

## Chapter: MRZ – Medium density residential zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
<a href="#">95.3</a>	MRZ – Medium density residential zone	General		<p><i>We have as is widely known a tight labour market driven by the strength and diversity of our local industry sectors – a situation that has intensified because of COVID related challenges associated with workforce availability and critical skills shortages. There are continual challenges associated with both attracting and retaining a widely skilled workforce – a key component of which is having sufficient housing and quality rental stock to house new residents and their families. With a tight, and presently heated, housing and rental market there are limited available properties so we welcome and are supportive of the change to medium density zones to create Development Areas to encourage and allow multi-unit housing development near established urban areas.</i></p>	
<a href="#">143.60</a>	MRZ – Medium density residential zone	General		<p><i>Proposed Medium Density Residential Zone (MDRZ)</i></p> <ul style="list-style-type: none"> <li>· <i>The MDRZ is applied to existing suburban areas located near commercial centres. 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-attached, 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.</i></li> <li>· <i>The objectives and policies for the MDRZ envisage an area that is primarily residential with a mix of compatible retail/business activities throughout. A mix of two and three storey buildings are primarily envisaged through the objectives, while providing for onsite amenity and attractive streetscapes.</i></li> <li>· <i>Permitted activities within the MDRZ include:</i> <ul style="list-style-type: none"> <li>- <i>Two residential units on a site;</i></li> <li>- <i>Visitor accommodation within an ancillary to a residential unit;</i></li> <li>- <i>Homes businesses where the business occupies no more than 30m2 of the building;</i></li> <li>- <i>Educational facilities being either a childcare service or within a residential unit;</i></li> <li>- <i>Community gardens;</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>· <span style="background-color: black; color: black;">██████████</span> oppose the MDRZ provisions in its current state and seeks a full review and amendments from TDC. The provisions as currently proposed are not enabling of higher density residential developments, rather the provisions seek to provide for infill residential, suburban style development.</li> <li>· Further spatial application of the MDRZ, beyond what has been proposed under the Draft Plan is sought so that more land is made available for medium density residential development across the district and where appropriate.</li> </ul>

