

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 21

Hearing Streams 7A Part 3: Area specific matters – RESZ- Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 7A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 21 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the RESZ – Residential Zones Chapter and the submissions received on those provisions. The relevant provisions are:
 - General and Repeated Submissions / themes
 - RESZ Introduction
 - RESZ Objectives and Policies
 - LLRZ
 - GRZ
 - MRZ Provisions
 - SETZ
 - Matters of Discretion for all Residential Zones
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 15** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 16** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the RESZ – Residential Zones chapters have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports and written Reply Reports, which are available on the Council’s website. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report authors’ recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 47 original submissions which raised 351 submission points on the RESZ – Chapters, excluding the Medium Density Residential Zone. There were 44 submission points received on the MRZ.

Key issues

12. We received two separate s42A reports for the RESZ – Residential Zones Chapter, titled:
 - (a) S42A Report: Officer's Report: Whaitua Nohonoho – Residential & Large Lot Residential Zones; and
 - (b) S42A Report: Medium Density Residential Submissions.
13. This recommendation report covers both s42A reports. We note here that there were a few matters that both Residential Zones s42A report authors covered in their reports where they came to different recommendations. Our report identifies where we prefer the recommendation of one officer rather than the other.
14. The issues in contention on these chapters addressed in this report are:
 - (a) General and Repeated Submissions / Themes
 - (b) RESZ Objective RESZ-O1
 - (c) RESZ-P3
 - (d) RESZ-P13 and MPZ-P1
 - (e) RESZ-P14
 - (f) GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5
 - (g) GRZ-R18
 - (h) GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5
 - (i) MRZ-P1
 - (j) New MRZ Rule for Emergency Service Facility
 - (k) MRZ-R29
 - (l) MRZ-BFS4
 - (m) MRZ-BFS8

3. General and Repeated Submissions / Themes

Overview

15. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report authors.

Reasons

16. The matter which we wish to address here is the submission from Ken Fletcher¹ which raised concerns regarding the residential zoning offerings in the PDP. Mr Fletcher provided both lay and expert evidence in support of his submission. We note here that the Environment Court Code of Conduct for Expert Witnesses is clear of the need of impartiality for any expert witness. We find that we give Mr Fletcher's expert evidence little weight, given he gave it in his own interest.
17. In saying that, having considered Mr Fletcher's submission, we agree that there appears to be a gap in the Residential Zones offerings. However, we were not presented with any proposed zoning or provisions, proposed maps or an accompanying s32 evaluation that we could consider. Further, in the absence of this information, we find it would be contrary to natural justice and fair process to introduce a new zone on the basis of Mr Fletcher's submission, as people affected would not have known as such.
18. Rather, we encourage the Council to undertake future work to determine whether there is a gap in the Residential Zone offerings and how this may be filled, potentially leading to a future plan change.

4. RESZ-O1

Overview

19. The following is a summary of the Panel's recommended amendments to RESZ-O1, over and above the amendments recommended by the s42A report author:

Provisions	Panel recommendations
RESZ-O1	Amend by replacing "growth needs" with "demand"

Amendments and reasons

20. The submission we refer to here is that by Kainga Ora² 325.192 which sought that the objective be deleted and replaced by "residential growth that enables more housing in appropriate locations to meet demand over the short, medium and long term". Through evidence, Ms Dale amended the requested wording to read:

¹ 99.3

² 325.192

“Enable residential growth that provides a wide variety of housing typologies and densities:

- 1. to meet the communities needs for housing in the short, medium and long terms; and*
- 2. in locations that are in close proximity to activity centres, existing or planned active and public transport routes, community services, and public open spaces”.*

21. Mr Maclellan supported the introduction of “in the short, medium and long term” at the end of clause 1, which we also agree with for the reasons given. He did not support the shorter objective as sought in the submission given it focussed on demand, and not wider matters such as community and district needs. He did not support the other amended wording sought through Ms Dale’s evidence.
22. We have carefully considered Kainga Ora’s original submission and Ms Dale’s evidence. We find that it is most appropriate to use “demand” instead of “growth” in clause 1 of the objective, given that the chapeau of the objective already references growth, and it is a requirement of NPS-UD Policy 2 that the Council provides at least sufficient development capacity to meet housing demand. Accordingly, we recommend that clause 1 be amended and the Kainga Ora submission be accepted in part.

5. RESZ-P3

Overview

23. The following is a summary of the Panel’s recommended amendments to RESZ-P3, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
RESZ-P3	Amend clause 2 of the policy to read: Limiting signs and managing the impacts of on-site traffic generation and the adverse effects of noise and light.

Amendments and reasons

24. The submission we are considering here is that from Kainga Ora³ which sought that the policy be deleted as it is already covered by RESZ-P1. In evidence, Ms Dale amended this position, seeking still that clause 2 be deleted and the policy reworded to sit at a higher level. In her view, the matters covered in clause 2 were already sufficiently covered in other PDP chapters.
25. We agree with Mr Maclellan’s recommendation that clause 1 be retained, as we consider it provides the policy direction for the matters of discretion and built form standards in

³ 325.199

the specific zone chapters. Mr Maclellan recommended that clause 2 be amended to remove the first part of the clause and replacing “manage” with limiting signs and managing other impacts. In his view, the broad reference to signs, light, traffic and noise is appropriate, as more specific details are given within the zone-specific chapters.

26. We generally agree with Mr Maclellan in this regard as well, for the same reason. However, we have recommended that the clause is further tightened to remove unnecessary wording. We therefore recommend that this submission be accepted in part.

6. RESZ-P13 and MRZ-P1

Overview

27. The following is a summary of the Panel’s recommended amendments to MRZ-P1, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
MRZ-P1	Amend clause 1 so that it also refers to public transport.

Amendments and reasons

28. The submission we refer to here is that of Kainga Ora⁴ which sought that RESZ-P13 be deleted as the location of higher density housing is more appropriately addressed under MRZ-O1 and MRZ-P1. Mr Maclellan supported this and recommended RESZ-P13 be deleted. We generally agree with this position; however, having reviewed MRZ-P1, we find that it does not address all elements covered in RESZ-P13, in particular that higher density development is to have ready access to public transport. Accordingly, we have recommended as a consequential amendment that clause 1 of MRZ-P1 be amended to specifically reference public transport.

7. RESZ-P14

Overview

29. The following is a summary of the Panel’s recommended amendments to RESZ-P14, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
RESZ-P14	Amend clause 1 so that it reads “demonstrated constraints that make compliance impractical”

⁴ 325.206

Amendments and reasons

30. The submissions we consider here are those from Bellgrove Rangiora⁵ and Ngai Tahu Property⁶ and the submissions to the Subdivision Chapter from Richard and Geoff Spark, Ngai Tahu Property, J & C Broughton, R Alloway and L Larsen, Dalkeith Holdings Ltd and M Hales⁷. We have already addressed this matter in the Subdivision Chapter, and that report should be read alongside this one. For the same reasons as given in the Subdivision Chapter, we recommend that the wording be amended to include “that make compliance impractical”, which signals that an assessment of whether the density is practical or not is to be undertaken. We therefore recommend that these submissions be accepted in part.

8. GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5

Overview

31. The following is a summary of the Panel’s recommended amendments to GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5, over and above the amendments recommended by the s42A report author:

Provisions	Panel recommendations
GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5	Delete the rules in their entirety

Amendments and reasons

32. The submissions we consider here are from Kainga Ora⁸ which sought that GRZ-R5 and MRZ-R5 be deleted, as they consider that gardening, cultivation and disturbance of land is permitted by the earthworks provisions (EW-R11) and are therefore unnecessary.
33. Mr McClellan and Mr Wilson were both of the view that the rules were necessary as EW-R11 only applies to earthworks that are in accordance with the National Planning Standards definition, which specifically excludes gardening, cultivation and disturbance of land for fenceposts. While acknowledging, in response to questions from the Panel, that such works would have *de minimis* effects, their position was these rules provide certainty that such works can be undertaken without a consent. Mr Maclellan also noted that this rule is replicated in every other zone in the Plan, so removing it from the GRZ would create an inconsistency with the other chapters of the Plan.
34. We prefer Kainga Ora’s position on this matter. The earthworks definition under the National Planning Standards does explicitly exclude the subject of these rules from the definition. We consider such activities would have *de minimis* effects and would be considered as being part and parcel of any normal residential activity. Further, contrary

⁵ 408.36

⁶ 411.6

⁷ 183.7, 223.9, 236.10, 242.7, 246.8

⁸ 325.216 and 325.247

to Mr Maclellan’s advice, our review of the PDP identified that this rule is only included in the Residential Zone Chapters. Having this rule in the Residential Zone Chapters and not in the other chapters where residential activities occur would make the PDP inconsistent. We therefore recommend that GRZ-R5 and MRZ-R5 be deleted, and SETZ-R5 and LLRZ-R5 also be deleted, as consequential amendments. We therefore recommend that these two submission points be accepted.

9. GRZ-R18

Overview

35. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

36. The submission we refer to here is that from the Oxford-Ōhoka Community Board⁹ which sought amendments to the rule to allow existing activities and recreation to continue on the site, alongside amendments to the definitions of community facility and community market.
37. We record here that we agree with Mr Maclellan’s recommendation to amend the rule to reference parades, fairs and carnivals and to not amend the rule as otherwise sought for the reasons given. However, we also want to record that we found this rule and the Rural Zone rule relating to the Rangiora Showground problematic, particularly in terms of what is managed under each respective rule and the Temporary Activities Chapter. We recommend that the Council give thought to how these two rules and the temporary activities rules interact as part of a future plan change process.

10. GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5

Overview

38. The following is a summary of the Panel’s recommended amendments to GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5	Amend clause 1 of each standard so that it reads “any building or structure other than a garage that faces the street...” Amend clause 2 of each standard so that it reads “any garage that faces the street shall be set back

⁹ 172.11

	a minimum of 1m behind the front façade of the residential unit to which it relates”
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Amendments and reasons

39. The submissions we refer to here are those from Kainga Ora¹⁰ which sought that the clause 2 only applies where a garage has a garage door that faces the street, as the design considerations for garages lacking a street-facing entry are already addressed in the street interface built form standard. Ravenswood¹¹ sought that the rule be omitted in its entirety.
40. Mr Maclellan did not support amending this rule because the standard as notified would ensure urban design principles are achieved and ensuring that an off-street parking space can be provided in front of a garage. Mr Nicholson’s advice was that the standard should either be amended to only require a garage to be recessed 1m behind the front façade of the main dwelling, or that it be retained to be consistent with SETZ-BFS5, which was not submitted on. Mr Wilson did not address this point, as MRZ-BFS5 was amended through Variation 1 to remove clause 2. The IHP address that in a separate Report.
41. We questioned Mr Maclellan on this matter further, in particular why it was important to provide carparking when the NPS-UD explicitly requires that councils do not have minimum parking requirements in their plans. Mr Maclellan’s position, contrary to Mr Nicholson’s, was that having the setback better achieves the direction in GRZ-P1 of suburban character on larger sites with detached residential units.
42. We generally preferred Mr Nicholson’s advice and the Ravenswood submission. We were also not persuaded by Mr Maclellan’s positions about carparking or that having a garage setback by 6m but any other building, including a residential unit, being setback by 2m, would result in any significant change to suburban character. We have amended GRZ-BFS5, MRZ-BF5 and SETZ-BFS5, as a consequential amendment, so that any garage that is not facing the street is subject to the 2m setback and any garage that is facing the street is set back 1m behind the front façade of the dwelling. We consider that this is the more appropriate option for retaining character and amenity and is more consistent with the direction given by the NPS-UD.

