key focal point for social, cultural and economic activities.

¹ Relates to Te Pūkenga [215.2]

² Kāinga Ora [229.125]

MUZ-P3 Existing industrial activities

Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations.

MUZ-P4 Residential activities

Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities.

MUZ-P5 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

1. buildings to be setback from the boundaries of adjoining sites within Residential Zones or containing residential activities, to minimise any dominance or privacy effects arising from the location and bulk of buildings³; and
2. the screening of storage areas from adjoining sites and roads; and
3. buildings to be a height that is consistent with the character of the surrounding area while providing for the functional needs of activities; and
4. that the design and layout of buildings results in good urban design outcomes.

MUZ-P6 Other activities

Only allow other activities to establish and operate within the Mixed Use Zone where ~~they~~:

1. they are compatible with the purpose, character and qualities of the zone; and
2. they are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone; and.
3. the nature, intensity and scale of the activity does not compromise activities that are enabled within the Zone.⁴

PRECX-P1 Tertiary Education Precinct⁵

Recognise the contribution of the Tertiary Education Precinct to the Timaru District and wider region's social and economic wellbeing, by:

1. Enabling the ongoing use and development of tertiary education services;
2. Enabling complimentary activities which allow for the efficient use of the Precinct's facilities;
3. Managing built form within the Precinct to reflect the existing character of the Precinct and recognise the operational needs and functional needs of tertiary education services.

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.

MUZ-R1	Commercial activities (excluding retail activities)	
Mixed Use Zone	Activity status: Permitted	Activity status where compliance not achieved: Restricted Discretionary
	Where:	
	PER-1	
	Matters of discretion are restricted to:	

³ Kāinga Ora [229.127]

⁴ Relates to Kāinga Ora [229.126]

⁵ Te Pūkenga [215.6]

	<p>MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>1. the matters of discretion of any infringed standard.</p>
MUZ-R2	Large format retail	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R3	Trade supply	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p>Note:</p> <p>1. Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R4	Convenience activity	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R5	Community facilities, and educational facilities and community corrections activities⁶	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>

⁶ Dept. Corrections [239.28]

	MUZ-S4 is complied with. <i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i>	1. the matters of discretion of any infringed standard.
MUZ-R6	Car parking facility	
Mixed Use Zone	Activity status: Permitted Where: PER-1 MUZ-S4 is complied with. <i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
MUZ-R7	Industrial activities	
Mixed Use Zone	Activity status: Permitted Where: PER-1 The industrial activity was existing as at 22 September 2022; and PER-2 Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed at 22 September 2022 by more than the lesser of: 1. 10%; or 2. 75m ² ; and PER-3 MUZ-S4 is complied with. <i>Note: Any <u>new building or structure associated with an existing industrial activity, and any additions or alterations to a building and or structure containing an existing industrial activity, must be constructed in accordance with MUZ-R9 and MUZ-R10.</u></i>	Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-2: Discretionary Activity status where compliance not achieved with PER-1: Non-complying
MUZ-R8	Residential activities within existing buildings	
Mixed Use Zone (outside PRECX - Tertiary)	Activity status: Permitted Where: PER-1	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary Matters of discretion are restricted to:

<u>Education Precinct</u> ⁷	<p>If the residential activity is associated with an existing residential unit, MUZ-S4 must be complied with; and</p> <p>PER-2 If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5, and MUZ-S6, <u>MUZ-SX</u>⁸ and <u>MUZ-SY</u>⁹ must be complied with; and</p> <p>PER-3 If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-3: Discretionary</p>
<u>Mixed Use Zone within PRECX - Tertiary Education Precinct</u> ¹⁰	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> The residential activity is for students, staff or security purposes associated with any tertiary education services; and</p> <p><u>PER-2</u> If the residential activity is associated with an existing residential unit, MUZ-S4 must be complied with; and</p> <p><u>PER-2</u> If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-SX and MUZ-SY must be complied with.</p> <p><u>Note:</u> Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p><u>Activity status where compliance not achieved with PER-1: Discretionary</u></p> <p><u>Activity status where compliance not achieved with PER-2 or PER-3: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>the matters of discretion of any infringed standard.</u></p>
MUZ-R9	Accessory structure to any permitted activity (excluding any buildings)	
Mixed Use Zone	Activity status: Permitted	Activity status where compliance not achieved: Restricted Discretionary

⁷ Clause 10(2)(b) relating to Te Pūkenga [215.2]

⁸ Clause 10(2)(b) relating to Kāinga Ora [229.137]

⁹ Clause 10(2)(b) relating to Kāinga Ora [229.138]

¹⁰ Clause 10(2)(b) relating to Te Pūkenga [215.2]

	<p>Where:</p> <p>PER-1 MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MUZ-R10	Buildings and structures (excluding those specified in MUZ-R9)	
Mixed Use Zone (outside PRECX - Tertiary Education Precinct)¹¹	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 The new building or building addition, is not associated with a residential activity; and</p> <p>CON-3 MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. building design and layout, including interfaces with public areas <u>and the provision of active frontages, where appropriate</u>¹²; 2. pedestrian and traffic safety 3. landscaping; 4. fencing and walls, including screening; 5. storage areas; 6. security and safety; 7. impact on privacy on any adjoining residential zone; 8. signage; 9. noise; and 10. the ability to provide service and storage spaces for solid waste; <u>and</u> 11. <u>the location and design of car parking, including their dominance from public areas</u>¹³. 	<p>Activity status where compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Activity status where compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design and layout, including interfaces with public areas; 2. landscaping; 3. fencing and walls, including screening; 4. security and safety; and 5. reverse sensitivity. <p>Activity status where compliance not achieved with CON-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; and 2. the matters of control listed for the Controlled Activity.
Mixed Use Zone within PRECX - Tertiary	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 Any new building or structure, or building</p>	<p>Activity status where compliance not achieved with PER-1: Controlled</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. <u>building design and layout, including interfaces with public areas and the</u>

¹¹ Te Pūkenga [215.8]

¹² Timaru TC Ratepayers [219.5], Timaru Civic Trust [223.6]

¹³ Timaru TC Ratepayers [219.5], Timaru Civic Trust [223.6]

Education Precinct¹⁴	<p>addition does not exceed 1000m² in total gross floor area; and</p> <p>PER-2 MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</p>	<p><u>provision of active frontages, where appropriate;</u></p> <p>2. <u>pedestrian and traffic safety</u></p> <p>3. <u>landscaping;</u></p> <p>4. <u>fencing and walls, including screening;</u></p> <p>5. <u>storage areas;</u></p> <p>6. <u>security and safety;</u></p> <p>7. <u>impact on privacy on any adjoining residential zone;</u></p> <p>8. <u>signage;</u></p> <p>9. <u>noise;</u></p> <p>10. <u>the ability to provide service and storage spaces for solid waste; and</u></p> <p>11. <u>the location and design of car parking, including their dominance from public areas.</u></p> <p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>the matters of discretion of any infringed standard.</u></p>
MUZ-R11	Any activities not otherwise listed in this chapter	
Mixed Use Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

