

HOUSING INTENSIFICATION SUMMARY GUIDANCE - MEDIUM DENSITY RESIDENTIAL STANDARDS



Contents

MEDIUM DENSITY RESIDENTIAL STANDARDS	3
<hr/>	
Where in the Waimakariri district will the Medium Density Residential Standards apply?.....	3
STANDARDS	4
<hr/>	
Scenarios.....	5
Qualifying Matters.....	5
Advice notes.....	6
FLOW CHART	7
<hr/>	

In December 2021, the Government introduced the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) to amend aspects of the Resource Management Act 1991 (RMA). The Amendment Act seeks to address the housing supply issues in many parts of New Zealand by enabling higher density housing to be built without the need for a resource consent.

To achieve this, the Amendment Act directs councils to adopt Medium Density Residential Standards (MDRS) and intensification policies from the National Policy Statement on Urban Development 2020 (NPS-UD). As the Council is in the process of a District Plan Review, the MDRS and intensification policies will be implemented through a variation to the Proposed District Plan called Variation 1: Housing Intensification. The MDRS apply to all Tier 1 councils: Auckland, Hamilton, Tauranga, Wellington, and Christchurch. As the Waimakariri is part of greater Christchurch, we must also adopt the standards.

The MDRS permit up to three residential units up to three storeys high (11 metres plus one metre pitched roof) per site in relevant residential areas without land use consent, provided MDRS such as height and setbacks are met. The new housing density rules, which include bulk and location, site coverage, open space and height rules, will apply to most of the urban residential areas within the Waimakariri District. The standards apply to the residential areas of Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus.

The new standards, objectives and policies will be included in the Proposed District Plan and the criteria has been outlined in this guidance document.

Medium Density Residential Standards (MDRS)

The following Medium Density Residential Standards apply within the Medium Density Residential Zones of Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus, except where a 'qualifying matter' (an additional requirement) applies. Qualifying matters can apply where matters of national importance (listed in Section 6 of the RMA) are relevant, or areas where Council has identified intensification as inappropriate, such as sites located within natural hazard areas, and/or sites identified as a Historic Heritage Site.

Other district wide matters will still apply, such as standards on earthworks, noise, access, setbacks to Railway corridors, Arterial and Strategic Roads, and setbacks to Transpower lines.

The variations to the Proposed District Plan will include:

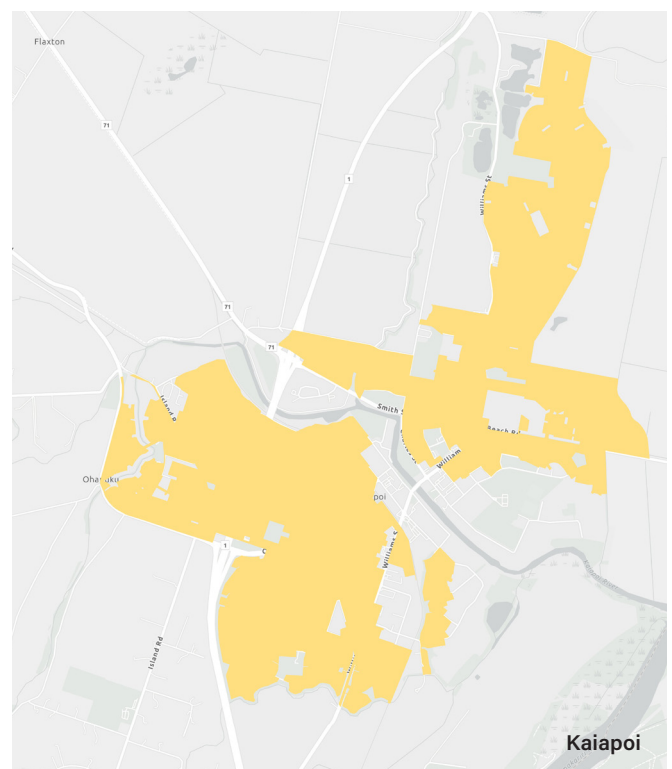
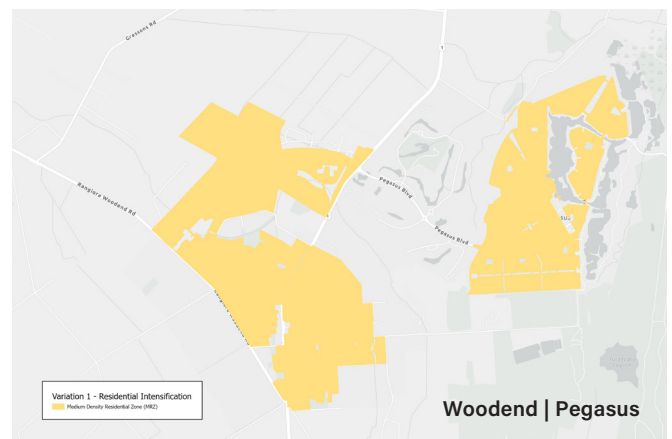
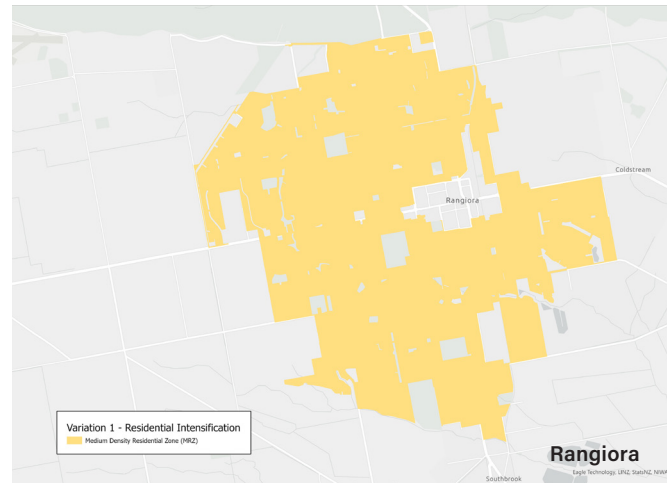
Variation 1:

- Replace the General Residential Zone with the Medium Density Residential Zone in the Proposed District Plan (excluding Oxford).
- Insert the new Medium Density Residential Standards into the Medium Density Residential Zone chapter in the Proposed District Plan.
- Include the higher density standards within Town Centre, Local Centre and Neighbourhood Centre Zones.
- Changes to the height limits of the Local Centre and Neighbourhood Centre Zone proportionate to the changes to the adjacent residential zones where the MDRS apply.
- Rezone two new residential zones in Rangiora from Rural Lifestyle Zone to Medium Density Residential Zone, and include the Medium Density Residential Standards.
- Identify the district wide matters (rules relating to the construction of building a residential development) that still apply under the Operative District Plan.
- Identify the 'qualifying matters' (new and existing) to limit further residential development within sites and areas where further 'density' beyond the District Plan requirements, would be inappropriate.

Variation 2:

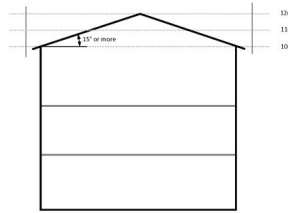
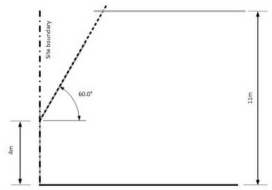
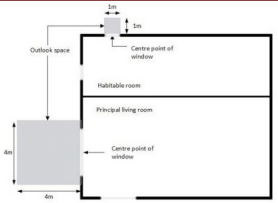
- Introduce financial contribution requirements into the Proposed District Plan to respond to the intensification enabled in the Amendment Act.

Where in the Waimakariri District will the Medium Density Residential Standards apply?



