



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand



03 440 0056



Info@codc.govt.nz
www.codc.govt.nz



Central Otago District Plan

Plan Change 19 – Residential Chapter Provisions

Appendix 5

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GLOSSARY OF ABBREVIATIONS

CON	Controlled activity status
DIS	Discretionary activity status
PER	Permitted activity status
RDIS	Restricted discretionary activity status
LLRZ	Large Lot Residential Zone
LRZ	Low Density Residential Zone
MRZ	Medium Density Residential Zone
NC	Non-complying activity status

LARGE LOT RESIDENTIAL ZONE

Introduction

The Large Lot Residential Zone (LLRZ) is located in some of the outer residential areas within the townships of Alexandra, Clyde and Cromwell, as well as in Bannockburn, Lowburn and Roxburgh, along with some isolated areas of existing large lot residential near Lake Dunstan.

The density within the Large Lot Residential Zone is the lowest of all the residential zones, providing for detached houses on large sites, maintaining a high open space to built form ratio. Generous setbacks are also provided from the road and neighbouring boundaries. Buildings are expected to maintain these existing low density characteristics, minimise the effects of development on adjoining sites and integrate with the surrounding area.

The focus of the zone is residential, with limited commercial and community facilities anticipated.

Within Precinct 1, slightly higher densities are anticipated, which reflects the historic pattern of development. Within Precincts 2 & 3, a lower density is anticipated, to maintain the existing amenity and character in these areas.

The Future Growth Overlay identifies any area that has been signalled in the Vincent Spatial Plan for Large Lot Residential zoning, in future. The provisions applying to this area are those of the underlying zoning, and therefore a Plan Change will be required to rezone this area in future. However, the Overlay is intended to identify any location where future growth is anticipated, when further supply of residential land is required, and provided that there is capacity within the reticulated water and wastewater networks to service the additional development.

Objectives and Policies

Objectives	
LLRZ-O1	Purpose of the Large Lot Residential Zone
The Large Lot Residential Zone provides primarily for residential living opportunities.	
LLRZ-O2	Character and amenity values of the Large Lot Residential Zone
The Large Lot Residential Zone is a pleasant, low-density living environment, which: <ol style="list-style-type: none"> 1. contains predominantly low-rise and detached residential units on large lots; 2. maintains a predominance of open space over built form; 3. provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and 4. is well-designed and well-connected into the surrounding area. 	
LLRZ-O3	Precincts 1, 2 & 3
The density of development in the Large Lot Residential Precincts recognises and provides for maintenance of the amenity and character resulting from existing or anticipated development in these areas.	

Policies	
LLRZ-P1	Built Form
Ensure that development within the Large Lot Residential Zone: <ol style="list-style-type: none"> 1. provides reasonable levels of privacy, outlook and adequate access to sunlight; 2. provides safe and appropriate access and on-site parking; 3. maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites; 4. is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe; 	

	<ol style="list-style-type: none"> 5. provides generous usable outdoor living space for residents and for tree and garden planting; 6. maintains the safe and efficient operation of road; 7. mitigates visual effects through screening of storage areas and provision of landscaping; and 8. encourages water efficiency measures.
LLRZ-P2	Residential activities
Enable residential activities within a range of residential unit types and sizes.	
LLRZ-P3	Home business
Provide for home businesses where: <ol style="list-style-type: none"> 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with /do not compromise the amenity of adjoining sites. 	
LLRZ-P4	Retirement Living
Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and: <ol style="list-style-type: none"> 1. any adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and 2. the scale, form, composition and design of the village maintains the character and amenity values of the surrounding area; and 3. they are designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; and 4. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 5. road safety and efficiency is maintained; and 6. they are well-connected to commercial areas and community facilities 	
LLRZ-P5	Other non-residential activities
Avoid other non-residential activities and buildings, including the expansion of existing non-residential activities and buildings, unless: <ol style="list-style-type: none"> 1. any adverse effects of the activity, including noise, do not compromise the anticipated amenity of the surrounding area; and 2. the nature, scale and intensity of the activity is compatible with the anticipated character and qualities of the zone and surrounding area; and 3. the activity is of a nature and scale that meet the needs of the local community and does not undermine the viability of the Business Resource Areas; and 4. the surrounding area retains a predominance of residential activities, and for adjoining properties, a sense of amenity, security and companionship is maintained; 5. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 6. road safety and efficiency is maintained. 	
LLRZ-P6	Precinct 1
Provide for development within Precinct 1 at a density consistent with the existing character of the area.	
LLRZ-P7	Precincts 2 & 3
Ensure that development within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of the area.	
LLRZ-P8	Future Growth Overlay
Recognise and provide for rezoning of land within the Future Growth Overlay, where: <ol style="list-style-type: none"> 1. It is demonstrated as necessary to meet anticipated demand; and 2. It is able to be serviced by reticulated water and wastewater networks. 	