MUZ-S1	Height of buildings and structures	
Mixed Use Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 16m measured from ground level.	<p>Matters of discretion restricted to:</p> <p>1. dominance over the surrounding environment; and</p> <p>2. overlooking and loss of privacy of Residential Zones; and</p> <p>3. solar access to living rooms and outdoor living space of Residential Zones; and</p> <p>4. any functional needs of the activity; and</p> <p>5. the design and location of the building or structure; and</p> <p>6. landscaping.</p>
MUZ-S2	Height in relation to boundary	
Mixed Use 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	<p>Matters of discretion restricted to:</p> <p>1. any impact on privacy and the ability to use outdoor living space of Residential Zones <u>residential units</u>¹⁶; and</p>

¹⁴ Te Pūkenga [215.8]

¹⁶ Kāinga Ora [229.132]

	when the site boundary adjoins an open space and recreation zone, or a residential zone or any site containing an existing residential activity ¹⁵ . The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	<ol style="list-style-type: none"> any impact on solar access to living rooms of Residential Zones residential units¹⁷; and any adverse effects resulting from the bulk and dominance of built form; and any benefits, such as the use of architectural features or steps in the building façade.
MUZ-S3	Setbacks	
Mixed Use Zone	Any building must be setback a minimum of 3m from the any ¹⁸ boundary which adjoins a Residential Zone, or any site which contains an existing residential activity. ¹⁹	Matters of discretion restricted to: <ol style="list-style-type: none"> dominance, loss of privacy and shading in relation to adjoining sites in Residential Zones or which contain existing residential units;²⁰ and landscaping; mitigation measures.
MUZ-S4	Goods storage	
Mixed Use Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads at ground level. ²¹	Matters of discretion restricted to: <ol style="list-style-type: none"> visual effects; and landscaping and screening.
MUZ-S5	Outdoor Living Space	
Mixed Use 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 12m², with a minimum dimension of 1.5m; 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. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 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.
MUZ-S6	Service and storage spaces	
Mixed Use Zone	1. Each residential unit must have an outdoor or indoor service space of at least 2.5m ² with a minimum dimension of	Matters of discretion are restricted to: <ol style="list-style-type: none"> provision of useable service and storage space; and

¹⁵ Kāinga Ora [229.132]¹⁷ Kāinga Ora [229.132]¹⁸ Clause 16(2)¹⁹ Kāinga Ora [229.133]²⁰ Kāinga Ora [229.133]²¹ Z Energy [116.19]

	<p>1.5m available for use for the storage of waste and recycling bins.</p> <p>2. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>²² for multiple units.</p>	<p>2. accessibility and convenience for residents.</p>
MUZ-SX	Outlook Space for Residential Units ²³	
Mixed Use Zone	<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> 	<p>Matters of discretion are restricted to:</p> <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>
MUZ-SY	Minimum Residential Unit Sizes ²⁴	
Mixed Use Zone	<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> 	<p>Matters of discretion are restricted to:</p> <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>

²² Kāinga Ora [229.136]²³ Kāinga Ora [229.137]²⁴ Kāinga Ora [229.138]

TOWN CENTRE ZONE

Introduction

The Town Centre Zone is applied to the commercial centres of Geraldine, Pleasant Point and Temuka. These centres are a focal point for these townships, and comprise a diverse range of commercial and community activities that support residents and wider rural catchments. The Zone also makes provision for visitor and tourist activities and facilities.

Within Temuka, the Town Centre Zone also contains a range of scheduled heritage items identified in the Historical Heritage chapter, which gives this Zone a distinctive identity and sense of place that reflects late 19th century and early 20th century typologies and embodies the formative history of a South Canterbury town. The provisions within this chapter seek to manage development within this area to ensure it is sympathetic to the character of the area, while also ensuring that development provides a high-quality streetscape that is pedestrian-focused and attractive to visitors, workers and residents.

Objectives

TCZ-O1 The purpose of the Town Centre Zone

The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas and passers-by¹.

TCZ-O2 Character and qualities of the Town Centre Zone

The Town Centre Zone:

1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and
2. is of a scale that is commensurate with the population that it serves; and
3. contains buildings of a moderate scale and density, with associated car parking and storage areas that do not detract from pedestrian-focused street environments; and
4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and
5. ~~are~~ is of a size and scale that does not undermine the purpose, function and amenity values of the City Centre Zone.²

TCZ-O3 Main street character and streetscape

The Geraldine and Temuka main street areas maintain their pedestrian-orientated nature and attractive streetscape, and in Temuka, contain built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items.

Policies

TCZ-P1 Commercial activities and community facilities

Enable a range of commercial activities, community facilities and other activities that:

1. are consistent with the purpose, character and qualities of the Town Centre Zone; and
2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites in the Residential Zones or Open Space and Recreation Zones; and
3. due to limits on their scale, do not undermine the purpose, function and amenity values of the City Centre Zone.

TCZ-P2 Residential activities

¹ Woolworths [242.34]

² Kāinga Ora [229.140]

Enable new residential activities where they are located above ground floor level and maintain an appropriate level of on-site amenity for occupants.³

TCZ-P3 Scale and location of built form

1. Buildings to be a height that is consistent with the character and qualities of the Zone; and
2. Maintain the amenity values of the surrounding area and adjoining Residential Zones and Open Space and Recreation Zones by requiring:
 - a. buildings and structures to be of a height that ensures adjoining Residential Zones and Open Space and Recreation Zones sites:
 - i. have a reasonable standard of sunlight access;
 - ii. retain privacy; and
 - iii. are not unreasonably dominated by built form; and
 - b. buildings to be setback from the boundaries of sites within Residential Zones and Open Space and Recreation Zones, to:
 - i. minimise any dominance effects arising from the location and bulk of buildings; and
 - ii. minimise any adverse privacy effects on adjacent sites; and
 - c. the screening of storage areas from adjoining sites and roads; and
 - d. car parking activities to be designed so that they are:
 - i. compatible with the character and qualities of the Zone and surrounding area; and
 - ii. consistent with
 - iii. APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

TCZ-P4 Streetscape character and amenity

Maintain streetscape character and pedestrian amenity in the principal shopping areas by requiring in:

1. Temuka and Geraldine, the provision of a verandah along main street frontages and ensuring that the design of any verandah maintains or enhances the character of the street; and
2. Temuka, that demolition of existing buildings minimises the creation of gaps in the streetscape; and
3. Temuka, that the design of new buildings and changes to road-facing facades are compatible with the historic character values of the area and contribute towards a high-quality streetscape by buildings:
 - a. being built up to the street (except on Vine Street); and
 - b. minimising gaps in the streetscape (except on Vine Street); and
 - c. being of a height that encloses the street; and
 - d. having modulation along their frontages; and
 - e. providing active frontage; and
 - f. along Vine Street:
 - i. providing adequate room for vehicle access and manoeuvring from Vine Street to parking areas at the rear of buildings; and
 - ii. providing a pedestrian connection to King Street where practicable, or otherwise being located within adequate proximity of and legibly connecting to an existing pedestrian connection to King Street.