11. MRZ-P1

Overview

43. The following is a summary of the Panel’s recommended amendments to MRZ-P1, over and above the amendments recommended by the s42A report author, and in addition to our earlier recommended amendment:

¹⁰ 325.267 and 325.235

¹¹ 347.38

Provision	Panel recommendations
MRZ-P1	Introduce a new clause which reads “retirement villages where these are well located and suitably designed”

Amendments and reasons

44. Summerset¹² sought that a new clause 10, with four sub-clauses, be introduced which provided guidance on retirement villages. Ms Styles for Summerset sought a more concise new clause be introduced. Her view was that retirement villages are an appropriate use in the MRZ and should be explicitly recognised as being anticipated in this zone. She considered it unreasonable to consider retirement villages appropriate in the GRZs but not in MRZ where comprehensive development is particularly anticipated.
45. Mr Wilson had recommended that the submission be rejected on the basis that it is inconsistent with the definition of residential unit which includes retirement villages and with the approach taken by both the PDP and Variation 1. Mr Wilson did not address Ms Styles’ evidence in his Reply Report.
46. We note that Mr Maclellan, in response to Summerset¹³ and contrary to Mr Wilson’s position, recommended that reference to retirement villages be included in the equivalent GRZ-P1. His position was that the rule framework provides for both multi-unit residential development and retirement villages as restricted discretionary activities.
47. We preferred Mr Maclellan’s position on the Summerset request. The rule framework for both the GRZ and MRZ includes standalone rules for retirement villages. We consider it is appropriate therefore that they are specifically included in MRZ-P1 (and GRZ-P1), providing a clear policy link for their restricted discretionary activity status. We have recommended slightly different wording to that sought by Summerset through Ms Styles’ evidence, and we therefore recommend that this submission be accepted in part.
48. We note that this policy becomes MRZ-P3 under Variation 1.

12. New MRZ Rule for Emergency Service Facility

Overview

49. The following is a summary of the Panel’s recommended amendment to the MRZ Chapter to insert a new rule:

Provision	Panel recommendations
New MRZ-RXX	Include a new restricted discretionary activity rule for emergency service facilities

¹² 207.30

¹³ 207.29

Amendments and reasons

50. The submission we consider here is that from Fire and Emergency NZ¹⁴ which sought a new provision to enable emergency services facilities to be a permitted activity in the MRZ. We received subsequent tabled evidence from FENZ requesting that the activity be provided for as restricted discretionary, consistent with the recommendation by Mr Maclellan for the GRZ and SETZ Chapters, with associated matters of discretion.
51. Mr Wilson was of the view that because there was no definition for such a facility in the PDP and there was no evidence to the likely effects, he did not support a permitted activity status. He did not address the hearing evidence in the Reply Report.
52. As is noted, Mr Maclellan came to a different recommendation to Mr Wilson. He rightly identified that emergency services facilities are specifically listed as a restricted discretionary activity in the LLRZ with associated matters of discretion. We prefer Mr Maclellan's reasoning to Mr Wilson's, and recommend that a new rule be inserted into the MRZ Chapter, for the reasons provided by Mr Maclellan. We therefore recommend that the submission be accepted in part.

13. MRZ-R29

Overview

53. The following is a summary of the Panel's recommended amendment to MRZ-R29:

Provision	Panel recommendations
MRZ-R29	Amend the activity status of funeral related services and facilities to discretionary.

Amendments and reasons

54. The submission we are considering here is that from Lamb and Hayward Ltd¹⁵ which sought that the activity status for funeral related services and facilities be changed from non-complying to restricted discretionary to enable the expansion of funeral related services, with associated matters of discretion.
55. Mr Wilson recommended that the submission be rejected, on the basis that the potential sensitivity effects mean that a non-complying activity status is appropriate. His view was that commercial activities are only provided for where there are ancillary to residential uses and need to be readily accessible to a residential zone.
56. We found Mr Wilson's position to be unduly restrictive. Our understanding of funeral related services and facilities is that they provide for community members to come

¹⁴ 303.54

¹⁵ 163.5

together to celebrate someone's death, which is more akin to a community facility than a commercial activity, noting the latter is defined as an activity trading in goods, equipment or services. With no evidence being presented by the submitter, we cannot support a restricted discretionary activity status; however, we consider a discretionary activity status can be supported. We therefore recommend that the submission be accepted in part.

14. MRZ-BFS4

Overview

57. The following is a summary of the Panel's recommended amendment to MRZ-BFS4:

Provision	Panel recommendations
MRZ-BFS4	Amend the activity status to restricted discretionary, with two matters of discretion.

Amendments and reasons

58. The submission we consider here is that from Kainga Ora¹⁶ which we note for all intents and purposes has been superseded by Variation 1 and the MDRS. We simply record here that we preferred Mr Maclellan's recommendation and reasons in respect to GRZ-BFS4 (Height), and should Variation 1 and the MDRS not exist, we would recommend that the standard be amended to a default activity status of restricted discretionary with the two matters of discretion recommended by Mr Maclellan.

15. Other matters and consequential changes

59. There was one other consequential change that we identified. Through the hearings process, we identified that the Introduction to the SETZ – Settlement Zone does not include Ōhoka in the list of settlements. We recommend including Ōhoka to this list as a Clause 16 minor amendment.

16. Conclusion

60. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – RESZ – Residential Zones. Our recommended amendments are shown in Appendix 2.
61. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹⁶ 325.266

Appendix 1: Submitter attendance and tabled evidence for Residential Zones - Hearing Stream 7A

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Andrew MacLennan 	N/A
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99
Canterbury Regional Council	<ul style="list-style-type: none"> • Victoria Watt 	316
Christchurch International Airport Limited	<ul style="list-style-type: none"> • Jo Appleyard - Legal • Laurel Smith – Acoustics (via teams) • John Kyle – Planning • Professor Charlotte Clark - Aviation noise and health 	254 FS 80
Carolina Homes Ltd, Allan Downs Limited and 199 Johns Road Limited	<ul style="list-style-type: none"> • Claire McKeever 	266
Tabled Evidence		
Summerset Retirement Villages (Rangiora) Ltd	<ul style="list-style-type: none"> • Stephanie Styles 	207
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Michelle Grinlinton-Hancock 	373 FS 99
Kāinga Ora - Homes and Communities	<ul style="list-style-type: none"> • Clare Dale • Joshua Neville 	325 FS 88
Fire and Emergency New Zealand	<ul style="list-style-type: none"> • Kate Oranje 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Residential Zones

Appendix 2: (2) Large Lot Residential Zone

Appendix 2: (3) General Residential Zone

Appendix 2: (4) Medium Density Residential Zone

Appendix 2: (5) Settlement Zone

Appendix 2: (6) Matters of Control or Discretion for all Residential Zones

General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

1. General Residential Zone;
2. Medium Density Residential Zone;
3. Settlement Zone; and
4. Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very² low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
RESZ-O1	Residential growth, location and timing Sustainable residential growth that: <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to <u>growth needs demand in the short, medium and long term³</u>;

¹ Kainga Ora [325.191].

² Rick Allaway and Lionel Larsen [236.14].

³ Kainga Ora [325.192].

	<p>2. is responsive to community and district needs; and</p> <p>3. enables new development, as well as redevelopment of existing Residential Zones.</p>
RESZ-O2	<p>Residential sustainability</p> <p>Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>
RESZ-O3	<p>Residential form, scale, design and amenity values</p> <p><u>Residential development is of a A⁴ form, scale and design of development⁵ that:</u></p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on <u>the surrounding environment amenity values that will change over time as the zones are developed.</u>⁶
RESZ-O4	<p>Non-residential activities</p> <p>Small scale non-residential activities that take place in residential areas support the function of local communities.</p>
RESZ-O5	<p>Housing choice</p> <p>Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential <u>unit types activities</u>⁷; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	<p>Design of development</p> <p>New development in residential areas is well designed and laid out, including by:</p> <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and

⁴ Kainga Ora [325.194].

⁵ Kainga Ora [325.194].

⁶ Kainga Ora [325.194].

⁷ Oranga Tamariki [278.5].

	<p>consider modification of those controls only where other active design features such as verandas are incorporated;</p> <ol style="list-style-type: none"> 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	<p>Multi-unit residential development</p> <p>Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by:</p> <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p>Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access – safe movement and connections; b. surveillance and sightlines – see and be seen; c. layout - clear and logical orientation; d. activity mix – eyes on the street; e. sense of ownership – showing a space is cared for; f. quality environments - well designed, managed and maintained environments;

	<p>g. physical protection – using active security measures; and</p> <p>2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage <u>limiting signs and managing</u>⁸ the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise <u>and the</u> adverse effects of noise and light, particularly in night time hours⁹.</p>
RESZ-P4	<p>Sustainable design</p> <p>In relation to design of buildings in Residential Zones, encourage and advocate for¹⁰:</p> <ol style="list-style-type: none"> 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and¹¹ <u>minor residential units</u>¹².
RESZ-P5	<p>Residential Commercial Precinct</p> <p>Enable additional commercial activity to establish in the Residential Commercial Precinct where:</p> <ol style="list-style-type: none"> 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	<p>Non-residential activities</p> <p>Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas</u>¹³; 2. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 3. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 4. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; <u>and</u> c. childcare facilities; <u>and</u> d. <u>emergency service facilities</u>.¹⁴
RESZ-P7	<p>Commercial activity in the General Residential and Medium Density Residential Zones</p>

⁸ Kainga Ora [325.199].

⁹ Kainga Ora [325.199].

¹⁰ Kainga Ora [325.200].

¹¹ Summerset [207.26].

¹² Kainga Ora [325.200].

¹³ Fulton Hogan [41.33].

¹⁴ Fire and Emergency NZ [303.51].

	<p>Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that:</p> <ol style="list-style-type: none"> 1. are of a scale that is ancillary to residential use; or 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	<p>Housing choice</p> <p>Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and¹⁵ infrastructure.
RESZ-P9	<p>Commercial activity in the Settlement Zone</p> <p>Provide for limited scale and type of commercial activity in the Settlement Zone in order to:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	<p>Retirement villages</p> <p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> 1. they are¹⁶ consistent with good urban design outcomes¹⁷, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	<p>Minor residential units</p> <p>Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while:</p> <ol style="list-style-type: none"> 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	<p>Outline development plans</p> <p>Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better

¹⁵ Kainga Ora [325.204].