Rules

LLRZ-R1	Residential units	
Large Lot Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is no more than one residential unit per site. <p>And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S6</p>	<p>Activity status when compliance is not achieved with R1.1: RDIS</p> <p>And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S6</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The bulk, location, design and density of buildings. 2. The extent to which landscaping enhances residential amenity. 3. The safety and efficiency of accesses and car parking areas. 4. Amenity effects on neighbouring properties and streetscape. 5. Provision for privacy between residential units and between sites. <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
LLRZ-R2	Minor Residential Unit	
Large Lot Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site. 2. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage. 3. The minor residential unit shall use the same servicing connections and accessway as the principal residential unit. <p>And the activity complies with the following rule requirements: LLRZ-S2 to LLRZ-S7.</p>	<p>Activity status when compliance is not achieved with R2.1: NC</p> <p>Activity status when compliance is not achieved with R2.2 or R2.3: DIS</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
LLRZ-R3	Relocated buildings	
Large Lot Residential Zone	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling; 	<p>Activity status when compliance is not achieved with R3.1 to R3.4: DIS</p>

	<p>2. A building inspection report shall be provided with the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building;</p> <p>3. All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>4. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.</p> <p>And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S7.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> The time period within which the building will be placed on its foundations. Identification of, and the time period to complete reinstatement works to the exterior of the building. Provision of servicing. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond. 	
LLRZ-R4	Accessory buildings and structures	
Large Lot Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The building is ancillary to a permitted activity. <p>And the activity complies with the following rule requirements: LLRZ-S2 to LLRZ-S6.</p>	Activity status when compliance is not achieved with R4.1: DIS
LLRZ-R5	Residential Activity	

Large Lot Residential Zone	Activity Status: PER	
LLRZ-R6	Visitor accommodation	
Large Lot Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The visitor accommodation is undertaken within a residential unit and is ancillary to a residential activity. 2. The maximum occupancy is 6 guests per night; and 3. The access to the site is not shared with another site. 	Activity status when compliance is not achieved with R6.1 or R6.2: Discretionary Activity status when compliance is not achieved with R6.3: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the effects of the activity on the amenity and safety of any sites sharing access.
LLRZ-R7	Home business (unless otherwise specified in LLRZ-R8 or LLRZ-R14)	
Large Lot Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The home business is undertaken within a residential unit and is ancillary to a residential activity; 2. The maximum floor area occupied by the home business is no more than 30m²; 3. Any employee engaged in the home business resides on-site; 4. the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and 5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day. <p>And where the activity complies with the following rule requirements: LLRZ-S10</p>	Activity status when compliance is not achieved with R7.1 to R7.5: Discretionary Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.
LLRZ-R8	Childcare Services	
Large Lot Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The childcare service is undertaken within a residential unit and is ancillary to a residential activity. 2. The maximum number of children in attendance at any one time is 6, excluding any children who live on-site. 	Activity status when compliance is not achieved with R8.1 or R8.2: Discretionary
LLRZ-R9	Signs	

<p>Large Lot Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one sign per site; 2. The sign relates to the site on which it is located; 3. The sign does not exceed 0.5m² in area; 4. The sign is not illuminated and does not use reflective materials; 5. The sign is fixed and does not move; and 6. The sign does not obscure driver visibility to and from access ways. <p><i>Note: This rule applies in addition to the controls on signage contained in Section 12 – District Wide Rules and Performance Standards.</i></p>	<p>Activity status when compliance is not achieved with R9.1 – R9.6: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effect on amenity values of neighbouring properties. 2. The effect on amenity values of the neighbourhood, and in particular on the character of the streetscape. 3. The effect on the safe and efficient operation of the roading network.
<p>LLRZ-R10</p>	<p>Excavation</p>	
<p>Large Lot Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site. 	<p>Activity status when compliance is not achieved with R10.1 – R10.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, volume and area of earthworks. 2. The effect on amenity values or safety of neighbouring properties. 3. The effect on water bodies and their margins. 4. The impact on visual amenity and landscape character. 5. Any effects on the road network arising from the excavation. 6. Any effects on archaeological, heritage or cultural values. 7. Any mitigation measures proposed.
<p>LLRZ-R10</p>	<p>Retirement Villages</p>	
<p>Large Lot Residential Zone</p>	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S6</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Integration of vehicle, cycle and pedestrian access with the adjoining road network. 	