TCZ-P5 Other activities

Only allow other activities to establish and operate within the Town Centre Zone where:

1. they are consistent with the purpose, character and qualities of the Zone; and
2. it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and
3. the intensity and scale of the activity does not compromise activities that are enabled within the zone.

³ Clause 10(2)(b) relating to Kāinga Ora [229.150, 229.151]

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.

TCZ-R1	Commercial activity	
Town Centre Zone	Activity status: Permitted Where: PER-1 The commercial activity is not a service station; and PER-2 Any retail activity shall not exceed 300m ² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and PER-3 Any office does not exceed 200m ² in gross floor area; and PER-4 TCZ-S4 is complied with. Note: Any associated building and structure must be constructed in accordance with TCZ-R6.	Activity status where compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
		Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
TCZ-R2	Community facility (excluding emergency services facilities) and community corrections activity⁴	
Town Centre Zone	Activity status: Permitted Where: PER-1 TCZ-S4 is complied with. Note: Any associated building and structure must be constructed in accordance with TCZ-R6.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
TCZ-R3	Visitor accommodation	
Town Centre Zone	Activity status: Permitted Where:	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to:

⁴ Dept. Corrections [239.29]

	<p>PER-1 TCZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</i></p>	1. the matters of discretion of any infringed standard.
TCZ-R4	Public toilets	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> Any associated building and structure must be constructed in accordance with TCZ-R6. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
TCZ-R5	Residential activity (not otherwise listed in this chapter)	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> located above the ground floor level of a building; or is located at ground floor level and the residential unit was existing as at 22 September 2022; and <p>PER-2 TCZ-S6⁵ and TCZ-S7, TCZ-SX⁵ and TCZ-SY⁶ are is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</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"> The matters of discretion of any infringed standard
		Activity status where compliance not achieved with PER-1: Discretionary
TCZ-R6	Buildings and structures including fences	
1. Town Centre Zone excluding Temuka	<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>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"> the matters of discretion of any infringed standard.

⁵ Clause 10(2)(b) relating to Kāinga Ora [229.150]

⁶ Clause 10(2)(b) relating to Kāinga Ora [229.151]

	<p>PER-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with.</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>2. Town Centre Zone - Temuka</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with.</p> <p>Matters of discretion control⁷ are restricted to:</p> <ol style="list-style-type: none"> 1. compatibility of the form, scale and architectural design of the building with the streetscape values identified in TCZ-P4 and any adjoining scheduled heritage item(s); and 2. building and site layout, including interface with public areas; and 3. the extent to which the development addresses the street frontage(s) (excluding Vine Street) and provides a pedestrian-focused environment; and 4. for Vine Street, the design and layout of car parking provided to the rear of buildings and the adequacy of access and manoeuvring to parking areas; and 5. for Vine Street, the practicality and adequacy of existing or proposed connections to King Street. 	<p>Activity status where compliance not achieved with CON-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; and 2. the matters of control in TCZ-R6.2 and TCZ-R7. <p>Activity status where compliance not achieved with CON-1:The same status as the activity the building or structure is associated with or ancillary to.</p>
TCZ-R7	Demolition of any building in Temuka	
<p>Town Centre Zone - Temuka</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The resource consent application is lodged concurrently with the application under TCZ-R6 for a new building.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the duration between the demolition of the building and construction of a new building; and 	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the demolition will result in gaps in the streetscape that detract from its character; and 2. the matters of control in TCZ-R7.

⁷ Clause 16(2)

	<ol style="list-style-type: none"> measures to ensure the new building will be constructed; and any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building. 	
TCZ-RX	Educational Facility⁸	
<u>Town Centre Zone</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The extent to which it is necessary to locate the activity within the Town Centre Zone.</u> <u>The effects on, and consistency with, the purpose, character and qualities of the Town Centre Zone.</u> <u>The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this zone.</u> <u>Traffic effects.</u> <p><u>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</u></p>	<p><u>Activity status where compliance not achieved: Not applicable</u></p>
TCZ-R8	Emergency Services Facilities	
Town Centre Zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 TCZ-S4 is complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> the location and design of car parking and loading areas and access; and design and layout of on-site pedestrian connections; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and location, size and numbers of signs; and traffic generation and impact on the transport network; and landscaping; and site layout; and the scale of activity; and scale, form and design of buildings; and for Temuka, the matters of control listed in TCZ-R6.2 	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of any infringed standard.

⁸ MOE [106.42]

	Note: Any associated building and structure must be constructed in accordance with TCZ-R6.	
TCZ-R9	Car parking facility	
Town Centre Zone	Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the extent to which the scale, location and design of the car parking activity area is visually integrated with the surrounding area; and 2. whether the car park activity is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and 3. the extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief; and 4. traffic safety. 	Activity status where compliance not achieved: Not applicable
TCZ-R10	Any activity not otherwise listed in this chapter	
Town Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

TCZ-S1	Height of buildings and structures	
Town Centre Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed: <ol style="list-style-type: none"> 1. Maximum height of 120m measured from ground level;⁹ or 2. For church towers or spires, <u>or towers or poles for emergency services facilities</u>,¹⁰ a maximum height of 30m measured from ground level. 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy of adjoining sites in the Residential Zones; and 3. solar access to living rooms and outdoor living space of adjoining sites in the Residential Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping.
TCZ-S2	Height in relation to boundary	

⁹ Kāinga Ora [229.145]

¹⁰ FENZ [131.95]

Town Centre 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 when the site boundary adjoins an open space and recreation zone or a <u>General residential zone, or 3.5m above ground level at the boundaries of the site when the site boundary adjoins a medium density residential zone.</u> ¹¹ The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability of adjoining sites in the Residential Zones to use outdoor living space; and 2. any impact on solar access to living rooms of adjoining sites in the Residential Zones; 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.
TCZ-S3	Setbacks	
Town Centre Zone	<ol style="list-style-type: none"> 1. Any building must be setback a minimum of 3m from the <u>any internal boundary of any a site zoned residential or open space and recreation.</u>¹² 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. dominance, shading and loss of privacy in relation to adjoining sites in the Residential Zones ; and 2. landscaping; and 3. effects on amenity and character.
Town Centre Zone, on sites fronting Vine Street	<ol style="list-style-type: none"> 2. Any building must be setback a minimum of 5m from the boundary of Vine Street. 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. building dominance along the Vine Street road frontage; and 2. the potential for the positioning of buildings along Vine Street to detract from the focus on King Street as the main pedestrian-focused area.
TCZ-S4	Goods storage	
Town Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level.</u> ¹³	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping.
TCZ-S5	Verandahs	
Town Centre Zone, on sites fronting Talbot Street (in Geraldine) or King Street (in Temuka)	<p>Where any building is erected, reconstructed or altered in any way that physically alters the structure of the facade of the building that fronts the road, a verandah must be provided along the full frontage of the building which complies with the following:</p> <ol style="list-style-type: none"> 1. The height of the external edges of any verandah must be a minimum of 2.7m and a maximum of 3m above the footpath. 2. The verandah must extend from the 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. pedestrian amenity, including shelter; 2. maintenance of character of the building and street; 3. whether the provision of a complying verandah would detract from heritage values.