¹⁶ RMA Schedule 1 Clause 16(2)

¹⁷ Summerset [207.27].

	<p>outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3);</p> <p>2. ensure that development:</p> <ol style="list-style-type: none"> contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; contributes to residential areas that comprise a diversity of housing types; retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and achieves a high level of visual and landscape amenity; <p>3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</p>
RESZ-P13	<p>Location of higher density development</p> <p>Locate higher density housing to support and have ready access to:</p> <ol style="list-style-type: none"> commercial business areas, community facilities and open space; and public transport and well-connected walkable communities.¹⁸
RESZ-P14	<p>Development density</p> <p>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <ol style="list-style-type: none"> in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints <u>that make compliance impractical</u>,¹⁹ then no less than 12 households per ha. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.

¹⁸ Kainga Ora [325.206].

¹⁹ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

LLRZ - Large Lot Residential Zone

Introduction

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are generally¹ located near but outside the established townships. However, the Large Lot Residential Zones at Oxford are located on the outskirts of the established township.² Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LLRZ-O1	<p>Purpose, character and amenity values of Large Lot Residential Zone</p> <p>A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:</p> <ol style="list-style-type: none"> 1. is of low density detached residential units set on generous sites; 2. has a predominance of open space over built form; 3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and 4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.
Policies	
LLRZ-P1	<p>Maintaining the qualities and character</p> <p>Maintain the qualities and character of the Large Lot Residential Zone by:</p> <ol style="list-style-type: none"> 1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites;

¹ Ken Fletcher [99.3].

² Ken Fletcher [99.3].

	<ol style="list-style-type: none"> managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that open space predominates over built form on each site; ensuring the built form for all activities is consistent with the low density residential character of the zone; and retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.
LLRZ-P2	<p>Managing activities</p> <p>Manage activities within the zone to maintain the character and amenity values of the zone including by:</p> <ol style="list-style-type: none"> enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site; providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs; providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and other than provided for above, limit³ non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
LLRZ-P3	<p>Reverse sensitivity</p> <p>Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:</p> <ol style="list-style-type: none"> requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.
LLRZ-P4	<p>Amenity values</p> <p>Maintain amenity values within the Large Lot Residential Zone through:</p> <ol style="list-style-type: none"> low levels of noise, outdoor lighting, signs, dust, odour and traffic; and limiting kerb, channel and street lighting compared to other Residential Zones.
LLRZ-P5	<p>Large Lot Residential Zone Overlay</p> <p>For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

Activity Rules

LLRZ-R1 Construction or alteration of or addition to any building or other structure

³ RMA Schedule 1 Clause 16(2)

Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
LLRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R3 Minor residential unit	
Activity status: PER Where: 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m ²); 3. there shall be only one minor residential unit per site; and 4. a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m ² of site area.	Activity status when compliance with LLRZ-R3 (1) not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units Activity status when compliance with LLRZ-R3 (2) to (4) not achieved: NC
LLRZ-R4 Residential activity	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where:	Activity status when compliance not achieved: N/A⁴

⁴ Kainga Ora [325.216 and 325.247] consequential amendment

1. the activity is associated with an otherwise permitted or consented activity.	
LLRZ-R56 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R76 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
LLRZ-R87 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under LLRZ-R25.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
LLRZ-R109 Home business	
Activity status: PER Where: 1. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry,	Activity status when compliance not achieved: DIS

<p>vehicle sales, or vehicle repair, storage or dismantling; and</p> <p>7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p>	
LLRZ-R4110 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; and 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued, after which it shall only be used as a residential unit. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
LLRZ-R4211 Educational facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the educational facility shall be 200m²; 2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am—9:00pm Monday to Friday; and 3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁵ 	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-R4312 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the childcare facility shall be 200m²; 2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and 	<p>Activity status when compliance not achieved: DIS</p>

⁵ Ministry of Education [277.47].

3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
LLRZ-R14<u>13</u> Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R15<u>14</u> Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note 1. Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.	
LLRZ-R16<u>15</u> Agriculture	
Activity status: PER Where: 1. the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD9 - Impact of trees on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R17<u>16</u> Rural produce retail	
<i>This rule does not apply to farmers' markets provided for under LLRZ-R23.</i>	
Activity status: PER Where: 1. rural produce retail activity exceeds 5m ² any sales area shall be located a minimum of 10m inside any site boundary; 2. there shall be only one rural produce retail activity per site; and 3. the maximum area of any rural produce retail activity shall be 50m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R18<u>17</u> Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LLRZ-R19<u>18</u> Emergency service facility	

Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage	Activity status when compliance not achieved: N/A
LLRZ-R2019 Boarding kennels	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2420 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2221 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2322 Farmers' market	
Activity status: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales	Activity status when compliance not achieved: N/A
LLRZ-R2423 Community facility	
<i>This rule does not apply to any recreation activity provided for under LLRZ-R1817; emergency service facility provided for under LLRZ-R1918; or motorised sports facility provided for under LLRZ-R3938.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2524 Camping ground	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2625 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2726 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision	

Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R28<u>27</u> Commercial activity	
<i>This rule does not apply to home business provided for under LLRZ-R10; rural produce retail provided for under LLRZ R17; or farmers' markets provided for under LLRZ-R23.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R29<u>28</u> Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R30<u>29</u> Vehicle or boat repair or storage <u>services</u>⁶	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34<u>30</u> Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R32<u>31</u> Rural Industry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R33<u>32</u> Quarrying activities	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34<u>32</u> Mining	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R35<u>34</u> Farm quarry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R36<u>35</u> Primary production	
<i>This rule does not apply to agriculture provided for under LLRZ-R16<u>15</u>; or farm quarry provided for under LLRZ-R35<u>34</u>.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R37<u>36</u> Waste management facility	

⁶ RMA Schedule 1 Clause 16(2)

Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R3837 Composting facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R3938 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4039 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4140 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4241 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4342 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4443 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

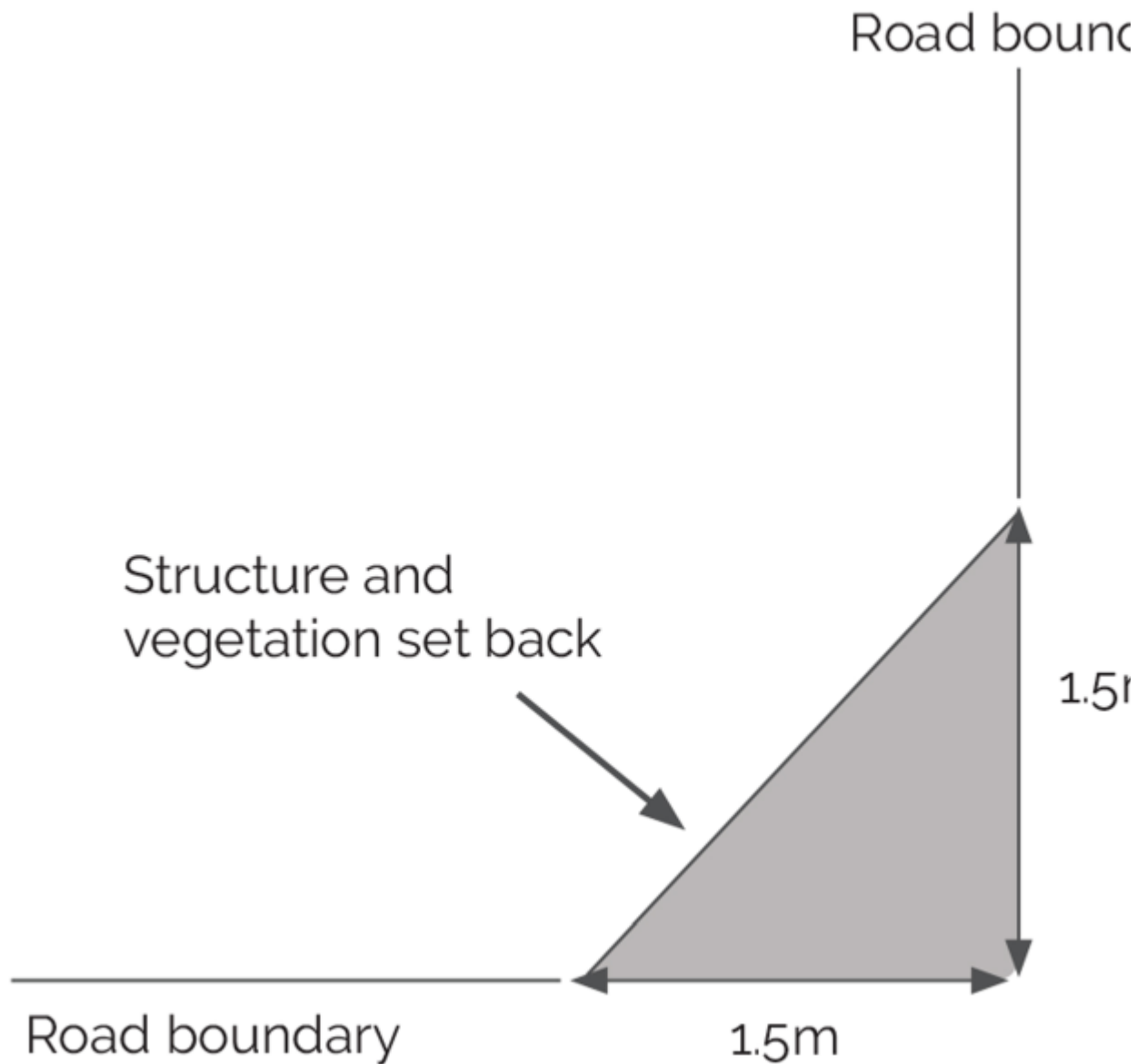
LLRZ-BFS1 Site density	
<ol style="list-style-type: none"> Site density shall be a maximum of: <ol style="list-style-type: none"> one residential unit per 5,000m² of net site area or one residential unit on any site less than 5,000m². This rule does not apply to a minor residential unit or residential unit in a retirement village. 	Activity status when compliance not achieved: NC
LLRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> The maximum building coverage shall be 20% of the net site area of any site. 	Activity status when compliance not achieved: DIS

LLRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 1. The minimum landscaped permeable surface of any site shall be 30% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height <p>above ground level with a permeable surface underneath.</p> 	Activity status when compliance not achieved: DIS
LLRZ-BFS4 Impermeable surface	
<ol style="list-style-type: none"> 1. The maximum impermeable surface of any site shall be 20% of the net site area. 	Activity status when compliance not achieved: DIS
LLRZ-BFS5 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building or structure shall be 8m above ground level. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property
LLRZ-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from any road boundary; b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and c. 5m from any site boundary. 2. On corner sites any structure or vegetation exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure LLRZ-1. 3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of: <ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals

<div><div>b. 3500m⁷ from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and</div><div>c. 300m from any existing quarry where it is located on a site in different ownership.</div><div>4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</div></div>	
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Figure LLRZ-1: Structure and Vegetation Setback