			<ul style="list-style-type: none"> <li>- <i>Open space for recreational purposes;</i></li> <li>- <i>Accessory buildings; and</i></li> <li>- <i>Convenience activities on corner sites and residential activities previously used for commercial purposes.</i></li> <li>· <i>Key standards each permitted activity in the GRZ must comply with include the following:</i> <ul style="list-style-type: none"> <li>- <i>A maximum height of 12m for all buildings and structures;</i></li> <li>- <i>Compliance with the height in relation to boundary planes measured 3.5m above ground level and a recession plane as specified on the Appendix 5 of the plan;</i></li> <li>- <i>A minimum outdoor living space at ground level of 20m<sup>2</sup> for each residential unit;</i></li> <li>- <i>An indoor storage space of at least 2.5m<sup>2</sup> and outdoor storage space of 3m<sup>2</sup>; and</i></li> <li>- <i>A minimum site density of one unit per 300m<sup>2</sup> of net site area. However, this standard does not currently apply to three or more dwellings per site.</i></li> </ul> </li> <li>· <i>[REDACTED] [REDACTED] [REDACTED] The provisions only allow for two units per site as a residential activity in this zone, which does not provide for a medium density outcome. This is closer to low density, reflecting the existing character of the zone and the planned urban form of the GRZ.</i></li> <li>· <i>The provisions for the MDRZ do not constitute an efficient use of land to provide for residential intensification at a scale that would enable a range of typologies. Therefore, the permitted activity standards for the zone are not consistent with the objectives and policies.</i></li> <li>· <i>The difference in permitted building height between the GRZ and MDRZ is only two metres. This does not provide a significant differentiation between the two zones to enable a mix of dwelling types such as low-rise apartment buildings.</i></li> <li>· <i>Geographically, the Draft District Plan has not proposed significant rezoning of existing residential areas that would allow for greater residential intensification in the District, as opposed to where medium density is provided for under the Operative Plan. In addition, where</i></li> </ul>	<ul style="list-style-type: none"> <li>· <i>[REDACTED] also oppose the provisions of the GRZ and seek a full review and amendments from TDC so that the provisions will provide for a different outcome between the MDRZ and GRZ. As currently proposed, the provisions seem to provide for similar style residential developments to occur, which does not align with the policy framework of the Draft Plan itself.</i></li> </ul>
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				<p>medium density has been proposed under the Draft Plan (particularly at Geraldine and the Highfield Shopping Centre), the spatial extent does not reflect a 400m / five-minute walkable catchment.</p> <ul style="list-style-type: none"> <li>• [REDACTED] oppose the use of a residential density standard in both the MDRZ and GRZ. A rule-based control for a permitted number of dwellings per site (beyond which resource consent is required) is a preferred approach to secure residential growth outcomes for either zone. It is also recommended that the permitted number of dwellings per site in the MDRZ under rule MRZ-R1 is increased to three dwellings.</li> <li>• Overall, the Draft Plan’s residential zone provisions are not considered to enable the efficient use and development of residential land nor appropriately give effect to the objectives and policies that inform them. Further, only limited areas have been rezoned to reflect the obligations for local authorities under the NPSUD. Therefore, [REDACTED] are of the view that the Draft Plan is inconsistent with this NPSUD and Part 2 of the RMA.</li> </ul> <p>[REDACTED] recommend that the Council revisit the spatial and written application of MDRZ provisions under the Draft Plan, so that the zone better enables the community to provide for higher, more sustainable densities in appropriate areas (i.e. apartments and terraced houses) and doesn’t just allow for infill development as the provisions currently do.</p>	
<a href="#">23.1</a>	MRZ – Medium density residential zone	General	General	<p><b>INTRODUCTION</b></p> <ol style="list-style-type: none"> <li>1. The following comments are made on behalf of [REDACTED]</li> <li>2. [REDACTED] supports the Timaru District Council (Council) in its review of the Timaru District Plan (the Plan) and appreciates the opportunity to provide feedback on the draft Plan. Within this context [REDACTED] offers the following comments for the Council’s consideration.</li> </ol> <p><b>STATEMENT OF INTEREST AND BACKGROUND</b></p> <ol style="list-style-type: none"> <li>3. [REDACTED]</li> </ol>	<p>[REDACTED] An enabling zone and suite of relevant objectives, policies and rules would:</p> <ul style="list-style-type: none"> <li>• better reflect the current land use environment;</li> <li>• clearly signal to the public the current and</li> </ul>

			<p> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>  <span style="background-color: black; color: black;">[REDACTED]</span> </p> <p> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>  <span style="background-color: black; color: black;">[REDACTED]</span> </p> <p> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>  <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> </p> <p> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>  <span style="background-color: black; color: black;">[REDACTED]</span> </p> <p> <span style="background-color: black; color: black;">[REDACTED]</span> <i>REGIONAL MASTER PLAN</i> </p> <p> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>  <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> </p> <p> 9. Strategically, <span style="background-color: black; color: black;">[REDACTED]</span> not only provides facilities for <span style="background-color: black; color: black;">[REDACTED]</span> delivery into Timaru and South Canterbury but also forms a key part of the network of provision now under the oversight of <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> own Strategic Plan place significant importance on providing and maintaining high quality and coherent infrastructure that meets the needs of learners/ākonga, whānau, iwi, industry, regions </p>	<p>intended land use for the site;</p> <ul style="list-style-type: none"> <li>· reduce reliance on resource consenting, thereby decreasing transaction costs and development uncertainty that would otherwise exist with the current draft provision;</li> <li>· improve Plan effectiveness and efficiency;</li> <li>· improve planning effectiveness and efficiency by providing consistency between local authority areas, given that <span style="background-color: black; color: black;">[REDACTED]</span> holds a property portfolio that spans numerous districts; and</li> <li>· enable development of more appropriately targeted zone rules and related district wide provisions that better reflect the land use arrangement.</li> </ul> <p><span style="background-color: black; color: black;">[REDACTED]</span> has previously provided an example of a Special Purpose zone from the Christchurch District Plan that could be modified for the Timaru environment.</p>
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			<p>and communities. [REDACTED]</p> <p>10. Drivers that underpin [REDACTED] intended investment in infrastructure, such as built assets, include but are not limited to:</p> <ul style="list-style-type: none"> <li>· Reducing the footprint of the property portfolio to match the demand</li> <li>· Ensuring that the right property types and volumes exist in the right locations</li> <li>· Consolidating property and collocating buildings to [REDACTED] where possible to allow for use by as many users as possible</li> <li>· Configuring buildings to facilitate modern and diverse use without reconfiguration, enabling more space to be treated as generic and shared</li> <li>· Reducing volumes of dedicated space, both [REDACTED] and</li> <li>· Eliminating obsolete and/or substandard buildings - by demolition, refurbishment, divestment or by exiting leases</li> </ul> <p>11. Achieving investment objectives on [REDACTED] is not simply a case of removing a defined amount of existing building stock. Instead, [REDACTED] must redevelop [REDACTED] thoughtfully to ensure the right mixture, capability and quality of spaces are provided that meet demands and resolve legacy quality issues. In order to achieve the desired end state, [REDACTED] will seek to work productively and cooperatively with the Timaru District Council to ensure that the right facilities and infrastructure can be provided for [REDACTED] in Timaru and the wider South Canterbury region into the future.</p> <p>12. The key message that [REDACTED] wishes to provide is that there may be substantial change at [REDACTED] going forward. As a consequence, the planning provisions need to enable and facilitate such change, while appropriately managing off site environmental effects.</p>	<p>[REDACTED] welcomes the opportunity to continue dialogue with the Council on this matter and can assist with the drafting of the planning framework, including objectives, policies, rules and assessment matters.</p>
<a href="#">23.2</a>	MRZ – Medium density	Objectives	<p>MRZ-O1 Purpose of the [REDACTED] is proposed to be zoned Medium Density Residential (MDR) in the draft Plan. [REDACTED] require resource consent as a discretionary activity.</p>	Amend as follows:

	residential zone		Medium density residen	<p><i>The draft Plan policy framework provides some recognition of the need for, and the appropriateness of, non-residential activities within residential areas. Such activities must, however, be compatible with the character anticipated for the MDR zone. This is, of course, entirely appropriate. The issue that [REDACTED] is highlighting, however, is that the current zoning and policy approach for [REDACTED] does not recognise the current land use arrangement and is potentially problematic when considering future resource consent applications associated with implementing the Master Plan. This is because [REDACTED] not sit comfortably within the draft policy framework.</i></p> <p>1 A defined term in the draft Plan which includes [REDACTED]</p>	<p>Objective MRZ-O1 describes the purpose of the MDR zone as providing for:</p> <ol style="list-style-type: none"> <li>1. primarily residential areas with moderate density and bulk of buildings and a range of housing types; and</li> <li>2. small-scale convenience retail, community facilities, educational facilities and recreation activities that support the health and wellbeing of people and communities where these are compatible with the character and qualities of the zone.</li> </ol>
<a href="#">23.3</a>	MRZ – Medium density residential zone	Objectives	MRZ-O2 Character and qualities of the Medium	<p>[REDACTED] is proposed to be zoned Medium Density Residential (MDR) in the draft Plan. [REDACTED] require resource consent as a discretionary activity.</p> <p><i>The draft Plan policy framework provides some recognition of the need for, and the appropriateness of, non-residential activities within residential areas. Such activities must, however, be compatible with the character anticipated for the MDR zone. This is, of course, entirely appropriate. The issue that [REDACTED] is highlighting, however, is that the current zoning and policy approach for [REDACTED] does not recognise the current land use arrangement and is potentially problematic when considering future resource consent applications associated with implementing the Master Plan. This is because [REDACTED] does not sit comfortably within the draft policy framework.</i></p> <p>1 A defined term in the draft Plan which includes [REDACTED]</p>	<p>Amend to:</p> <p>Objective MRZ-O2 assists Objective O1 by defining the character and qualities of the zone:</p> <ol style="list-style-type: none"> <li>1. a moderate density of residential activities; and</li> <li>2. two to three-storey buildings that are well-articulated and that make a positive contribution to</li> </ol>