¹¹ Kāinga Ora [229.146]

¹² Clause 10(2)(b) relating to Te Pūkenga [215.11]

¹³ Clause 10(2)(b) relating to Z Energy [116.19]

	<p>supporting building to a distance of:</p> <ol style="list-style-type: none"> 600mm from the vertical line of the face of the kerb, where there is a kerb line; or 3m where the verandah is over a public space and there is no kerb line. <ol style="list-style-type: none"> If a fascia is provided, it must have a maximum vertical dimension of 450mm. The verandah must directly adjoin any adjacent verandah so there is no horizontal gap between verandahs. <p>This standard does not apply if the building is set back from the road boundary a distance equal to or greater than the width of a verandah that could comply with 2. (a) above.</p>	
TCZ-S6	Outdoor Living Space	
Town Centre Zone	<p>Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; 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>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 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.
TCZ-S7	Service and storage spaces	
Town Centre Zone	<p>Each residential unit must have an outdoor or indoor service space of at least 2.5m² 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>.¹⁴ for multiple units.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> provision of useable service and storage space; and accessibility and convenience for residents.
<u>TCZ-SX</u>	<u>Outlook Space for Residential Units</u> ¹⁵	

¹⁴ Kāinga Ora [229.149]

¹⁵ Kāinga Ora [229.150]

<u>Town Centre 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>TCZ-SY</u>	<u>Minimum Residential Unit Sizes</u> ¹⁶	
<u>Town Centre Zone</u>	<p>Every residential unit must have a net floor area of at least:</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>

¹⁶ Kāinga Ora [229.151]

CITY CENTRE ZONE

Introduction

The City Centre Zone is applied to Timaru's central city area and is the key commercial and civic centre for the District and wider South Canterbury sub-region. It is the largest commercial area in the District and provides for a diverse range of commercial, retail, hospitality, entertainment and residential activities, as well as community facilities.

With the relatively recent dispersal of commercial activities out of the City Centre Zone, high vacancy rates, changing retail behaviour and the challenges of earthquake prone buildings, there is a need to enable and focus the districts new retail, commercial and residential development in the City Centre Zone. This will help ensure its continued viability and primacy as the district's key commercial centre.

There is also a need to maintain and improve the quality of the City Centre Zones streetscapes to ensure a high-quality urban environment. This will help improve the experience of people visiting the city centre and in turn improve the quality of retailing and make it a desirable place to live and work. This may include provision of public open space within the zone.¹

The City Centre Zone also contains a range of scheduled heritage items and historic heritage areas identified in the Historical Heritage chapter, which gives this Zone a distinctive identity and sense of place. Accordingly, the provisions within this chapter seek to enable new development in the City Centre Zone, but ensure it is sympathetic to the historic character of the area and provides a high-quality pedestrian-focused streetscape.

~~PREC2 – Southern Centre Precinct provides more of a transition into the Mixed Use Zone, with less emphasis on provision of ground floor retail and more opportunity for a mix of development, including live and work options, where it still maintains the streetscape².~~

Objectives

CCZ-O1 The purpose of the City Centre Zone

The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and:

1. provides for a diverse range of activities, including commercial, visitor accommodation and community facilities; and
2. accommodates higher density residential activities which support the viability and vibrancy of the zone.

CCZ-O2 Character and qualities of the City Centre Zone

The City Centre Zone:

1. is a vibrant area that provides an attractive place to live, work and visit; and
2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items and historic heritage areas; and
3. accommodates large volumes of people; and
4. includes sites used for centralised car parking; and
5. contains ~~large-scale~~, moderate to³ high density buildings; and
6. contains activities that are compatible with the amenity values of adjoining Residential Zones and Open Space and Recreation Zones.

Policies

CCZ-P1 ~~Commercial activities and community facilities~~ Diversity of Activities⁴

¹ TDHL [186.47]

² TDC [42.48, 42.50]

³ Kāinga Ora [229.153]

⁴ MoE [106.44]

Enable a wide range of activities that are consistent with the purpose, character and qualities of the City Centre Zone.

CCZ-P2 Residential Activities

Provide for new residential activities where they:

1. ~~_____ will contribute to the viability and vibrancy of the Zone and if located:~~
- ~~1. outside the Southern Centre Precinct,⁵ 2. _____ are located and designed to maintain the continuity of commercial activities along ground level street frontages; and~~
- ~~2. 3. maintain an appropriate level of on-site amenity for occupants.⁶~~
- ~~3. within the Southern Centre Precinct, are designed to accommodate potential future commercial use.⁷~~

CCZ-P3 Scale of built form

Enable buildings to cover the whole site and enable increased building heights except where the height of the building will detract from the significance of a scheduled heritage item or heritage area.

CCZ-P4 Streetscape and character

Maintain or enhance the values associated with scheduled heritage items and historic heritage areas and the amenity values of high-quality streetscape, by requiring:

1. a verandah in key pedestrian areas that is designed to maintain or enhance the character of the street and provide a pleasant pedestrian-focused environment;
2. buildings to generally be built up to road boundaries; and
3. buildings to have an active street frontage at ground floor level ~~(excluding the PREC2—Southern Centre Precinct)⁸~~ to reflect the retail nature and focus of this area; and
4. that except where attractive and usable areas of public open space are proposed,⁹ demolition of existing buildings and the erection of new buildings minimises gaps in the streetscape; and
5. the design of new buildings and changes to road-facing facades to :
 - a. be compatible or sympathetic with the historic character values of the area; and
 - b. be of a scale appropriate to the site and any adjoining heritage buildings,
 - c. provide modulation of larger building forms to reflect historic patterns; and
 - d. provide pedestrian permeability where appropriate; and
6. the screening of storage areas from adjoining sites and roads; and
7. car parking activities to be designed so that they are:
 - a. compatible with the character, qualities and amenity of the City Centre Zone and the surrounding area; and
 - b. are consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED).

CCZ-P5 Other activities

Provide for other activities to establish within the City Centre Zone where:

1. they are consistent with the purpose, character and qualities of the zone; and
2. their effects are comparable with those that would arise from a permitted activity; and
3. the intensity and scale of the activity does not compromise activities that are enabled within the Zone.

CCZ-P6 Industrial activities

Avoid the establishment of industrial activities within the City Centre Zone unless:

1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and
2. any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.

⁵ TDC [42.48], Kāinga Ora [229.154]

⁶ Kāinga Ora [229.154]

⁷ TDC [42.48], Kāinga Ora [229.154]

⁸ TDC [42.48]

⁹ TDHL [186.48]

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.