⁷ Environment Canterbury [316.166]



LLRZ-BFS7 Fencing

1. Any fencing located on or within 15m from any road boundary shall:
 - a. be no higher than 1.2m above ground level; and
 - b. be a farm-style post and wire or post and rail fence; and
 - c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.
2. Any fencing located on or within 10m of an internal boundary shall:

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

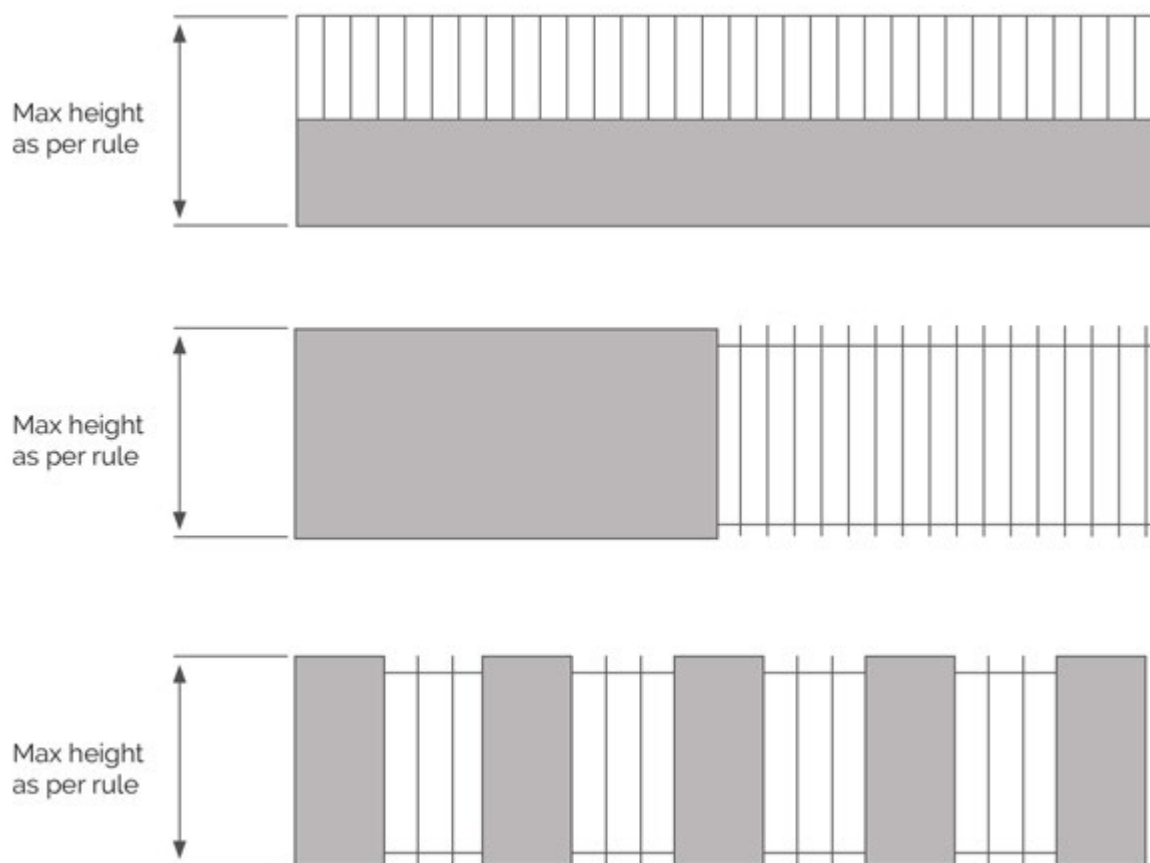
- RES-MD2 - Residential design principles
- RES-MD6 - Road boundary setback

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

<ul style="list-style-type: none"> a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <ul style="list-style-type: none"> a. be a farm-style post and wire or post and rail fence; or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence. 	
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Figure LLRZ-2: Examples of Visually Permeable Fencing



EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: NC Notification

	<p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production;^{8 9}</u></p> <p><u>iv. a commercial greenhouse; or</u></p> <p><u>v. produce packing facilities;</u></p> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater</u></p>	<p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>
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⁸ Transpower [195.43].

⁹ Horticulture NZ [295.80].

	<p>than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁰</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support</p>	
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¹⁰ Transpower [195.43].

	<p>structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area; e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and 	
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	<p>ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹¹</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically</p>	Activity status when compliance not achieved: N/A ¹²

¹¹ Transpower [195.43].

¹² Transpower [195.43].

	<p>impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹³ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing.</u>¹⁴ activities and development adjacent to a 66kV or 33kV <u>major</u>¹⁵ electricity distribution line involve the following: 	Activity status when compliance not achieved: N/A

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.95].

¹⁵ Mainpower [249.94].

	<p><u>a. new a sensitive activity and or a new buildings or structure</u>¹⁶ (excluding accessory buildings)¹⁷ within <u>6m</u>¹⁸ of the centreline of a <u>66kV or 33kV major</u>¹⁹ electricity distribution line or within <u>10m</u> <u>6m</u>²⁰ of the <u>visible outer edge of a</u>²¹ foundation of <u>an associated a pole, pi-pole</u>²² or tower; <u>and/or</u></p> <p><u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>²³</p> <p><u>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.</u>²⁴</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
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¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].

	<p>Advisory Notes</p> <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>²⁵ electricity distribution lines are shown on the planning map.• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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²⁵ Mainpower [249.94].

GRZ - General Residential Zone

Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential character.

The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
GRZ-O1	General Residential Zone A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.
Policies	
GRZ-P1	Residential character and amenity values Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: <ol style="list-style-type: none"> 1. provides for suburban character on larger sites primarily with detached residential units; 2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs; 3. provides opportunities for multi-unit residential development, <u>and retirement villages¹ on larger sites²</u>; 4. has sites generally dominated by landscaped areas, with open spacious streetscapes; 5. through careful design provides a range of higher density living choices to be developed within the zone; and

¹ Summerset [207.29].

² Miranda Hales [246.12] and Dalkeith Holdings Ltd [242.13].

	6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.
GRZ-P2	General Residential Zone Overlay For any General Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.

Activity Rules

GRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
GRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
GRZ-R4 Residential activity	
Activity status: PER Where: 1. no more than one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site	Activity status when compliance not achieved: DIS

of the residential activity shall be owned by the people who live on the same site.	
GRZ-R5 Gardening, cultivation and disturbance of land for fence posts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: N/A³
GRZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R7 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
GRZ-R8 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under GRZ-R23.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
GRZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day;	Activity status when compliance not achieved: DIS

³ Kainga Ora [325.216 and 325.247]

<ol style="list-style-type: none"> 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. ⁴if the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	
GRZ-R11 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>,⁵ Sunday <u>and</u> including public holidays; 2. the duration of use as a show home shall not exceed two <u>three</u>⁶ years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
GRZ-R12 Educational facility (<u>excluding childcare facility</u>)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am—9:00pm Monday to Friday;⁷ 	<p>Activity status when compliance not achieved: DIS</p>

⁴ Kainga Ora [325.222].

⁵ Bellgrove Rangiora Ltd [408.38].

⁶ Ravenswood Developments [347.31].

⁷ Ministry of Education [277.47].

<p>4.3.the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>2. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁸</p>	
GRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R14 Community garden	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R15 Health care facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the health care facility shall be 200m²; 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 	<p>Activity status when compliance not achieved: DIS</p>

⁸ Ministry of Education [277.47].

5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
GRZ-R16 Domestic animal keeping and breeding	
Activity status PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
GRZ-R17 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
GRZ-R18 Oxford A&P Showground activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activities on <u>at</u> the <u>Oxford A&P Showground</u>⁹ site are: <ol style="list-style-type: none"> an annual A&P Show event; recreation activities; equestrian and ancillary activities and facilities; community facility; community market; motor vehicle display events; and dog agility and training; <u>and</u> <u>parades, fairs and carnivals</u>.¹⁰ 	Activity status when compliance not achieved: DIS
Advisory Note <ol style="list-style-type: none"> Rules for temporary activities are contained in the Temporary Activities Chapter. 	
GRZ-R19 Multi-unit residential development	
Activity status: RDIS Where: <ol style="list-style-type: none"> any residential unit fronting a road or public open space shall have a habitable room located at the ground level; at least 50% of all residential units within a development shall have a habitable space located at ground level; and 	Activity status when compliance not achieved: DIS

⁹ RMA Schedule 1 Clause 16(2).

¹⁰ Oxford-Ohoka Community Board [172.11].

<p>3. a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
GRZ-R20 Retirement village	
<p>Activity status: RDIS Where: 1. a design statement is provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R21 Community facility	
<p><i>This rule does not apply to any health care facility provided for under GRZ-R15; or recreation facility provided for under GRZ-R26.</i></p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R21A Emergency service facility	
<p>Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage¹¹</u></p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R22 Cattery	

¹¹ Fire and Emergency NZ [303.53 and 303.55].

Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R23 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R24 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R25 Convenience activity	
Activity status: DIS Where: 1. the retail activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
GRZ-R26 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under GRZ-R37; or motorised recreation activity provided for under GRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R27 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R28 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R29 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R32 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A

GRZ-R33 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R34 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R35 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R37 Motorised vehicle events	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R38 Motorised recreation activity	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

GRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 500m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 500m², one residential unit is allowed. 	Activity status when compliance not achieved: NC

<p>3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.</p>	
GRZ-BFS2 Building coverage	
<p>1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to:</p> <ul style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-BFS3 Landscaped permeable surface	
<p>1. The minimum landscaped permeable surface of any site shall be 30% of the net site area.</p> <p>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:</p> <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-BFS4 Height	
<p>1. The maximum height of any building shall be:</p> <ul style="list-style-type: none"> a. 8m above ground level; except that where a site is larger than 6,000m², the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. 	<p>Activity status when compliance not achieved: DIS RDIS</p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <u>RES-MD2 - Residential design principles</u> <u>RES-MD5 - Impact on neighbouring property</u>¹²
GRZ-BFS5 Building and structure setbacks	
<p>1. Any building or structure other than a garage <u>that faces the street</u>¹³ shall be set back a minimum of 2m from any road boundary <u>or accessway</u>¹⁴ (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <p>Notification</p>

¹² Kainga Ora [325.234].