	<ol style="list-style-type: none"> 2. Provision of landscaping, open space, on-site amenity for residents, recreational facilities and stormwater systems. 3. Design and layout of pedestrian circulation. 4. Parking and access. 5. Traffic generation, including impact on the wider transport network. 6. Residential amenity for neighbours in respect of outlook and privacy. 7. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	
LLRZ-R11	Any activity not otherwise listed in LLRZ-R1 to LLRZ-R10 or LLRZ-R12 to LLRZ-R15	
Large Lot Residential Zone	Activity Status: DIS	
LLRZ-R12	Industrial Activities	
Large Lot Residential Zone	Activity Status: NC	
LLRZ-R13	Large format retailing	
Large Lot Residential Zone	Activity Status: NC	
LLRZ-R14	Noxious Activities	
Large Lot Residential Zone	Activity Status: NC	
LLRZ-R15	Buildings on Land Subject to Hazards	
Large Lot Residential Zone	Activity Status: NC Where: <ol style="list-style-type: none"> 1. The erection of any building (excluding buildings and/or structures associated with network utilities) on any part of a site identified on the planning maps as being subject to a hazard or land that is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source. 	

Standards

LLRZ-S1	Density	Activity Status where compliance not achieved:
Large Lot Residential Zone (Excluding Precincts 1, 2 & 3)	1. The minimum site area per residential unit is 2000m ² .	NC
Precinct 1	2. The minimum site area per residential unit is 1000m ² .	NC
Precinct 2	3. The minimum site area per residential unit is 3000m ² .	NC
Precinct 3	4. The minimum site area per residential unit is 6000m ² .	NC
LLRZ-S2	Height	
Large Lot Residential Zone	1. The maximum height of buildings and structures must not exceed 7.5m measured from ground level to the highest part of the building or structure.	<p>Where: LLRZ-S2 is not met, but the height of the building or structure does not exceed 8.5m: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Dominance of built form in the surrounding area. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. Any mitigation measures proposed which reduce the adverse effects of the increased height. <p>Where: LLRZ-S2 is not met, and the height of the building or structure exceeds 8.5m: NC</p>
LLRZ-S3	Height in relation to boundary	
Large Lot Residential Zone	<ol style="list-style-type: none"> Buildings must be contained within a building envelope defined by the recession plane angles set out in Schedule 1 to the Residential Zone chapter, from points 2.5m above ground level at the boundaries of the site. LLRZ-S3.1 does not apply to: <ol style="list-style-type: none"> A boundary with a road. Common walls along a site boundary. Eaves inclusive of gutters with a maximum depth of 20cm measured vertically. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Dominance of built form in the surrounding area. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. Any mitigation measures proposed which reduce the adverse effects of the breach.

	<ul style="list-style-type: none"> d. Antennas, aerials, satellite dishes (less than 1m in diameter). e. Solar panels which do not project beyond the building envelope by more than 0.5m. f. Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m. g. A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height. 	
LLRZ-S4	Building Coverage	Activity Status where compliance not achieved:
Large Lot Residential Zone (Excluding Precincts 1 2 & 3)	The building coverage of the net area of any site must not exceed 30%.	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area. c. The extent to which a level of openness around and between buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach.
Precinct 1	The building coverage of the net area of any site must not exceed 40%.	
Precinct 2	The building coverage of the net area of any site must not exceed 15%.	
Precinct 3	The building coverage of the net area of any site must not exceed 10%.	
LLRZ-S5	Setback from road boundary	
Large Lot Residential Zone	Any building or structure shall be setback a minimum of 7m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. compatibility of the building or structure with the surrounding built environment.
Within 80m of the seal edge of a State Highway	New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in	

	bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	
LLRZ-S6	Setback from internal boundary	
Large Lot Residential Zone	Any building or structure shall be setback a minimum of: <ol style="list-style-type: none"> 1. 3m from any internal boundary (except that this does not apply to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. Adverse effects on privacy, outlook, or shading on the affected property. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the surrounding built environment. d. Any adverse effects on accessibility to the lake.
LLRZ-S7	Car parking	Activity Status where compliance not achieved:
Large Lot Residential Zone	The following minimum carpark spaces shall be provided on the site: <ol style="list-style-type: none"> 1. One carpark space per residential unit; and 2. One additional carpark space per home business. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. Any adverse effects on the safety and efficiency of the road network. b. Effects on amenity values of neighbouring properties.