CCZ-R1	Commercial activity	
1. City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity is not a service station, veterinary clinic, undertakers or trade supplier; and</p> <p>PER-2 CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</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>
CCZ-R2	Community facility <u>and community corrections activity</u>¹⁰	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
CCZ-R3	Visitor accommodation	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
CCZ-R4	Public toilets	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with.</p>	<p>Activity status where compliance not achieved <u>with PER-1</u>: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any</p>

¹⁰ Dept. Corrections [239.30]

	<p>PER-2 <u>The public toilet is not located on a site which adjoins a site containing a residential activity located at the ground floor level.</u>¹¹</p> <p><i>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</i></p>	<p>infringed standard.</p> <p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. effects on the amenity of existing residential activities.</u></p>
CCZ-R5	Residential activity (not listed in this chapter)	
Outside of the Southern Centre Precinct City Centre Zone ¹²	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as at 22 September 2022; and <p>PER-2 CCZ-S2, CCZ-S5, and CCZ-S6, <u>CCZ-SX</u>¹³ and <u>CCZ-SY</u>¹⁴ is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</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>
Southern Centre Precinct	<p>Activity status: Permitted</p> <p>-</p> <p>Where:-</p> <p>-</p> <p>PER-1— CCZ-S2, CCZ-S5 and CCZ-S6 is complied with.</p> <p>-</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R6, CCZ-R7, and CCZ-R8.¹⁵</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>-</p> <p>Where:</p> <p>-</p> <p>Matters of discretion are restricted to:- 1. The matters of discretion of any infringed standard.—</p>
CCZ-R6	Demolition of any buildings	

¹¹ Kāinga Ora [229.156]¹² TDC [42.48, 42.52]¹³ Clause 10(2)(b) relating to Kāinga Ora [229.164]¹⁴ Clause 10(2)(b) relating to Kāinga Ora [229.165]¹⁵ TDC [42.48, 42.52]

City Centre Zone outside of Southern Centre Precinct ¹⁶	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The resource consent application is lodged concurrently with the application under CCZ-R7 for a new building.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the duration between the demolition of the building and construction of a new building; and 2. measures to ensure the construction of the new building; and 3. any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building. <p>CON-2 <u>The resource consent application is lodged concurrently with the application under CCZ-RX for public open space.</u></p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. <u>the duration between the demolition of the building and the establishment of the public open space; and</u> 2. <u>any mitigation measures proposed to minimise the impact on the streetscape during establishment of the public open space.</u>¹⁷ 	<p>Activity status where compliance not achieved with CON-1 or CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the demolition will result in gaps in the streetscape that detract from its character; and 2. the matters of control in CCZ-R7 and CCZ-R8.
CCZ-R7	Buildings and structures	
City Centre Zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 All the Standards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. compatibility of the form, scale and architectural design of the building with the streetscape values identified in CCZ-P4 and any adjoining scheduled heritage item(s) or historic heritage area; and 	<p>Activity status where compliance not achieved with CON-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; and 2. the matters of control listed in CON-1 and CON-2. <p>Activity status where compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.</p>

¹⁶ TDC [42.48]

¹⁷ TDHL [186.49]

	<ol style="list-style-type: none"> 2. building and site layout, including interface with public areas; and 3. the extent to which the development addresses the street frontage(s) and provides a pedestrian-focused environment; and 4. the extent to which any potential reverse sensitivity effects are avoided or mitigated; and 5. whether the height of the building will detract from the heritage significance of any scheduled heritage item or area and if so, whether a reduced height would be appropriate; and 6. the ability to provide service and storage spaces for solid waste; and 7. within the Southern centre precinct, whether the building is suitably designed to provide a good quality living environment while also enabling future conversion to future uses, such as through: <ol style="list-style-type: none"> a. raising the ground plane relative to street/footpath level; and b. ensuring any setback from the road frontage to provide privacy for residential occupants still maintains an active frontage.¹⁸ 	
CCZ-R8	Car parking facility	
City Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the scale, location and design of the car parking activity area is visually integrated with the surrounding area; and 2. whether the car park activity is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and 3. the extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief; and 4. traffic safety. 	Activity status where compliance not achieved: Not applicable
CCZ-RX	Public Open Space ¹⁹	
City Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>the scale, location and design of the space;</u> 	Activity status where compliance not achieved: Not applicable

¹⁸ TDC [42.48]¹⁹ TDHL [186.48]

	<p>and</p> <ol style="list-style-type: none"> the contribution of the open space to maintaining or enhancing amenity values, connectivity and public access; and incorporation of National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED); and the extent to which landscaping, including hard surfaces, planting and seating, will contribute to a high-quality urban environment. 	
CCZ-RX	Educational Facility²⁰	
City Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which it is necessary to locate the activity within the City Centre Zone; and the effects on, and consistency with, the purpose, character and qualities of the City Centre Zone; and the extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this zone; and traffic effects. <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	Activity status where compliance not achieved: Not applicable
CCZ-R9	Any activity not otherwise listed in this chapter	
City Centre Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
CCZ-R10	Industrial activities	
City Centre Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
CCZ-S1	Height of buildings and structures	
City Centre Zone	<ol style="list-style-type: none"> Buildings and structures including additions and alterations to buildings and structures must not exceed: <ol style="list-style-type: none"> a maximum height of 20m measured from ground level, or for church towers or spires, a maximum height of 30m measured from ground level. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> dominance over the surrounding environment; and overlooking and loss of privacy of adjoining Residential Zones and Open Space and Recreation Zones; and solar access to living rooms and outdoor living space of adjoining Residential Zones and Open Space

²⁰ MoE [106.45]

		<p>and Recreation Zones; and</p> <ol style="list-style-type: none"> any functional needs of the activity; and the design and location of the building or structure; and landscaping; and the extent to which the height is compatible with any schedule heritage item or historic heritage area; whether the increased height of a tower or spire increases the visual appeal of the building.
CCZ-S2	Goods storage	
City Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and road <u>at ground level</u> . ²¹	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> visual effects; and landscaping and screening.
CCZ-S3	Verandahs	
City Centre Zone, on sites fronting Stafford Street	<p>Where any building is erected, reconstructed or altered in any way that physically alters the facade of the building that fronts Stafford Street, a verandah must be provided along the full frontage of the building which complies with the following:</p> <ol style="list-style-type: none"> The height of the external edges of any verandah must be a minimum of 2.7m and a maximum of 3m above the footpath. A verandah must extend from the supporting building to a distance of: <ol style="list-style-type: none"> 600mm from the vertical line of the face of the kerb, where there is a kerb line; or 3m where the verandah is over a public space and there is no kerb line. If a fascia is provided, it must have a maximum vertical dimension of 450mm. A verandah must directly adjoin any adjacent verandah so there is no horizontal gap between verandahs. <p>Except that this standard does not apply to any existing building that is set back from the road boundary a distance equal to the width of a verandah that could comply with 2.(b) above.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> pedestrian amenity, including shelter; and maintenance of character of the building and street; and consistency with the heritage values and form of the building; and retaining or revitalising historic use of the building; and contribution towards the role of City Centre Zone as the principal retail area.
CCZ-S4	Active street frontage	
City Centre	<ol style="list-style-type: none"> Except for residential activities within the Southern Centre Precinct, Aall new 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> visual engagement between the