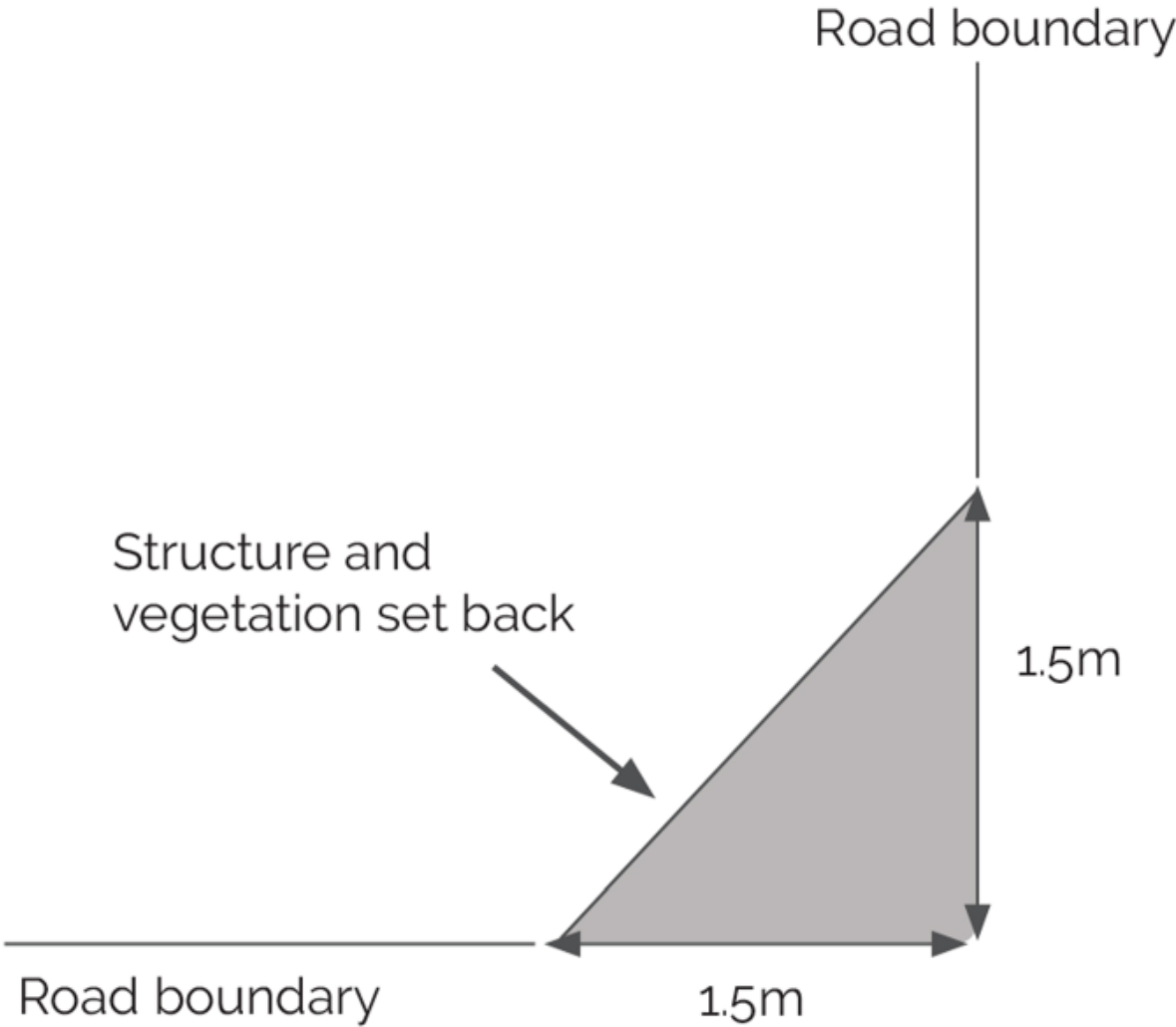
¹³ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

¹⁴ Waimakariri District Council [367.1].

<ol style="list-style-type: none"> a. any fence permitted by GRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <ol style="list-style-type: none"> 2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates road boundary</u>.¹⁵ 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1. 5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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Figure GRZ-1: Structure and Vegetation Setback

¹⁵ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]



GRZ-BFS6 Street interface

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - a. have at least one habitable room or kitchen located facing the street at ground level. If the site has direct frontages onto both a road and an open space reserve, a residential unit or a minor residential unit may have a habitable room or kitchen located to face either the road or the reserve;¹⁶ and
 - b. include at least 2015%¹⁷ of the front façade in glazing (within window or door panels) of which at least half is clear; and
 - c. shall have a door that is directly visible and accessible from the street.
2. Garage doors that face the street shall have a combined maximum width of 6.5m.

This rule does not apply to any minor residential unit, or residential unit in a retirement village.¹⁸

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, ~~but may be or~~¹⁹ limited notified.

GRZ-BFS7 Height in relation to boundary

1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:
 - a. flagpoles;
 - b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;
 - c. decorative features such as steeples, towers and finials;
 - d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD5 - Impact on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

¹⁶ Bellgrove Rangiora Ltd [408.42].

¹⁷ Kainga Ora [325.236].

¹⁸ Summerset [207.49].

¹⁹ Kainga Ora [325.236].

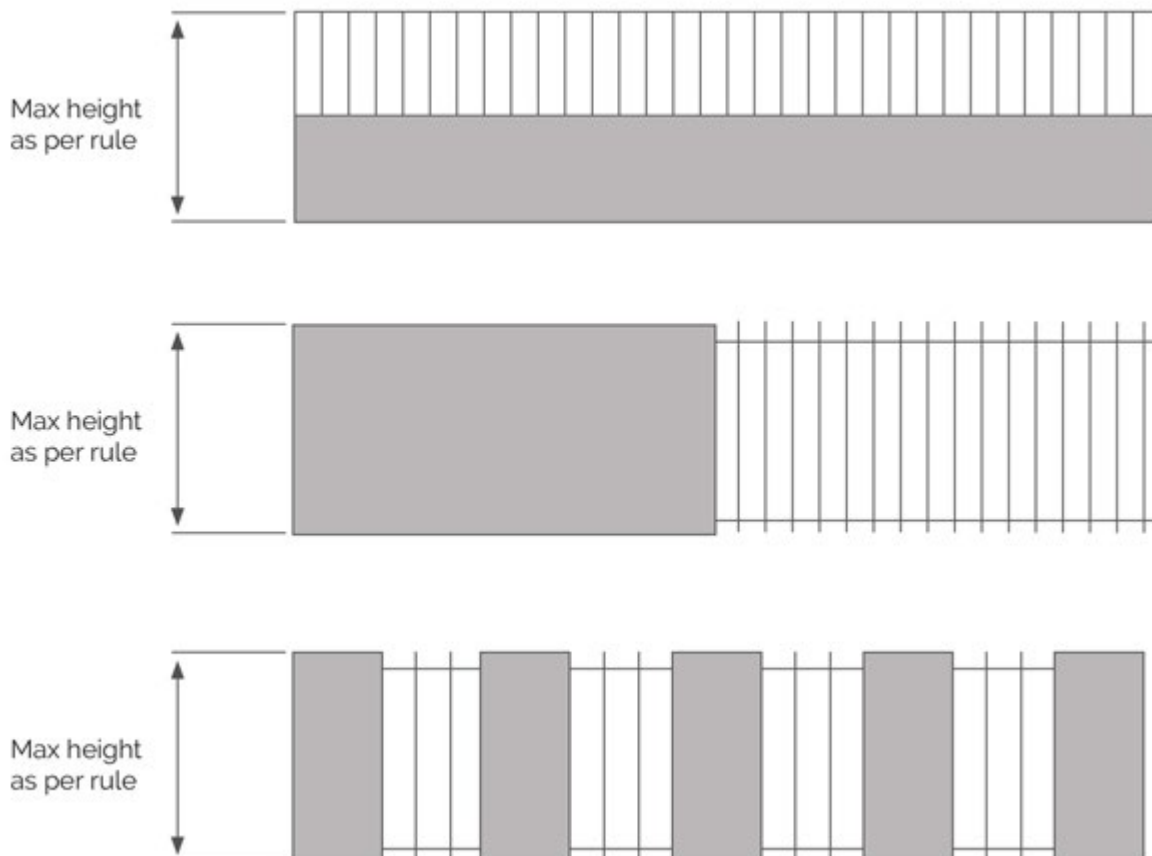
<p>shall not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
GRZ-BFS8 Fencing	
<p>1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway, or cycle facility cycleway</u>,²⁰ shall be:</p> <ol style="list-style-type: none"> no higher than 1.2m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. <p>2. Any fence or wall greater than 0.9m in height above ground level shall be at</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD6 - Road boundary setback <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

²⁰ Waimakariri District Council [367.27].

least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway vehicle crossing²¹, or within the structure and vegetation set back area shown in Figure GRZ-1.

3. Any other fence or freestanding wall shall be a maximum height of 1.8m.²²

Figure GRZ-2: Examples of Visually Permeable Fencing



GRZ-BFS9 Outdoor living space

1. For any residential unit:
 - a. a minimum of 1080m²²³ of continuous outdoor living space able to contain a circle with a diameter of 86m²⁴ shall be provided within the site of a residential unit (except a residential unit in a retirement village); and

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

²¹ Kainga Ora [325.238].

²² Waimakariri District Council [367.27].

²³ Ravenswood [347.42]..

²⁴ Ravenswood [347.42].

<p>b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>2. For any minor residential unit:</p> <p>a. <u>a minimum of 20m²</u> of an²⁵ outdoor living space able to contain a circle with a diameter of 6²⁶m shall be provided; and</p> <p>b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</p> <p>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</p>	
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GRZ-BFS10 Scale

<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u></p> <p><u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

²⁵ Kainga Ora [325.239].

²⁶ Kainga Ora [325.239].

	<p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <ul style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production.</u>^{27 28} <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid</u> 	
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²⁷ Transpower [195.43].

²⁸ Horticulture NZ [295.80].

	<p><u>support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²⁹</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code</p>	
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²⁹ Transpower [195.43].

	<p>of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs</p>	
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	<p>in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁰</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive</p>	Activity status when compliance not achieved: N/A ³¹

³⁰ Transpower [195.43].

³¹ Transpower [195.43].

	<p>farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ³² electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> new, or expansion or extension of existing³³ activities and development adjacent to a 66kV or 33kV <u>major</u>³⁴ electricity distribution line involve the following: <ol style="list-style-type: none"> new a sensitive activity and or a new buildings or structure³⁵ (excluding accessory buildings)³⁶ within 6m³⁷ of the centreline of a 66kV or 33kV <u>major</u>³⁸ 	Activity status when compliance not achieved: N/A

³² Mainpower [249.94].

³³ Mainpower [249.95].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

³⁶ Mainpower [249.94].

³⁷ Mainpower [249.94].

³⁸ Mainpower [249.94].

	<p>electricity distribution line or within 10m <u>6m</u>³⁹ of the visible outer edge of a⁴⁰ foundation of an associated a pole, <u>pi-pole</u>⁴¹ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.⁴³</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>⁴⁴ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³⁹ Mainpower [249.94].

⁴⁰ Mainpower [249.94].

⁴¹ Mainpower [249.94].

⁴² Mainpower [249.94].

⁴³ Mainpower [249.94].

⁴⁴ Mainpower [249.94].

MRZ - Medium Density Residential Zone

Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transport s stops and open space¹.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream. It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MRZ-O1	Provision of medium density <u>residential</u>² housing A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.
Policies	
MRZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ol style="list-style-type: none"> 1. higher density living in areas with better access for walking to parks, <u>educational facilities</u>³, <u>public transport</u>⁴, main centres or local commercial centres; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small-scale commercial, or community-based activities, that service the local community, and home businesses; <u>and</u>

¹ Kainga Ora [PDP 325.240].