Standards

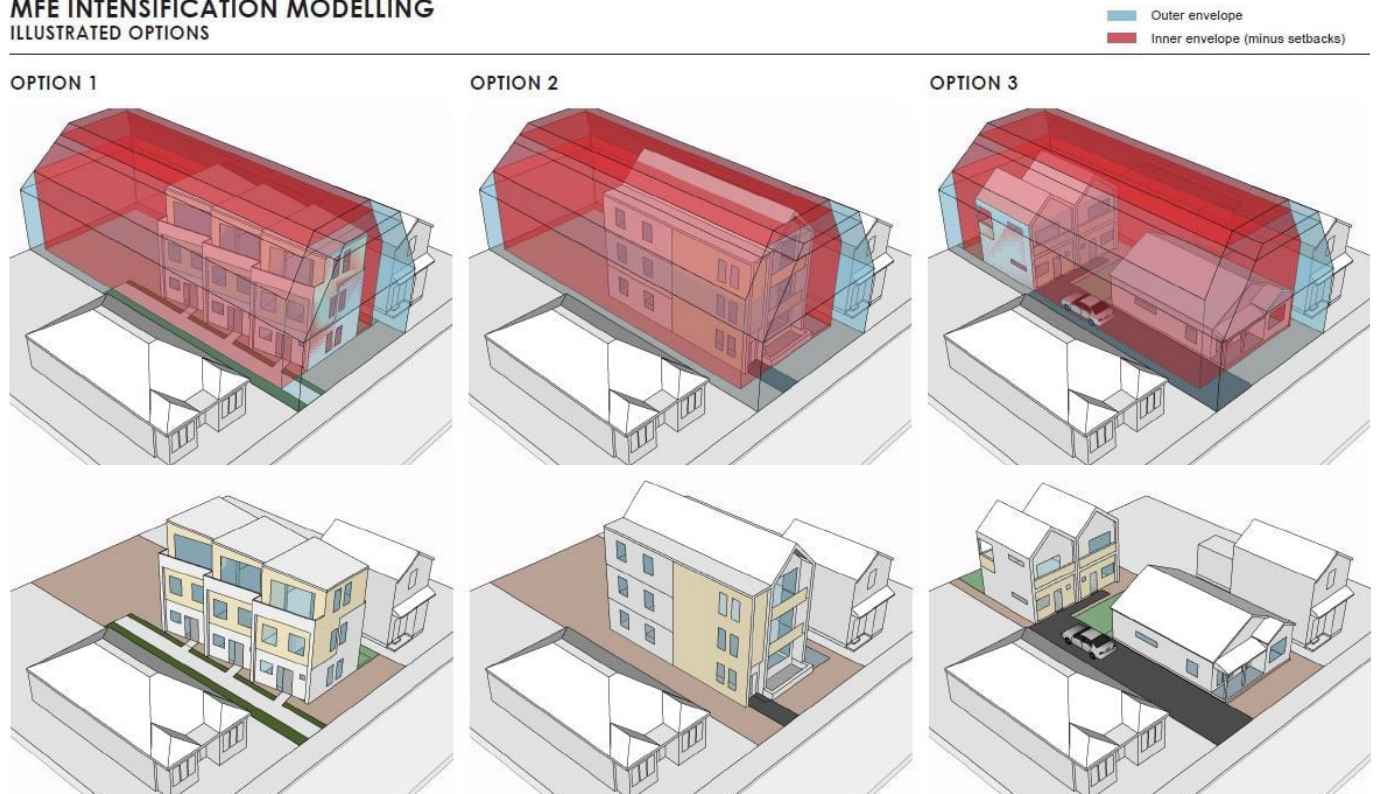
The Ministry for the Environment have required Tier 1 Council's to impose the following standards by 20 August 2022 within the Medium Density Residential Zone. Any proposed development that goes beyond these rules will require a resource consent.

Number of residential units per site	Maximum	3	
Building height	Maximum	11m + 1m, for pitched roof where the roof slopes 15° or more.	
Height in relation to boundary	Maximum	4m + 60° recession plane, excludes road boundaries and common walls.	
Setbacks	Minimum	Front yard: 1.5m Side yard: 1m Rear yard: 1m (excluding on corner sites)	
Building coverage*	Maximum	50% of the net site area * Building coverage means the total area of buildings at ground floor level plus eaves and any other overhangs.	
Outdoor living space (one per unit)	Minimum	Ground floor: 20m ² , 3m dimension Above ground floor: 8m ² , 1.8m dimension	
Outlook space (per unit)	Minimum	Principal living room: 4m depth, 4m width All other habitable rooms: 1m depth, 1m width	
Windows to street	Minimum	20% glazing of the street-facing facade	
Landscaped area	Minimum	20% of the developed site with grass or plants or trees.	

Scenarios

The Ministry for the Environment has illustrated potential development options for typical sites under the Medium Density Residential Standards.