²¹ Clause 10(2)(b) relating to Z Energy [116.19]

Zone	<p>buildings shall be built up to the street frontage.²²</p> <p>2. <u>On sites fronting Stafford Street, there must be no vehicle crossings across footpaths or pedestrian areas.</u>²³</p> <p>3. For new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows.</p> <p>4. Except for residential activities within the Southern Centre Precinct, Any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept clear of obstructions to provide a view into the building.²⁴</p>	<p>street and the ground floor of a building; and</p> <p>2. maintenance or enhancement of the character of the building and street taking into account those matters set out in CCZ-P4; and</p> <p>3. contribution towards the role of the retail core as the City Centre Zone.</p>
CCZ-S5	Outdoor Living Space	
City Centre Zone	<p>1. Any residential unit must have an exclusive outdoor living space:</p> <p>a. that comprises a balcony of at least:</p> <p>i. <u>12m², with a minimum dimension of 1.85m, where the unit has two or more bedrooms; or</u></p> <p>ii. <u>8m², with a minimum dimension of 1.8m, where the unit is a one-bedroom or studio unit;</u>²⁵ and</p> <p>b. which is located on the north, west or east side of the residential unit; and</p> <p>c. which is readily accessible from the common living space of the residential unit.</p>	<p>Matters of discretion restricted to:</p> <p>1. provision of useable outdoor space; and</p> <p>2. accessibility and convenience for residents; and</p> <p>3. alternative provision of public outdoor space, in close proximity to meet resident's needs.</p>
CCZ-S6	Service and storage spaces	
City Centre Zone	<p>Any residential unit must have an outdoor or indoor service space of at least 2.5m² 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>²⁶ for multiple units.</p>	<p>Matters of discretion restricted to:</p> <p>1. provision of useable service and storage space; and</p> <p>2. accessibility and convenience for residents.</p>
CCZ-SX	<u>Outlook Space for Residential Units</u> ²⁷	

²² TDC [42.48, 42.55]

²³ Kāinga Ora [229.160]

²⁴ TDC [42.48, 42.55]

²⁵ Kāinga Ora [229.161]

²⁶ Kāinga Ora [229.162]

²⁷ Kāinga Ora [229.164]

<u>City Centre 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>NCZ-SY</u>	<u>Minimum Residential Unit Sizes</u> ²⁸	
<u>City Centre 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>CCZ-SZ</u>	<u>Height in relation to boundary</u> ²⁹	
<u>City Centre Zone</u>	<p><u>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 when the site boundary adjoins a medium density residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</u></p>	<u>Matters of discretion restricted to:</u> <ol style="list-style-type: none"> 1. <u>any impact on privacy and the ability of adjoining sites in the Residential Zones to use outdoor living space; and</u> 2. <u>any impact on solar access to living rooms of adjoining sites in the Residential Zones; and</u> 3. <u>any adverse effects resulting from the bulk and dominance of built form; and</u> 4. <u>any benefits, such as the use of architectural features or steps in the building façade.</u>

²⁸ Kāinga Ora [229.165]

²⁹ Kāinga Ora [229.163]

APPX – Recession Planes

A recession plane is a plane inclined inwards from a specified height to establish a building envelope of maximum *height*.

The *height* from which the recession plane is measured is listed in the *height in relation to boundary* standard for the zone. For example in the General Residential Zone the recession plane is measured from 2.5m above the ground level of all boundaries except a *road boundary*. Figure 1 illustrates indicative recession planes.

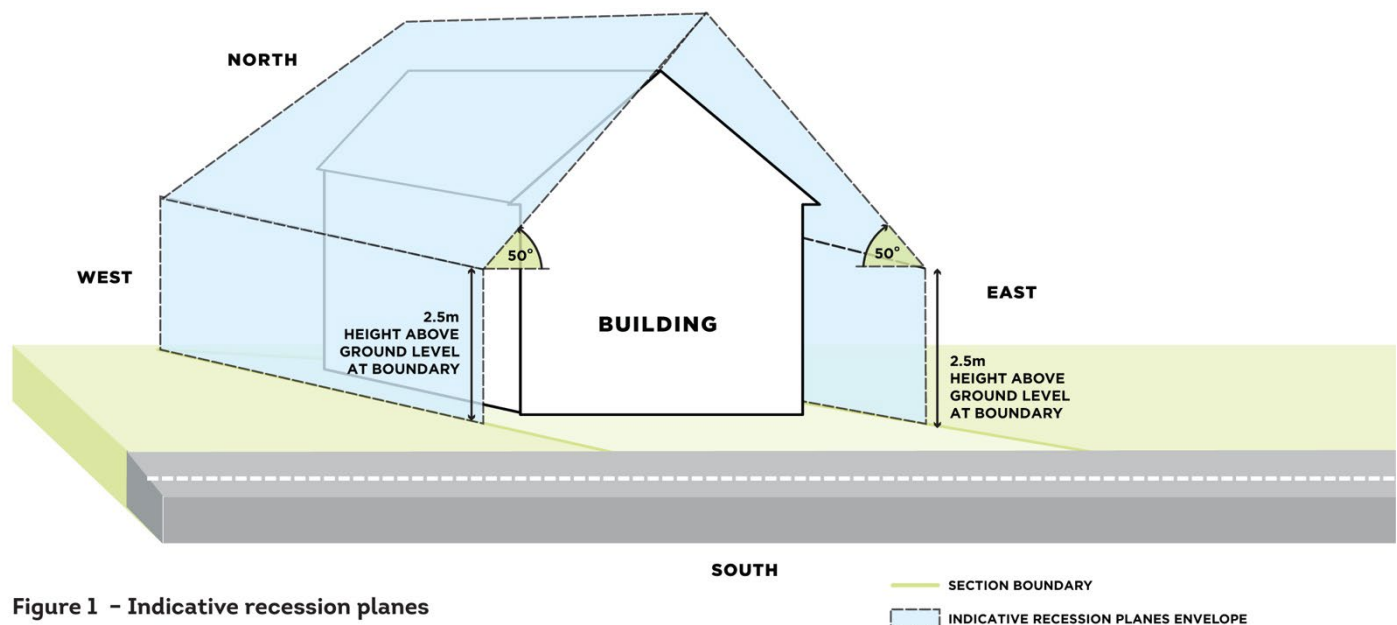


Figure 1 - Indicative recession planes

Recession planes do not apply to:

1. Boundaries of the site that adjoin a *road boundary*; and
2. Common walls along the site boundary or to existing or proposed common walls between building; and
3. Existing or proposed internal boundaries within a site.

Permitted projections above recession planes:

- a. Any projection in height above a recession plane of less than 1.5m² area (viewed on a site plan), and no greater than 1m in height (viewed on an elevation drawing); and
- b. Eaves inclusive of gutters with a maximum depth of 20cm measured vertically; and
- c. Antennas, aerials, satellite dishes (less than 1m in diameter) and flues provided these do not project more than 3m above a recession plane.
- d. Towers and poles associated with an emergency services facility provided that they are no more than 15m in height.