² Kainga Ora [PDP 325.241].

³ Ministry of Education [PDP 277.44].

⁴ Kainga Ora [325.206]

	<p>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre; <u>and</u></p> <p>9. <u>retirement villages where these are well located and suitably designed</u>⁵.</p>
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Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
MRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² ; 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
MRZ-R4 Residential activityStorage of vehicles and boats on residential sites ⁶	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
MRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS ⁷
MRZ-R6 Accessory building or structure	

⁵ Summerset [207.30]

⁶ CI 16(2), sch 1, RMA minor change to address an error in the notified wording.

⁷ Kainga Ora [325.216 and 325.247]

Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R7 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
MRZ-R8 Residential disability care and care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under MRZ-R28.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
MRZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m ² ; 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
MRZ-R11 Residential unit used as a show home	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-47:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>, Sunday <u>and</u>⁸ including public holidays; 2. the duration of use as a show home shall not exceed two<u>three</u>⁹ years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
<p>MRZ-R12 Educational facility (<u>excluding childcare facility</u>)¹⁰</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am–9:00pm Monday to Friday;¹¹ <u>and</u>¹² 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; <u>and</u>¹³ 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.¹⁴ 	<p>Activity status when compliance not achieved: DIS</p>
<p>MRZ-R13 Childcare facility</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 	<p>Activity status when compliance not achieved: DIS</p>

⁸ Bellgrove Rangiora Ltd [PDP 408.46].

⁹ Ravenswood Developments Ltd [PDP 347.47].

¹⁰ Bellgrove Rangiora Ltd [PDP 408.47], Ministry of Education [PDP 277.45].

¹¹ MoE [PDP 277.45].

¹² Consequential amendment.

¹³ Consequential amendment.

¹⁴ MoE [PDP 277.45].

<ol style="list-style-type: none"> 3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	
MRZ-R14 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R15 Health care facility	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. 2. the maximum GFA of building occupied by the educational facility shall be 200m². 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday. 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block. 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
MRZ-R16 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
MRZ-R17 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC

MRZ-R18 Multi-unit residential development	
Activity status: RDIS Where: 1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level; 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3. a design statement shall be provided with the application. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: DIS
MRZ-R19 Retirement village	
Activity status: RDIS Where: 1. a design statement shall be provided with the application. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: DIS
MRZ-R20 Community facility	
<i>This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
MRZ-R20A Emergency service facility	

Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage</u>	Activity status when compliance not achieved: N/A¹⁵
MRZ-R21 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R22 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R23 Convenience activity	
Activity status: DIS Where: 1. the retail or service activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
MRZ-R24 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R25 Recreation facilities	
<i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R26 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R27 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R28 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R29 Funeral related services and facility	
Activity status: NC <u>DIS¹⁶</u>	Activity status when compliance not achieved: N/A

¹⁵ FENZ [303.53, and 303.55]

¹⁶ Lamb and Hayward Ltd [163.5]

MRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R32 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R33 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R34 Large format retail	
<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R35 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R38 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

MRZ-BFS1 Site density

<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 200m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
MRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> 1. Building coverage shall be a maximum of 55% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 1. The minimum landscaped permeable surface of any site shall be 20% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-BFS4 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building shall be 12m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property¹⁷</p>
MRZ-BFS5 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure other than a garage that faces the street¹⁸ shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol style="list-style-type: none"> a. any fence permitted by MRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

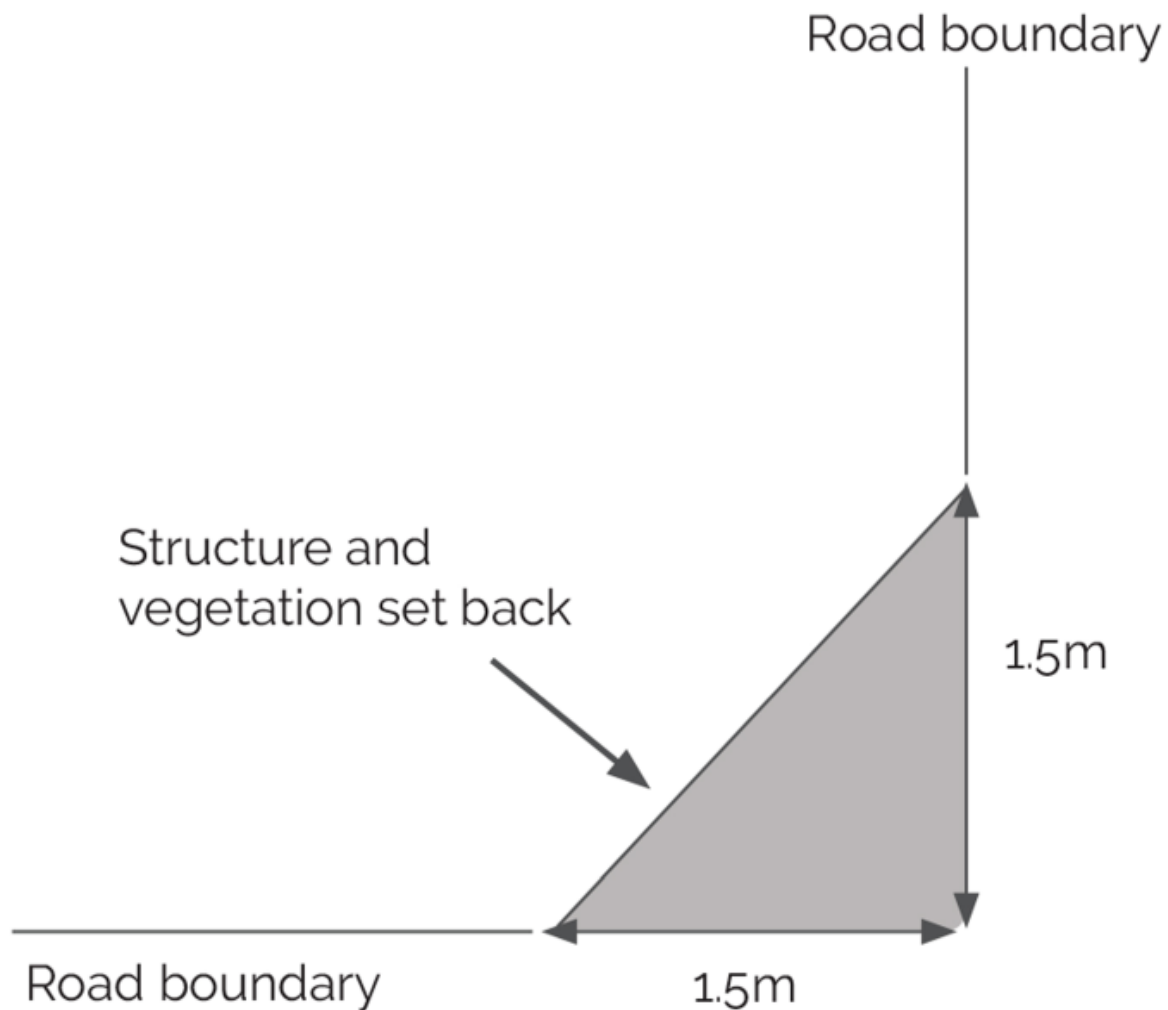
¹⁷ Kainga Ora [325.266]

¹⁸ ¹⁸ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

<ul style="list-style-type: none"> c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <ol style="list-style-type: none"> 2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates road boundary</u>.¹⁹ 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by: <ul style="list-style-type: none"> a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or b. having sill heights of 1.5m above floor level; or c. having fixed obscure glazing below 1.5m above floor level. 5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1. 6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	
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Figure MRZ-1: Structure and Vegetation Setback

¹⁹ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]



MRZ-BFS6 Street interface

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - a. have at least one habitable room or kitchen located facing the street at ground level; and
 - b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and
 - c. shall have a door that is directly visible and accessible from the street.
2. Garage doors that face the street shall have a combined maximum width of 6.5m.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

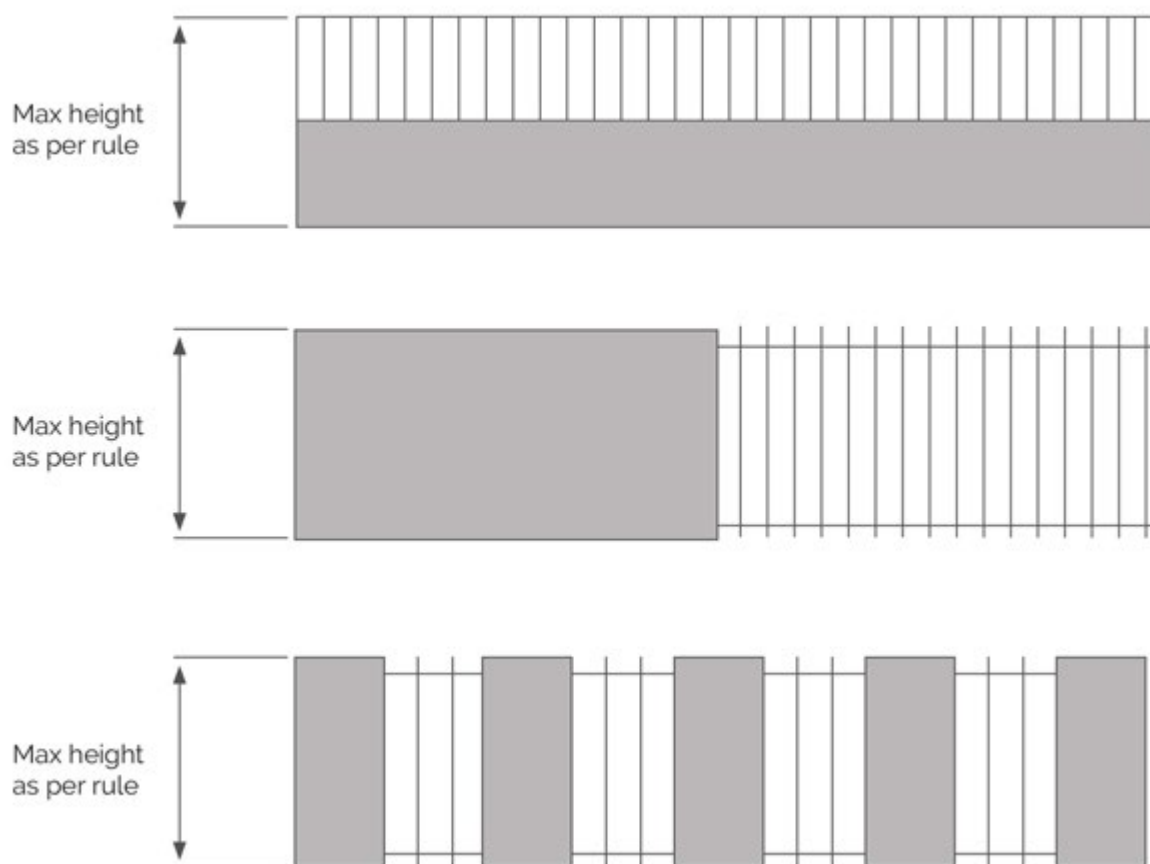
MRZ-BFS7 Height in relation to boundary

<ol style="list-style-type: none"> Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following: <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay²⁰, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MRZ-BFS8 Fencing	
<ol style="list-style-type: none"> All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: <ol style="list-style-type: none"> no higher than 1.2m above ground level; or 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification</p>

²⁰ Environment Canterbury [316.76]

<p>b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-1.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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Figure MRZ-2: Examples of Visually Permeable Fencing



MRZ-BFS9 Outdoor living space	
<p>1. Outdoor living space shall be provided as follows:</p> <p>a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>b. a balcony of at least 10m² with a minimum depth of 1.5m.</p> <p>2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.</p>	
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> or <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{21 22}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> 	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

²¹ Transpower [195.43].