LOW DENSITY RESIDENTIAL ZONE

Introduction

The Low Density Residential Zone covers the majority of the residential areas in the townships of Alexandra, Clyde and Cromwell, as well as all of the residential areas in the townships of Roxburgh, Ettrick, Millers Flat, Omakau, Ophir, St Bathans, Naseby, Ranfurly and Patearoa.

This zone provides for traditional suburban housing, comprised predominately of detached houses on sections with ample on-site open space, and generous setbacks from the road and neighbouring boundaries. Buildings are expected to maintain these existing low density characteristics, minimise the effects of development on adjoining sites and integrate with the surrounding area.

While the focus of the zone is residential, some commercial and community facilities are anticipated, where they support the local residential population and are compatible with the character and amenity values of the zone.

The Future Growth Overlay identifies any area that has been signalled in the Vincent Spatial Plan for low density residential zoning, in future. The provisions applying to this area are those of the underlying zoning, and therefore a Plan Change will be required to rezone this area in future. However, the Overlay is intended to identify any location where future growth is anticipated, when further supply of residential land is required, and provided that there is capacity within the reticulated water and wastewater networks to service the additional development.

Objectives and Policies

Objectives	
LRZ-O1	Purpose of the Low Density Residential Zone
The Low Density Residential Zone provides primarily for residential living opportunities, as well as activities that support, and are compatible with the character of, the zone's residential focus.	
LRZ-O2	Character and amenity values of the Low Density Residential Zone
The Low Density Residential Zone is a pleasant, low-density suburban living environment, which: <ol style="list-style-type: none">1. contains predominantly low-rise and detached residential units;2. maintains a good level of openness around buildings;3. provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and4. is well-designed and well-connected into surrounding area.	

Policies	
LRZ-P1	Built Form
Ensure that development within the Low Density Residential Zone: <ol style="list-style-type: none">1. provides reasonable levels of privacy, outlook and adequate access to sunlight;2. provides safe and appropriate access and on-site parking;3. maintains spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;4. is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe; and5. provides sufficient usable outdoor living space for residents and for tree and garden planting;6. maintains the safe and efficient operation of roads;7. mitigates visual effects through screening of storage areas and provision of landscaping; and8. encourages water efficiency measures.	

LRZ-P2	Residential activities
Enable residential activities within a range of residential units types and sizes.	
LRZ-P3	Home businesses
Provide for home businesses where: <ol style="list-style-type: none"> 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with /do not compromise the amenity of adjoining sites. 	
LRZ-P4	Retirement Living
Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and: <ol style="list-style-type: none"> 1. any adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and 2. the scale, form, composition and design of the village maintains the character and amenity values of the surrounding area; and 3. they are designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; and 4. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 5. road safety and efficiency is maintained; and 6. they are well-connected to commercial areas and community facilities. 	
LRZ-P5	Other non-residential activities
Avoid other non-residential activities and buildings, including the expansion of existing non-residential activities and buildings, unless: <ol style="list-style-type: none"> 1. any adverse effects of the activity, including noise, do not compromise the anticipated amenity of the surrounding area; and 2. the nature, scale and intensity of the activity is compatible with the anticipated character and qualities of the zone and surrounding area; and 3. the activity is of a nature and scale that meet the needs of the local community and does not undermine the viability of the Business Resource Areas; and 4. the surrounding area retains a predominance of residential activities, and for adjoining properties, a sense of amenity, security and companionship is maintained; 5. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 6. road safety and efficiency is maintained. 	
LRZ-P6	Future Growth Overlay
Recognise and provide for rezoning of land within the Future Growth Overlay, where: <ol style="list-style-type: none"> 1. It is demonstrated as necessary to meet anticipated demand; and 2. It is able to be serviced by reticulated water and wastewater networks. 	