¹ FENZ [131.22, 131.30, 131.71, 131.80, 131.89, 131.96]

Determining recession plane angles

The angles of the recession plane are determined by a site boundaries orientation relative to the direction of true north.

Building elevations that face toward a northern boundary will have more exposure to sunlight compared to building elevations on the southern aspect. The purpose of the recession planes is to encourage the design and location of buildings to minimise the loss of sunlight to neighbours. The recession plane indicator circle shown in Figure 2 determines the recession plane angle for a site's boundaries.

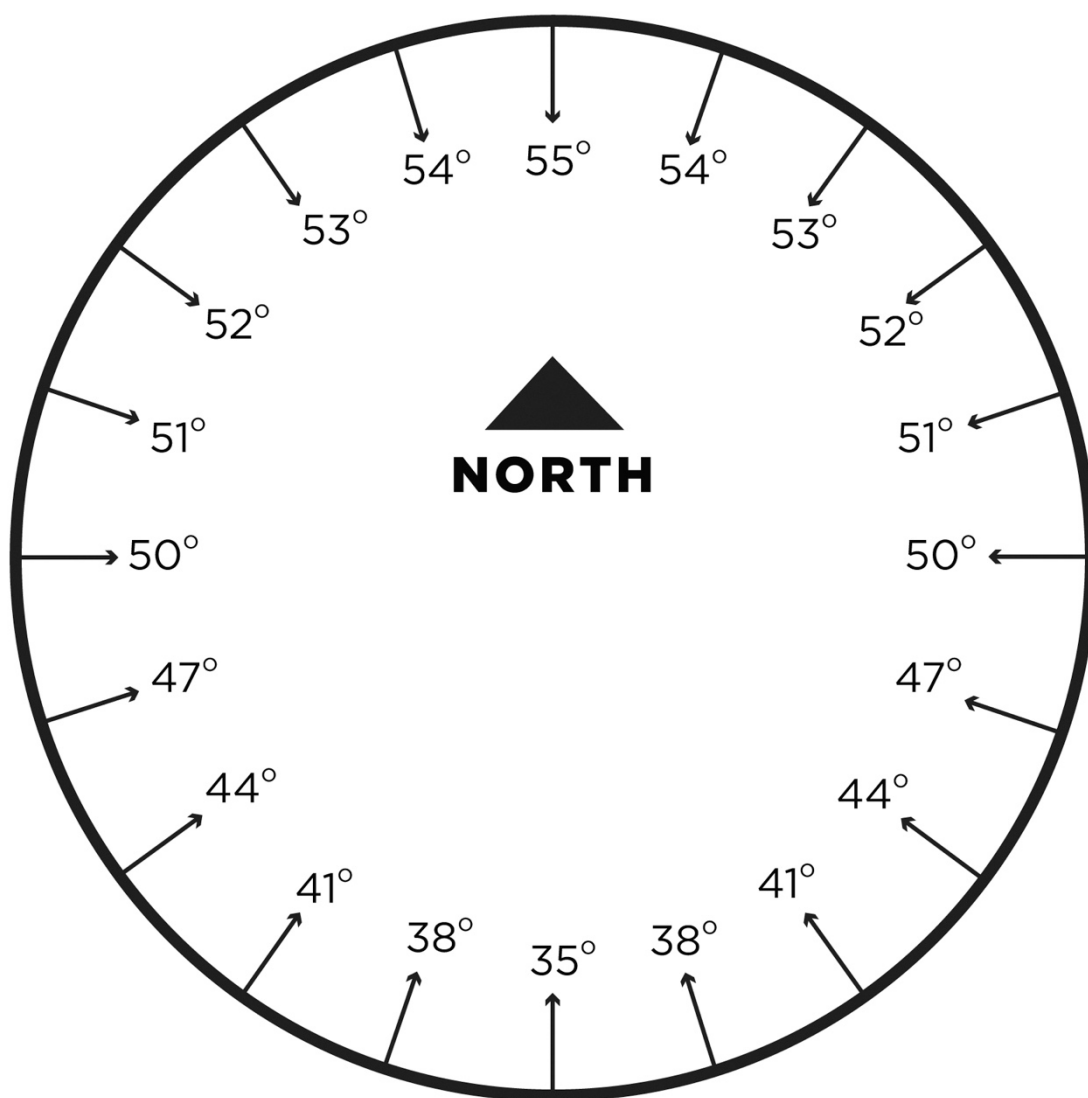


Figure 2 – Recession Plane Indicator Circle

How to use the Recession Plane Indicator Circle

1. Position the Recession Plane Indicator Circle on a site plan so that true north faces straight up.
2. Position the circle so that the outer edge of the circle touches the boundary
3. The correct angle is the number nearest where the circle touches the boundary.

An example is shown in Figure 3.