					<p>neighbouring properties and the streetscape; and</p> <p>3. good quality on-site residential amenity; and</p> <p>4. good quality amenity for adjacent sites; and</p> <p>5. small-scale non-residential activities; and</p> <p>6. upgraded and attractive streetscapes.</p>
<a href="#">23.4</a>	MRZ – Medium density residential zone	Policies	MRZ-P6 Other non-residential activities	<p>██████████ is proposed to be zoned Medium Density Residential (MDR) in the draft Plan. ██████████ require resource consent as a discretionary activity.</p> <p><i>The draft Plan policy framework provides some recognition of the need for, and the appropriateness of, non-residential activities within residential areas. Such activities must, however, be compatible with the character anticipated for the MDR zone. This is, of course, entirely appropriate. The issue that ██████████ is highlighting, however, is that the current zoning and policy approach for ██████████ does not recognise the current land use arrangement and is potentially problematic when considering future resource consent applications associated with implementing the Master Plan. This is because ██████████ does not sit comfortably within the draft policy framework.</i></p> <p>1 A defined term in the draft Plan which includes ██████████</p>	<p>Amend to:</p> <p>Implementing Policy MRZ-P6 deals with education activities:</p> <p>Only allow other non-residential activities and buildings, including the expansion of existing non-residential activities and buildings, where:</p> <p>1. any significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding area can be avoided or mitigated; and</p> <p>2. the nature, scale and intensity of the activity is</p>

					<p>compatible with the anticipated character and qualities of the surrounding area; and</p> <p>3. the activity contributes to the health and wellbeing of the community; and</p> <p>4. there is adequate provision for parking and vehicle manoeuvring on-site; and</p> <p>5. road safety and efficiency is maintained</p>
<a href="#">118.48</a>	MRZ – Medium density residential zone	Policies	MRZ-P6 Other non-residential activities	<p>██████ opposes Policy MRZ-P6 to the extent that the Policy requires the avoidance or mitigation of any significant adverse effects on residential amenity values in the Medium Density Residential Zone. ███████ considers that regionally significant infrastructure, such as the National Grid, often has an operational need or functional need to locate in a residential zone and is of a nature and scale that means it is not possible to avoid or mitigate all significant adverse effects. As such, this policy may have the effect of preventing the operation, maintenance, upgrade and development of the National Grid in a manner that does not give effect to the National Policy Statement on Electricity Transmission. ███████ seeks that Policy MRZ-P6 is amended as follows:</p> <p><i>“Provide for other non-residential activities and buildings (except for regionally significant infrastructure) where:</i></p> <ol style="list-style-type: none"> <li>1. any significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided; and</li> <li>2. they do not compromise the character and qualities of the surrounding area; and</li> <li>3. they contribute to the health and wellbeing of people in the surrounding area; and</li> <li>4. the scale, form, appearance, composition and design of any buildings means the amenity values of the surrounding area are maintained; and</li> </ol>	<p>7.</p>



				<p>5. <i>there is adequate provision for parking and vehicle manoeuvring on-site; and</i></p> <p>6. <i>road safety and efficiency is maintained.”</i></p>	
<a href="#">143.63</a>	MRZ – Medium density residential zone	Rules	MRZ-R1 Two residential units on a site	<i>For the reasons in the foregoing</i>	It is also requested that the permitted number of dwellings in the MDRZ under rule MRZ-R1 is increased to three dwellings per site.
<a href="#">96.42</a>	MRZ – Medium density residential zone	Rules	MRZ-R11 Community facilities, motels and Eme	██████ is generally supportive of emergency services facilities being Restricted Discretionary in the MRZ.	
	zone		boundary		
<a href="#">143.61</a>	MRZ – Medium density residential zone	Standards	MRZ-S5 Density of residential units Me	<i>For the reasons in the foregoing</i>	<ul style="list-style-type: none"> <li>· ████████ oppose the use of a residential density standard in both the MDRZ and the GRZ. Deletions are sought to standards MRZ-S5 and GRZ-S7 respectively.</li> </ul>

<a href="#">143.62</a>	MRZ – Medium density residential zone	Standards	MRZ-S1 Height of buildings and structure s	· <i>It is requested that the permitted building height in the MDRZ remain at 12m, meanwhile the permitted building height in the GRZ is reduced to 9m.</i>	Retain 12m height
<a href="#">68.31</a>	MRZ – Medium density residential zone	Standards	MRZ-S3 Outdoor living space Medium den	<i>20 m2 living space is too small.</i>	