Rules

LRZ-R1	Residential units
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There are no more than two residential units per site. <p>And the activity complies with the following rule requirements: LRZ-S1 to LRZ-S7</p>
	<p>Activity status when compliance is not achieved with R1.1: RDIS</p> <p>And the activity complies with the following rule requirements: LRZ-S1 to LRZ-S10</p> <p>Matters of discretion are restricted to:</p>

		<ol style="list-style-type: none"> 1. The bulk, location, design and density of buildings. 2. The extent to which landscaping enhances residential amenity. 3. The safety and efficiency of accesses and car parking areas. 4. Amenity effects on neighbouring properties and streetscape. 5. Provision for privacy between residential units and between sites. <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
LRZ-R2	Minor Residential Unit	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage; and 3. The minor residential unit shall use the same servicing connections and accessway as the principal residential unit. <p>And the activity complies with the following rule requirements: LRZ-S2 to LRZ-S7.</p>	<p>Activity status when compliance is not achieved with R2.1: NC</p> <p>Activity status when compliance is not achieved with R2.2 or R2.3: DIS</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
LRZ-R3	Relocated buildings	
Low Density Residential Zone	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling. <p>And the activity complies with the following rule requirements: LRZ-S1 to LRZ-S7.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> a. The time period within which the building will be placed on its foundations. 	<p>Activity status when compliance is not achieved with R3.1: DIS</p>

	<p>b. Identification of, and the time period to complete reinstatement works to the exterior of the building.</p> <p>c. Provision of servicing.</p> <p>d. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond.</p>	
LRZ-R4	Accessory buildings and structures	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The building is ancillary to a permitted activity. <p>And the activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> For buildings or structures of more than 10m², LRZ-S2 to LRZ-S6; or For buildings or structures of 10m² or less, LRZ-S2 - LRZ-S5. 	<p>Activity status when compliance is not achieved with R4.1: DIS</p>
LRZ-R5	Residential Activity	
Low Density Residential Zone	Activity Status: PER	
LRZ-R6	Visitor accommodation	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The visitor accommodation is undertaken within a residential unit and is ancillary to a residential activity. The maximum occupancy is 6 guests per night; and The access to the site is not shared with another site. <p>And where the activity complies with the following rule requirements: LRZ-S7</p>	<p>Activity status when compliance is not achieved with R6.1 or R6.2: Discretionary</p> <p>Activity status when compliance is not achieved with R6.3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The effects of the activity on the amenity and safety of any sites sharing access.
LRZ-R7	Home business (unless otherwise specified in LRZ-R8 or LRZ-R14)	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The home business is undertaken within a residential unit; The maximum floor area occupied by the home business is no more than 30m²; 	<p>Activity status when compliance is not achieved with R7.1 to R7.5: Discretionary</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>

	<p>3. Any employee engaged in the home business resides on-site;</p> <p>4. The home business, including any storage of goods, materials, or equipment takes place entirely within a building; and</p> <p>5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day.</p> <p>And where the activity complies with the following rule requirements: LRZ-S7</p>	
LRZ-R8	Childcare Services	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The childcare service is undertaken within a residential unit and is ancillary to a residential activity. 2. The maximum number of children in attendance at any one time is 6, excluding any children who live on-site. <p>And where the activity complies with the following rule requirements: LRZ-S7</p>	<p>Activity status when compliance is not achieved with R8.1 or R8.2: Discretionary</p>
LRZ-R9	Signs	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one sign per site; 2. The sign relates to the site on which it is located; 3. The sign does not exceed 0.5m² in area; 4. The sign is not illuminated and does not use reflective materials; 5. The sign is fixed and does not move; and 6. The sign does not obscure driver visibility to and from access ways. <p><i>Note: This rule applies in addition to the controls on signage contained in Section 12 – District Wide Rules and Performance Standards.</i></p>	<p>Activity status when compliance is not achieved with R9.1 – R9.6: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The effect on amenity values of neighbouring properties. b. The effect on amenity values of the neighbourhood, and in particular on the character of the streetscape. c. The effect on the safe and efficient operation of the roading network.
LRZ-R10	Excavation	

<p>Low Density Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site. 	<p>Activity status when compliance is not achieved with R10.1 – R10.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, volume and area of earthworks. 2. The effect on amenity values or safety of neighbouring properties. 3. The effect on water bodies and their margins. 4. The impact on visual amenity and landscape character. 5. Any effects on the road network arising from the excavation. 6. Any effects on archaeological, heritage or cultural values. 7. Any mitigation measures proposed.
<p>LRZ-R11</p>	<p>Convenience Retail activities</p>	
<p>Low Density Residential Zone</p>	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: LRZ-S2 to LRZ-S4 and LRZ-S6.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Whether the proposed activity will primarily service the surrounding residential area. b. Hours of operation. c. amenity effects on neighbouring properties, including noise, disturbance and privacy. d. outdoor storage, including rubbish collection areas. e. the location and design of car parking and loading areas and access. 	
<p>LRZ-R12</p>	<p>Retirement Villages</p>	
<p>Low Density Residential Zone</p>	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: LRZ-S2 to LRZ-S6.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Integration of vehicle, cycle and pedestrian access with the adjoining road network. 	