MFE INTENSIFICATION MODELLING ILLUSTRATED OPTIONS



Qualifying Matters

The Amendment Act also sets out a pathway - via 'qualifying matters' - to modify the Medium Density Residential Standards in certain areas where intensification is less appropriate within the Medium Density Residential Zones of Rangiora, Kaiapoi, Woodend and Pegasus. The table below identifies the 'qualifying matters':

Qualifying matter	Affected locations	Proposed setbacks/density
National grid transmission lines	National Grid transmission lines within Medium Density Residential Zone in north-west Rangiora.	39m building setback from national grid transmission lines.
Railway corridors	Railway corridors within Rangiora and Kaiapoi.	5m building setback from rail boundary and sight triangles.
Natural Hazards (Kaiapoi Urban flood risk)	Area A/Area B around the Kaiapoi Town Centre.	Density standard Area A: 200m ² /Area B: 500m ²
CIAL Airport noise control (Christchurch International Airport (CIAL))	Within Christchurch International Airport noise contour over Kaiapoi Medium Density Residential Zone (overlay).	Development within the airport noise control layer will retain the density in the Proposed District Plan.
Strategic and Arterial Roads	Properties adjoining strategic and arterial roads in Rangiora, Kaiapoi and Woodend.	6m building setback from strategic and arterial roads.
Historic Heritage	Properties within the Medium Density Residential Zone listed as a heritage item within the District Plan	Will retain the density/building requirements in the Proposed District Plan.
Notable Trees	Properties within the Medium Density Residential Zone listed with a notable tree within the District Plan.	Will retain the density/building requirements in the Proposed District Plan.
Natural Character of Freshwater Bodies	Certain waterbodies listed in the Proposed District Plan that flow through the Medium Density Residential Zone of Kaiapoi and North East Rangiora.	Will retain building setbacks listed in the Proposed District Plan from identified waterbodies.
Public Access: esplanade reserves and strips	Properties within the Medium Density Residential Zone adjoining waterbodies listed in the Proposed District Plan requiring esplanade reserves.	20m setback from the edge of the identified waterbody.

Note: If the site is subject to a 'qualifying matter' listed above, then the 'Medium Residential Density Standards' are not permitted from the date of notification. It would be best to contact Council's Planning Department if you wish to apply for resource consent.

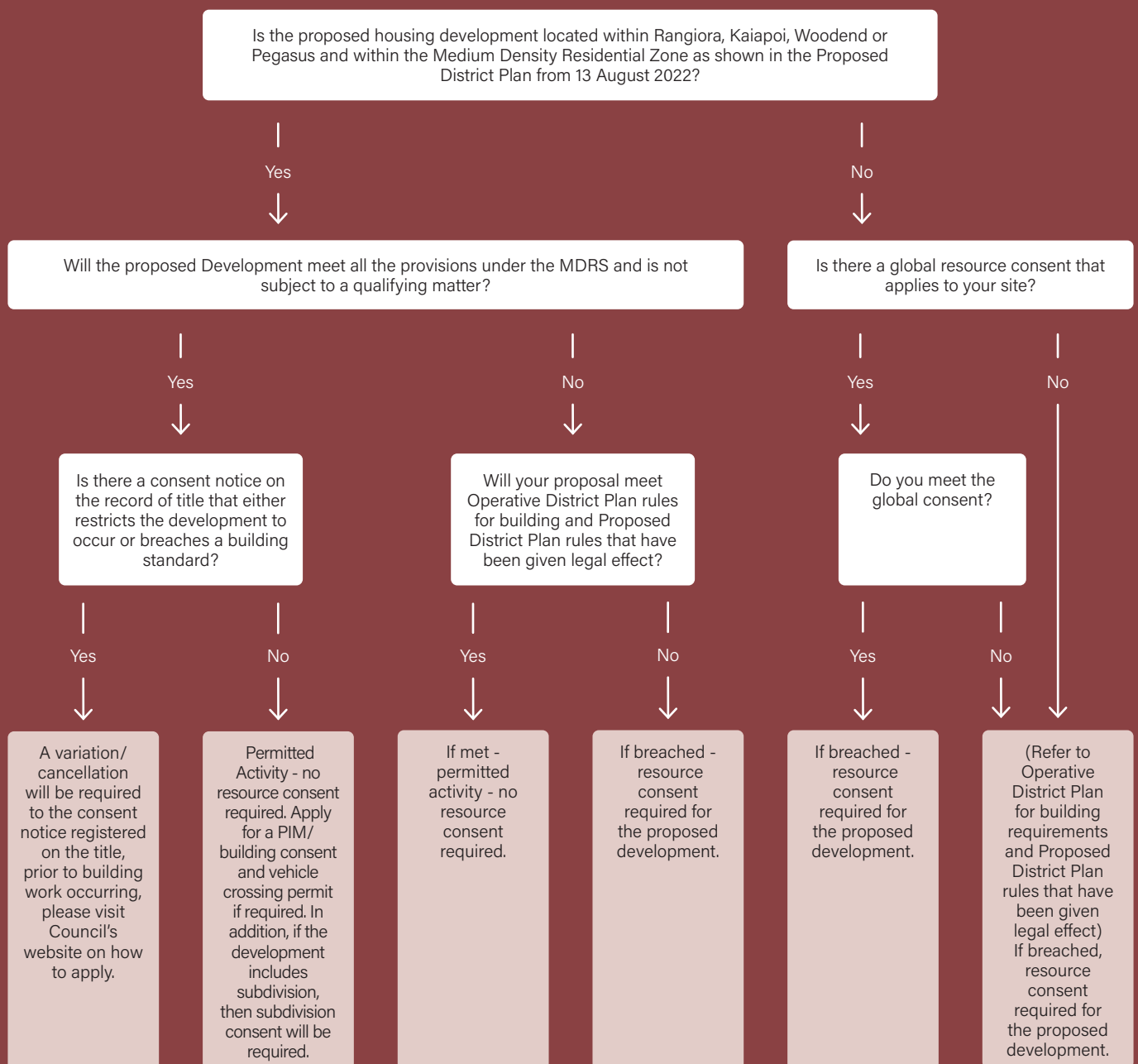
Advice Notes:

- Ministry for the Environment's guidance note: [Understanding the Resource Management \(Enabling Housing Supply and Other Matters\) Amendment Act 2021](#)
- **Any questions, on the new provisions and qualifying matters, please contact Council's Planning Department on 0800 965 468.**
- The Medium Density Residential Standards are imposed in the Proposed District Plan from date of notification waimakariri.isoplan.co.nz/draft/
- The Medium Density Residential Zones are shown on proposed district plan maps, Link, waimakariri.isoplan.co.nz/draft/#Rules/0/202/1/0/0
- If the site falls within the Rangiora, Kaiapoi, Woodend and Pegasus Medium Density Residential Zones, and is not subject to a qualifying matter, then the above rules take precedence over the Operative District Plan Provisions.
- A building consent is still required and other consents, such as for earthworks, or subdivision consent may be necessary.
- Development contributions and financial contributions may apply, please contact Council's Project Delivery Unit to find out more on 0800 965 468.
- Please check the record of title for any consent notice requirements, which override the above requirements. In addition, a private covenant registered on the record of title could contradict the MDRS standards, and we recommend, if this is the case, to contact the developer to seek options.

Flow Chart

The Waimakariri District Council notified the Proposed District Plan on 18 September 2021. The Operative District Plan (made operative 2005) is the current plan and every district plan rule still applies other than those given immediate legal effect with the Proposed District Plan. Council also implement any rules that have been given legal effect under the Proposed District Plan (2021).

The new Medium Density Residential Standards will have legal effect from 13 August 2022 in the Proposed District Plan, and the flow chart below gives more clarity to which District Plan (Operative vs Proposed) applies to certain development activities.



waimakariri.govt.nz/planning/resource-consents/variation-to-a-resource-consent

Contact Us

HAVE QUESTIONS?

If you have any questions, please contact Council's Planning Department to speak to a Council Planner.

PHONE

0800 965 468
(0800 WMK GOV)

EMAIL

duty.planner@wmk.govt.nz

WEBSITE

waimakariri.govt.nz

SERVICE CENTRES:

Rangiora service centre

Address: 215 High Street, Rangiora
Email: office@wmk.govt.nz
Opening hours: Monday to Friday 8.30am-5pm

Kaiapoi service centre

Email: kaiapoi@wmk.govt.nz

Oxford service centre

Email: oxford@wmk.govt.nz