²² Horticulture NZ [295.80].

	<p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m</p>	
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²³ Transpower [195.43].

	<p>from any National Grid support structure:</p> <ul style="list-style-type: none"> a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators; b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure; c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that: <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the 	
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	<p> pole and a sufficient area for maintenance equipment, including a crane; d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area; e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse; f. mobile irrigation equipment used for agricultural and horticultural activities; g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure; h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and a. a building or structure where Transpower has </p>	
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	<p>given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁴</p>	
All Zones	<p>Activity status: NG</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	Activity status when compliance not achieved: N/A ²⁵
	Advisory Note	

²⁴ Transpower [195.43].

²⁵ Transpower [195.43].

- National Grid transmission lines are shown on the planning map.

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ²⁶ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,²⁷ activities and development adjacent to a 66kV or 33kV <u>major</u>²⁸ electricity distribution line involve the following: <ol style="list-style-type: none"> new <u>a</u> sensitive activity and <u>or a new</u> buildings or structure²⁹ (excluding accessory buildings)³⁰ within <u>6m</u>³¹ of the centreline of a 66kV or 33kV <u>major</u>³² electricity distribution line or within <u>10m</u> <u>6m</u>³³ of the visible outer edge of a³⁴ foundation of an associated <u>a pole, pi-pole</u>³⁵ or tower; and/or a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁶ b. new fences more than 2.5m high and within 5m of the 	Activity status when compliance not achieved: N/A

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.95].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

³⁶ Mainpower [249.94].

	<p>visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major³⁸ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³⁷ Mainpower [249.94].

³⁸ Mainpower [249.94].

SETZ - Settlement Zone

Introduction

The purpose of the Settlement Zone is to provide for the smaller rural and beach settlements of the District. This is a mix of residential and commercial activities in a manner that provides services to the local rural or beach communities. These include the settlements of Ashley, Sefton, Cust, [Ōhoka¹](#), Waikuku Beach, Kairaki, The Pines Beach and Woodend Beach.

The settlements also provide for tourist and traveller amenities, including any service station, food and beverage outlet, and small scale retail.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SETZ-O1	Settlement Zone Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.
Policies	
SETZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ol style="list-style-type: none"> 1. predominantly residential activity, with density at the lower end compared to other Residential Zones; 2. small scale commercial services that service the local beach and/or rural communities; 3. cultural and spiritual activities, visitor accommodation, reserves and community facilities; 4. provides for a pleasant residential environment interspersed with commercial activities, in particular minimising the adverse effects of noise and outdoor lighting, but providing for small scale signs as well as signs necessary to support commercial activities in the settlement while maintain a high level of visual amenity; 5. maintenance of outlooks from within the settlements to rural areas; and 6. pedestrian movement, but with minimal use of kerb and channelling, and intimate and informal streetscapes.

¹ RMA Schedule 1 Clause 16(2)

Activity Rules

SETZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
SETZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit is provided per site; and 3. parking and access is achieved from the same entrance as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
SETZ-R4 Residential activity	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
SETZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS²
SETZ-R6⁵ Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A

² Kainga Ora [325.216 and 325.247] consequential amendment

SETZ-R76 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
SETZ-R87 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under SETZ-R254.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
SETZ-R109 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
SETZ-R110 Residential unit used as a show home	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
<p>SETZ-R4211 Educational facility (<u>excluding childcare facility</u>)</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am—9:00pm Monday to Friday;³ 4.3. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁴ 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R1312 Childcare facility</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and 	<p>Activity status when compliance not achieved: DIS</p>

³ Ministry of Education [277.47].

⁴ Ministry of Education [277.47].

<p>deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</p> <p>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
SETZ-R1413 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R1514 Health care facility	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; the maximum GFA of building occupied by the educational facility shall be 200m²; the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; the facility shall not result in more than two non-residential activities within a residential block frontage; and the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
SETZ-R1615 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
<p>Advisory Note</p> <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
SETZ-R1716 Convenience activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m². 	Activity status when compliance not achieved: DIS
SETZ-R1817 Veterinary facility	

Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the veterinary facility shall be 200m². 	Activity status when compliance not achieved: DIS
SETZ-R1918 Food and beverage outlet	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the food and beverage outlet shall be 200m². 	Activity status when compliance not achieved: DIS
SETZ-R2019 Supermarket	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the supermarket shall be 400m². 	Activity status when compliance not achieved: DIS
SETZ-R2420 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
SETZ-R2221 Retirement village	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. the application is supported by a design statement. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification	Activity status when compliance not achieved: DIS

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	
SETZ-R2322 Community facility	
<i>This rule does not apply to any health care facility provided for under SETZ-R154; or recreation facilities provided for under SETZ-R28.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
SETZ-R2322A Emergency service facility	
Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage⁵</u>	Activity status when compliance not achieved: N/A
SETZ-R2423 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2524 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2625 Funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2726 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2827 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under SETZ-R365; or motorised recreation activity provided for under SETZ-R376.</i>	
Activity status: DIS	

⁵ Fire and Emergency NZ [303.53 and 303.55].

SETZ-R29<u>28</u> Service station	
Activity status: DIS Where: <ol style="list-style-type: none"> only locate on sites with frontage and the primary entrance to an arterial road or collector road; only occupy a GFA of building of less than 200m² (excluding any covered forecourt). 	Activity status when compliance not achieved: NC
SETZ-R30<u>29</u> Any other activity not provided for in this zone as permitted, controlled, restricted discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	
SETZ-R34<u>30</u> Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R32<u>31</u> Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R33<u>32</u> Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R34<u>33</u> Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R35<u>34</u> Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R36<u>35</u> Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R37<u>36</u> Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

SETZ-BFS1 Site density

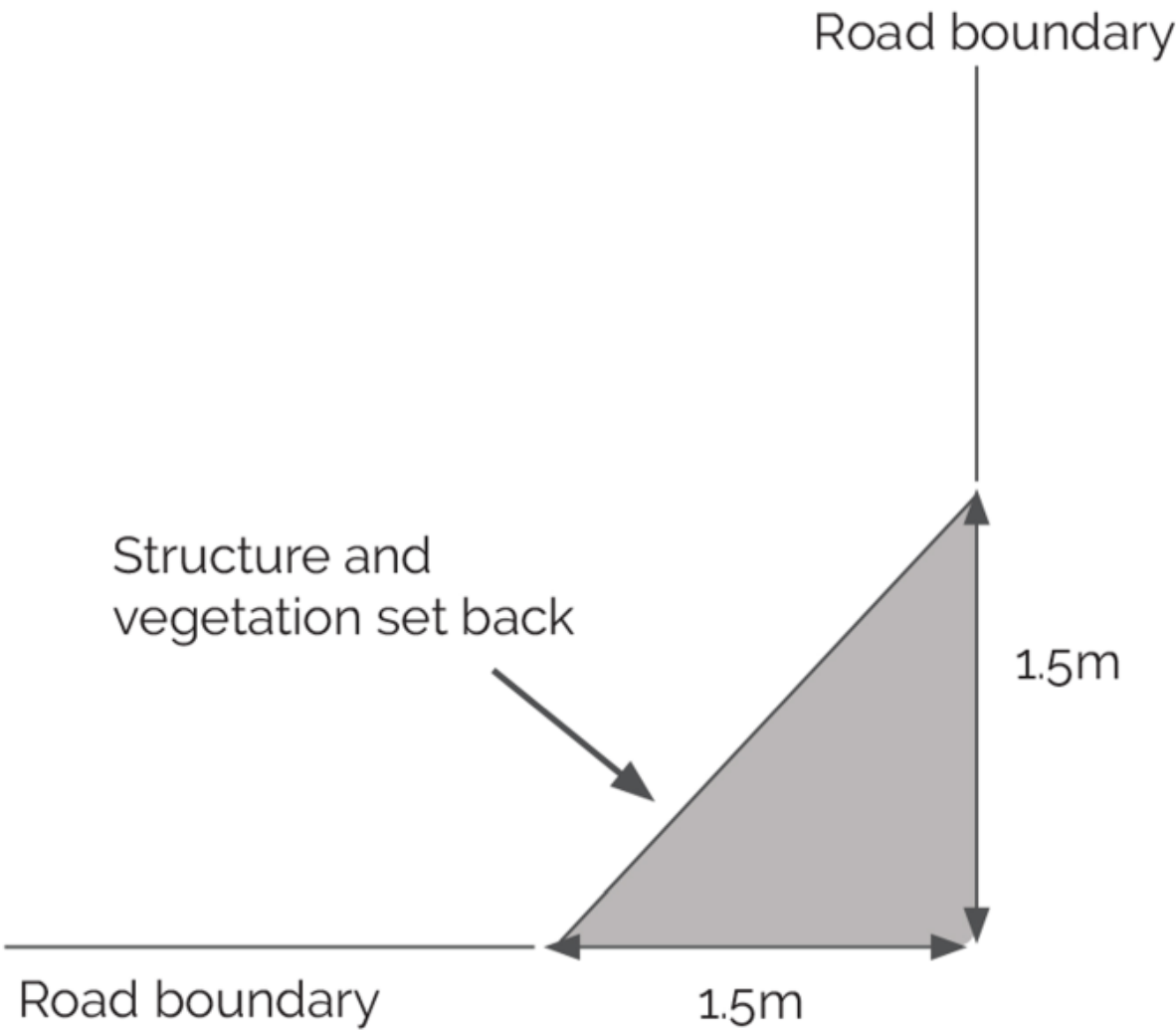
1. There shall be a maximum of one residential unit per site (excluding any minor residential unit).	Activity status when compliance not achieved: NC
SETZ-BFS2 Building coverage	
1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ul style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	Activity status when compliance not achieved: DIS
SETZ-BFS3 Landscaped permeable surface	
1. The minimum landscaped permeable surface of any site shall be 20% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
SETZ-BFS4 Height	
1. The maximum height of any building shall be 8m above ground level.	Activity status when compliance not achieved: NC
SETZ-BFS5 Building and structure setbacks	
1. Any building or structure other than a garage <u>that faces the street</u> ⁶ shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ul style="list-style-type: none"> a. any fence of 1.2m in height above ground level or less; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