	<ul style="list-style-type: none"> b. Provision of landscaping, open space, on-site amenity for residents, recreational facilities and stormwater systems. c. Design and layout of pedestrian circulation. d. Parking and access. e. Traffic generation, including impact on the wider transport network. f. Residential amenity for neighbours in respect of outlook and privacy. g. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	
LRZ-R13	Community facilities	
Low Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: LRZ-S2 to LRZ-S6.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location and design of car parking and loading areas and access. b. Design and layout of on-site pedestrian and cycling connections. c. Hours of operation. d. Noise, disturbance and loss of privacy of neighbours. e. Location, size and numbers of signs. f. Traffic generation and impact on the transport network. g. Landscaping. h. Site layout. i. The scale of activity. j. Scale, form and design of buildings. 	
LRZ-R14	Any activity not otherwise listed in LRZ-R1 to LRZ-R12 or LRZ-R14 to LRZ-R17	
Low Density Residential Zone	Activity Status: DIS	
LRZ-R15	Industrial Activities	
Low Density Residential Zone	Activity Status: NC	
LRZ-R16	Large format retailing	

Low Density Residential Zone	Activity Status: NC	
LRZ-R17	Noxious Activities	
Low Density Residential Zone	Activity Status: NC	
LRZ-R18	Buildings on Land Subject to Hazards	
Low Density Residential Zone	Activity Status: NC Where: 1. The erection of any building (excluding buildings and/or structures associated with network utilities) on any part of a site identified on the planning maps as being subject to a hazard or land that is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.	

Standards

LRZ-S1	Density	Activity Status where compliance not achieved:
Low Density Residential Zone	1. Where the residential unit is connected to a reticulated sewerage system, the minimum site area per unit is 500m ² . 2. Where the residential unit is not connected to a reticulated sewerage system, no more than one dwelling is provided per 800m ² .	NC
LRZ-S2	Height	
Low Density Residential Zone	1. The maximum height of buildings and structures must not exceed 7.5m measured from ground level to the highest part of the building or structure	Where: LRZ-S2 is not met, but the height of the building or structure does not exceed 8.5m: RDIS Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties.

		<p>c. Any mitigation measures proposed which reduce the adverse effects of the increased height.</p> <p>Where: LRZ-S2 is not met, and the height of the building or structure exceeds 8.5m: NC</p>
LRZ-S3	Height in relation to boundary	
Low Density Residential Zone	<ol style="list-style-type: none"> 1. Buildings must be contained within a building envelope defined by the recession plane angles set out in Schedule 1 to the Residential Zone chapter, from points 2.5m above ground level at the boundaries of the site. 2. LRZ-S3.1 does not apply to: <ol style="list-style-type: none"> a. A boundary with a road. b. Common walls along a site boundary. c. Eaves inclusive of gutters with a maximum depth of 20cm measured vertically. d. Antennas, aerials, satellite dishes (less than 1m in diameter). e. Solar panels which do not project beyond the building envelope by more than 0.5m. f. Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m. g. A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach.
LRZ-S4	Building Coverage	Activity Status where compliance not achieved:
Low Density Residential Zone	The building coverage of the net area of any site must not exceed 40%.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area.

		<ul style="list-style-type: none"> c. The extent to which a level of openness around and between buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach.
LRZ-S5	Setback from road boundary	
Low Density Residential Zone	Any building or structure shall be setback a minimum of 4.5m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. Compatibility of the building or structure with the surrounding built environment.
Within 80m of the seal edge of a State Highway	New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	
LRZ-S6	Setback from internal boundary	
Low Density Residential Zone	Any building or structure shall be setback a minimum of: <ul style="list-style-type: none"> 1. 1.8m from any internal boundary (except that this does not apply to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Adverse effects on privacy, outlook, or shading on the affected property. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the surrounding built environment. d. Any adverse effects on accessibility to the lake.