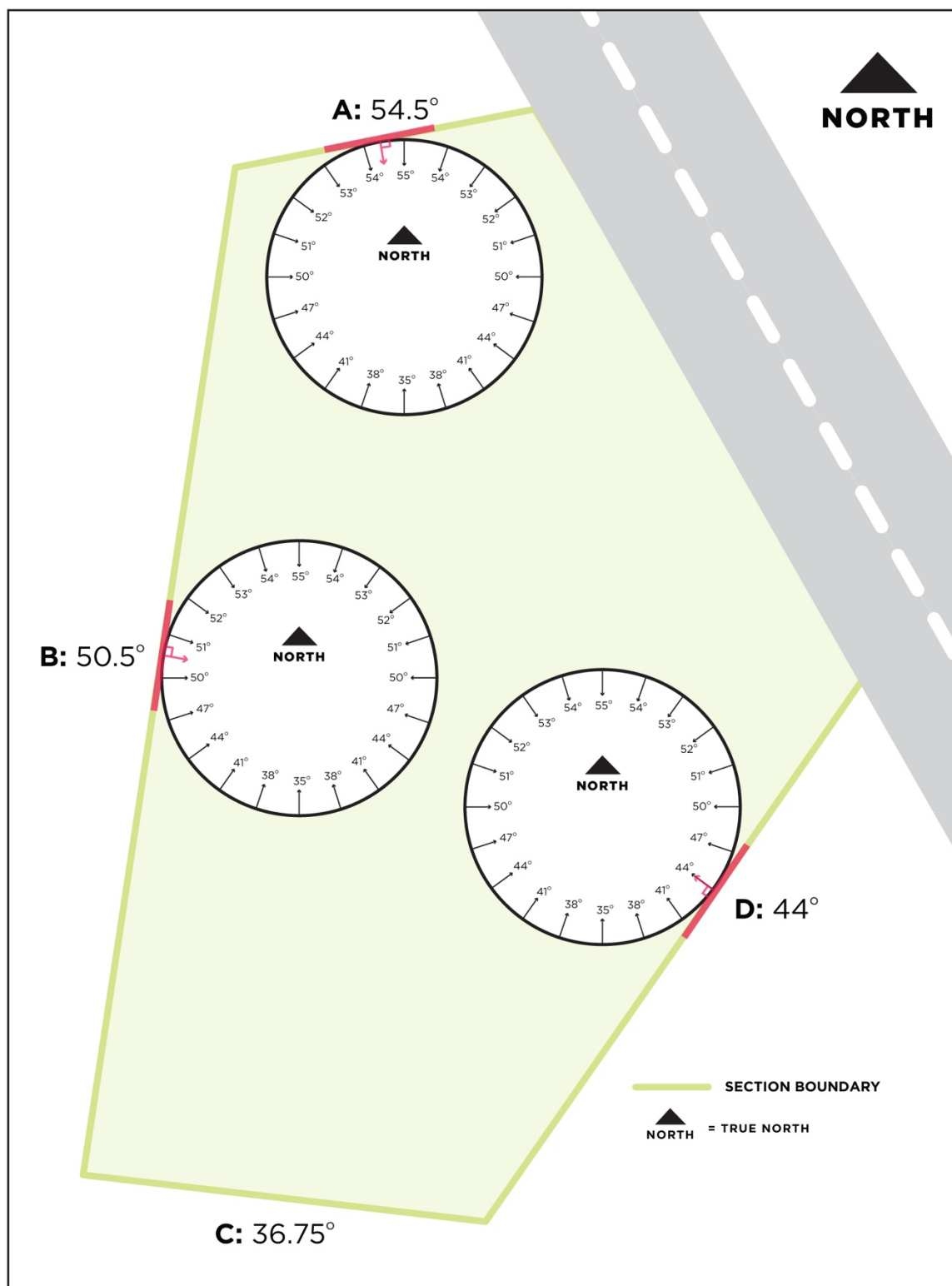


Figure 3 – Sample site plan illustrating the recession plane angles alongside each boundary.

Compliant recession plane projections

Projections in height above a recession plane of less than 1.5m² area (viewed on a site plan), and no greater than 1m in height (viewed on an elevation drawing) are permitted.

The diagrams below demonstrate a compliant example:

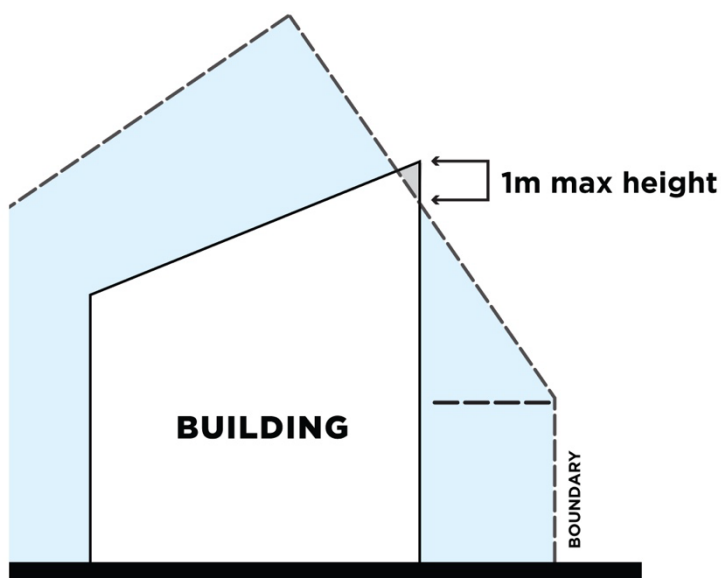


Figure 4 – ELEVATION drawing showing a maximum projection height of 1m

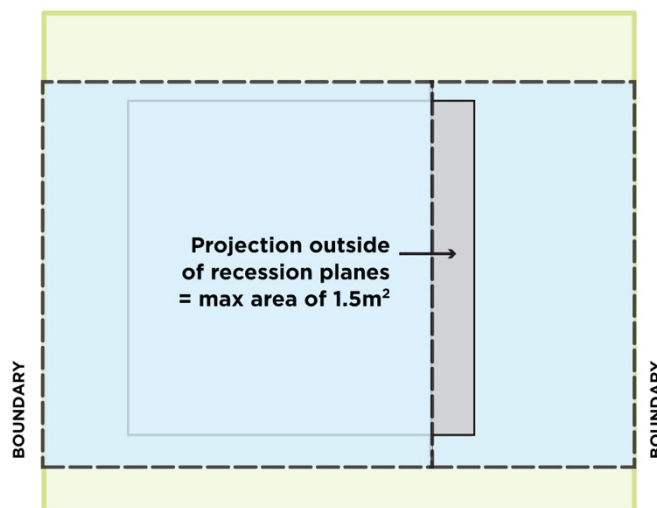


Figure 5 – SITE PLAN view showing the area of the projection = to maximum 1.5m²

Compliant eave projection

Eaves inclusive of gutters with a maximum depth of 20cm measured vertically are permitted to project above the recession planes.

The diagram below demonstrates a compliant example:

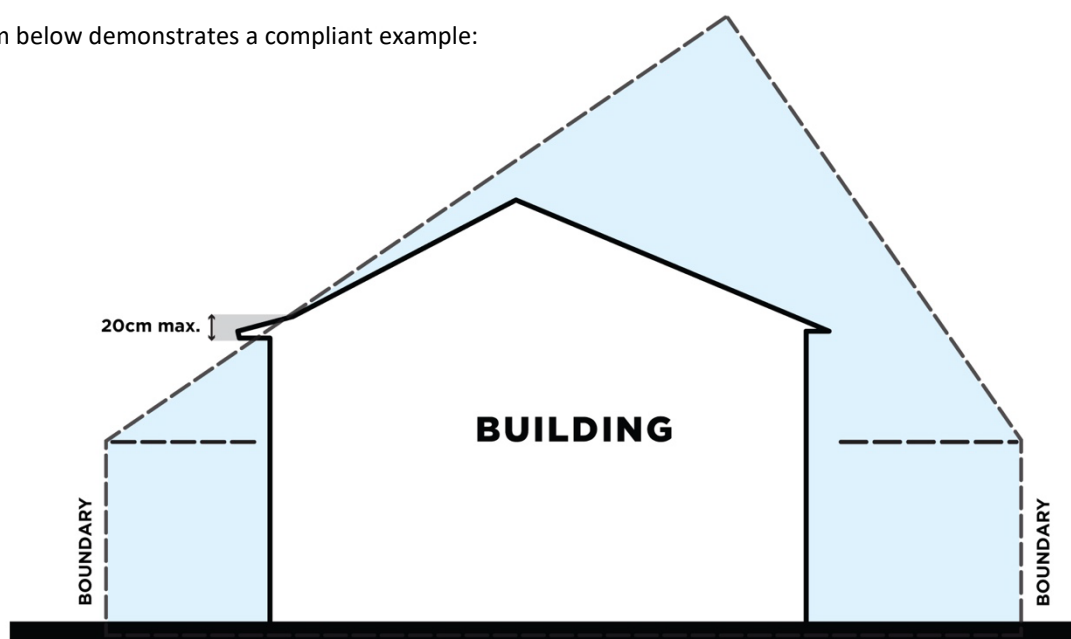


Figure 6 – Example of compliant eave projection