⁶ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

<p>e. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.</p> <p>2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates road boundary</u>.⁷</p> <p>3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</p> <p>4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</p> <ol style="list-style-type: none"> a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or b. having sill heights of 1.5m above floor level; or c. having fixed obscure glazing below 1.5m above floor level. <p>5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure SETZ-1.</p> <p>6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	
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⁷ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

Figure SETZ-1 Structure and Vegetation Setback



SETZ-BFS6 Street interface

<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <ol style="list-style-type: none"> have at least one habitable room or kitchen located facing the street at ground level; and include at least 15 20%⁸ of the front façade in glazing (within window or door panels) of which at least half is clear; and shall have a door that is directly visible and accessible from the street. <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SETZ-BFS7 Height in relation to boundary	
<p>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:</p> <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>RES-MD5 - Impact on neighbouring property</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

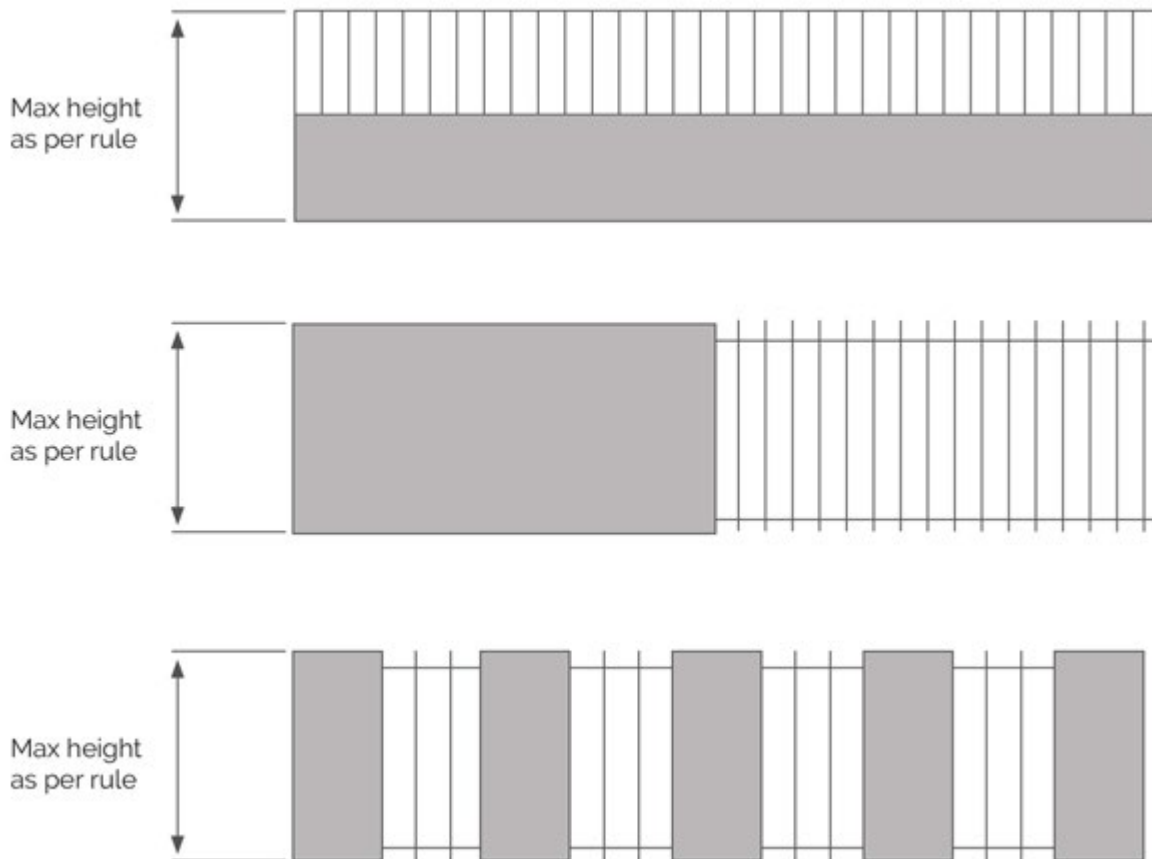
⁸ Pines and Kairaki Beaches Association [186.6].

<p>boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
SETZ-BFS8 Fencing	
<p>1. All fencing or walls fronting the road boundary, or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>,⁹ shall be:</p> <p>a. no higher than 1.2m above ground level.</p> <p>2. Any fence or wall greater than 0.9m in height shall be at least 45% visually permeable as depicted in Figure SETZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure SETZ-1.</p> <p>3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>¹⁰</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

Figure SETZ-2: Examples of Visually Permeable Fencing

⁹ Waimakariri District Council [367.27].

¹⁰ Waimakariri District Council [367.27].



SETZ-BFS9 Outdoor living space

1. For any residential unit:
 - a. a minimum of 100m² of continuous outdoor living space able to contain a circle with a diameter of 8m shall be contained within the site of the residential unit (except a residential unit in a retirement village), provided that:
 - b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.
2. For any minor residential unit:
 - a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided that is accessible from the living area of the minor residential unit, provided that:
 - b. the area is not the outdoor living space for the principle residential

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

<p>unit;</p> <p>c. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p>	
SETZ-BFS10 Scale	
<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u></p> <p><u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p><u>primary production</u>.^{11 12}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹³</p> <p>1. the activities and development within a National Grid Yard in (a)</p>	
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¹¹ Transpower [195.43].

¹² Horticulture NZ [295.80].

¹³ Transpower [195.43].

	<p>to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when</p>	
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	<p>necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height</p>	
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	<p>above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁴</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited</p>	Activity status when compliance not achieved: N/A ¹⁵

¹⁴ Transpower [195.43].¹⁵ Transpower [195.43].

	notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁶ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing.</u> ¹⁷ activities and development adjacent to a 66kV or 33kV <u>major</u> ¹⁸ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and or a new buildings <u>or structure</u> ¹⁹ (excluding accessory buildings) ²⁰ within <u>6m</u> ²¹ of the centreline of a 66kV or 33kV <u>major</u> ²² electricity distribution line or within 40m <u>6m</u> ²³ of the visible outer edge of a ²⁴ foundation of an associated a pole, <u>pi-pole</u> ²⁵ or tower; and/or <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for</u>	Activity status when compliance not achieved: N/A

¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.95].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u>²⁶</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²⁸ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

Matters of Discretion for all Residential Zones

RES-MD1	<p>Minor residential units</p> <ol style="list-style-type: none"> 1. The extent to which the minor residential unit fits within its context taking into account: <ol style="list-style-type: none"> a. location, size and visual appearance of the minor residential unit so that it appears from the street or any other public place as an integrated ancillary part of the principal residential unit; b. the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; c. the convenience of the location of outdoor living space in relation the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and d. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
RES-MD2	<p>Residential design principles</p> <ol style="list-style-type: none"> 1. Context and character: <ol style="list-style-type: none"> a. The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. 2. Relationship to the street and public open spaces: <ol style="list-style-type: none"> a. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; ii. designs buildings on corner sites to emphasise the corner; iii. needs to minimise south-facing glazing to minimise heat loss; and iv. avoids street façades that are blank or dominated by garages. 3. Built form and appearance: <ol style="list-style-type: none"> a. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;

	<ul style="list-style-type: none"> ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; iii. avoids blank elevations and façades dominated by garage doors; and iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials. <p>4. Residential amenity:</p> <ul style="list-style-type: none"> a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units; ii. directly connects private outdoor spaces to the living spaces within the residential units; iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas. <p>5. Access, parking and servicing:</p> <ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces; ii. provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces. <p>6. Safety:</p> <ul style="list-style-type: none"> a. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; ii. clearly demarcates boundaries of public and private space; iii. makes pedestrian entrances and routes readily recognisable; and iv. provides for good visibility with clear sightlines and effective lighting.
RES-MD3	<p>Use of residential unit as a show home</p> <ul style="list-style-type: none"> 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: <ul style="list-style-type: none"> a. hours of operation and movement to and from the site by members of the public;

	<ul style="list-style-type: none"> b. duration of the activity and its impact on residential amenity values; c. traffic generation including consideration of on-site and off-site parking; and d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.
RES-MD4	<p>Traffic generation</p> <ol style="list-style-type: none"> 1. The extent to which the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account: <ol style="list-style-type: none"> a. in the case of effects on residential character and amenity values: <ol style="list-style-type: none"> i. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments; ii. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance; and iii. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and b. in the case of the safe and efficient functioning of the road network: <ol style="list-style-type: none"> i. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity; ii. adverse effects of the proposed traffic generation on activities in the surrounding living environment; iii. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road; iv. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and v. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.
RES-MD5	<p>Impact on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent to which the increased height, reduced setback, or recession plane intrusion would result in buildings that do not compromise the amenity values of adjacent properties taking into account: <ol style="list-style-type: none"> a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces, or open space beyond that anticipated by the recession plane; b. any loss of privacy through being overlooked from neighbouring buildings; c. dominance and character effects arising from scale;

	<ul style="list-style-type: none"> d. whether development on the adjoining site, such as a large building setback, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; e. whether there are alternative practical options for meeting the functional requirements of the building in a compliant manner; and f. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods.
RES-MD6	Road boundary setback <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
RES-MD7	Outdoor storage <ol style="list-style-type: none"> 1. The extent of visual impacts of outdoor storage on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on the amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates effects on amenity values of the outdoor storage.
RES-MD8	Outdoor living space <ol style="list-style-type: none"> 1. The extent to which outdoor living spaces provide useable space and contribute to overall onsite spaciousness. 2. The extent to which the size and quality of communal outdoor space or other open space in the immediate vicinity of the residential unit compensates for the reduction in outdoor living space requirements. 3. The extent to which the retention of mature vegetation compensates for a reduction in outdoor living space provision by providing an alternative form of amenity for the site.
RES-MD9	Impact of trees on neighbouring property <ol style="list-style-type: none"> 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RES-MD10	Rural sales <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone.

	<ol style="list-style-type: none">2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.3. Hours and days of operation and whether they are compatible with the residential zone.4. Access and vehicle movements on the site and the safety and efficiency of the roading network.5. For rural produce retail (excluding farmers' markets) whether the scale and intensity of the activity is appropriate on the site.6. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RES-MD11	Housing of animals <ol style="list-style-type: none">1. The extent to which the nature and scale of activity, including the number and type of animals is appropriate for the proposed site and the receiving environment.2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone.3. The extent to which the activity, including any buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential units to avoid adverse effects on residents.4. The extent to which the nature and scale of the activity and built form will maintain residential character and amenity values.5. The potential for the activity to produce adverse effects, including dust, noise, odour and any measures to internalise adverse effects within the site and any mitigation measures to address effects that cannot be internalised.