LRZ-S7	Car parking	Activity Status where compliance not achieved:
Low Density Residential Zone	<p>The following minimum carpark spaces shall be provided on the site:</p> <ol style="list-style-type: none"> 1. One carpark space per residential unit; and 2. Where the activity is a home business, one additional carpark space; and 3. Where the activity is visitor accommodation, one additional carpark space; and 4. Where the activity is a childcare service, one additional carpark space. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any adverse effects on the safety and efficiency of the road network. b. Effects on amenity values of neighbouring properties.

MEDIUM DENSITY RESIDENTIAL ZONE

Introduction

The Medium Density Residential Zone is located within the townships of Alexandra, Clyde and Cromwell in areas that are within a walkable distance of commercial areas or other key community facilities.

A more intensive density of development is anticipated in this zone compared with the other residential zones and it is intended to develop over time to provide for a range of housing options, including more intensive options, to meet the diverse needs of the community, provide affordable options and provide a greater critical mass to support commercial and community facilities.

While providing for more intensive density, buildings within this zone are expected to be well-designed to ensure that they integrate with the surrounding area, minimise the effects of development on adjoining sites and still provide a good quality living environment for residents. The provisions also provide a pathway for the approval of a Comprehensive Residential Development Plan, allowing for master planning to be undertaken on larger sites, including at higher densities, where this still achieves the built form outcomes sought. Approval of a Comprehensive Residential Development Plan provides certainty regarding the form of an overall development, and can precede, or be considered concurrently with subdivision consents and land use consents for residential units.

Precinct 1 is located within Clyde. Because Precinct 1 is within or near the Clyde Heritage Precinct, development within this area has the potential to impact on the character of the Heritage Precinct. Therefore, a lower height limit is applied in Precinct 1, and development within the Precinct needs to be considered in terms of its relationship with the Heritage Precinct.

While the focus of the zone is residential, some commercial and community facilities are anticipated, where they support the local residential population and are compatible with the purpose, character and amenity values of the zone.

The Future Growth Overlay identifies any area that has been signalled in the Vincent Spatial Plan for medium density residential zoning, in future. The provisions applying to this area are those of the underlying zoning, and therefore a Plan Change will be required to rezone this area in future. However, the Overlay is intended to identify any location where future growth is anticipated, when further supply of residential land is required, and provided that there is capacity within the reticulated water and wastewater networks to service the additional development.

Objectives and Policies

Objectives	
MRZ-O1	Purpose of the Medium Density Residential Zone
The Medium Density Residential Zone provides primarily for more intensive residential living opportunities, as well as activities that support, and are compatible with, the zone's residential focus.	
MRZ-O2	Character and amenity values of the Medium Density Residential Zone
The Medium Density Residential Zone is a good quality living environment, which: <ol style="list-style-type: none">1. positively responds to the natural, heritage and cultural context and site features;2. provides a range of housing types, including those of a greater density than other residential zones, making efficient use of land and providing for growth needs;3. is responsive to and well-connected into the surrounding area;4. is well-designed, balancing affordability with good urban design outcomes; and	

5. provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites.

Policies	
MRZ-P1	Built Form
<p>Ensure that development within the Medium Density Residential Zone:</p> <ol style="list-style-type: none"> 1. actively and safely addresses road frontages and public open spaces; 2. provides reasonable levels of privacy, outlook and adequate access to sunlight; 3. provides safe and appropriate access and on-site parking that is discretely integrated; 4. maintains a level of openness around and between buildings that reflect a moderate scale and intensity of built form that does not unreasonably dominate adjoining sites; 5. provides visual interest; 6. is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe; 7. provides sufficient and usable common and private open space and storage space for residents; 8. maintains the safe and efficient operation of accessways and roads; 9. mitigates visual effects through screening of storage areas and provision of landscaping; 10. incorporates Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure environment; 11. encourages water efficiency measures; and 12. within Precinct 1, does not detract from the character of the Clyde Heritage Precinct. 	
MRZ-P2	Comprehensive Development
<p>Provide for comprehensively designed, medium density residential development on larger sites, at higher densities, where it:</p> <ol style="list-style-type: none"> 1. provides housing choice; 2. is designed to respond positively to its context and the features of the site; 3. is compatible with the urban form of nearby areas; 4. provides a well-connected movement network and usable public open spaces and streetscapes; and 5. achieves the built form outcomes in MRZ-P1. 	
MRZ-P3	Residential activities
<p>Enable residential activities within a range of residential units types and sizes.</p>	
MRZ-P4	Home businesses
<p>Provide for home businesses where:</p> <ol style="list-style-type: none"> 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with /do not compromise the amenity of adjoining sites. 	
MRZ-P5	Retirement Living
<p>Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and:</p> <ol style="list-style-type: none"> 1. any adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and 2. the scale, form, composition and design of the village maintains the character and amenity values of the surrounding area; and 3. they are designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; and 	

	<ol style="list-style-type: none"> 4. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 5. road safety and efficiency is maintained; and 6. they are well-connected to commercial areas and community facilities.
MRZ-P6	Other non-residential activities
<p>Only allow other non-residential activities and buildings, including the expansion of existing non-residential activities and buildings, where:</p> <ol style="list-style-type: none"> 1. any adverse effects of the activity, including noise, do not compromise the anticipated amenity of the surrounding area; and 2. the nature, scale and intensity of the activity is compatible with the anticipated character and qualities of the zone and surrounding area; and 3. the activity is of a nature and scale that meet the needs of the local community and does not undermine the viability of the Business Resource Areas; and 4. the surrounding area retains a predominance of residential activities, and for adjoining properties, a sense of amenity, security and companionship is maintained; 5. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 6. road safety and efficiency is maintained. 	
MRZ-P7	Future Growth Overlay
<p>Recognise and provide for rezoning of land within the Future Growth Overlay, where:</p> <ol style="list-style-type: none"> 1. It is demonstrated as necessary to meet anticipated demand; and 2. It is able to be serviced by reticulated water and wastewater networks. 	

Rules

MRZ-R1	Residential units	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There are no more than two residential units per site. <p>And the activity complies with the following rule requirements: MRZ-S1 to MRZ-S13, except where the residential units are within an area for which a Comprehensive Residential Development Master Plan has been approved, and non-compliance with any rule requirement has been considered through that resource consent.</p>	<p>Activity status when compliance is not achieved with R1.1: RDIS</p> <p>And the activity complies with the following rule requirements: MRZ-S1 to MRZ-S13, except where the residential units are within an area for which a Comprehensive Residential Development Master Plan has been approved, and non-compliance with any rule requirement has been considered through that resource consent.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. How the development responds to its context and site features, including any retained buildings, existing trees and, within Precinct 1, the Clyde Heritage Precinct. b. The design of road frontages and frontages to public open spaces in relation to public safety (including CPTED principles), activation, entrance recognition, access and servicing.

		<ul style="list-style-type: none"> c. Management of privacy, views and sunlight access for neighbours, including those on-site. d. The location, safety and landscape treatment of shared access and parking areas, including garages. e. Configuration of building / roof forms, façade design and material use. f. The balance between hard and soft landscaping and the extent to which landscaping enhances residential amenity. g. The location, size and quality of private and common open spaces, including orientation, privacy, and access to internal areas. h. The location, useability and screening of service, storage and waste management areas. <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R2	Comprehensive Residential Development Master Plan	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Provision for housing diversity and choice, relative to other residential areas. b. How the development responds to its context and site features, including solar orientation, views, existing buildings and vegetation, and, within Precinct 1, the Clyde Heritage Precinct. c. Whether the urban form is compatible with the nearby land use mix, including providing convenient access to commercial centres and community facilities. d. The extent to which the development provides well-connected and legible movement networks, integrating all access modes, with priority for walking and cycling. e. The location, extent and quality of public open space and streetscapes, 	

	<p>taking into account servicing and maintenance requirements.</p> <p>f. The Incorporation of Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure environment.</p> <p>g. Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought in MRZ-P1.</p> <p>h. Where the application also seeks provision for future built development to breach any of the rule requirements, discretion is also restricted to those matters specified in the relevant rule requirement.</p>	
MRZ-R3	Minor Residential Unit	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage; and 3. The minor residential unit shall use the same servicing connections and accessway as the principal residential unit. <p>And the activity complies with the following rule requirements: MRZ-S2 to MRZ-S6 and MRZ-S8.</p>	<p>Activity status when compliance is not achieved with R3.1: NC</p> <p>Activity status when compliance is not achieved with R3.2 or R3.3: DIS</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R4	Relocated buildings	
Medium Density Residential Zone	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling; <p>And the activity complies with the following rule requirements: MRZ-S1 to MRZ-S13.</p> <p>Matters of control are restricted to:</p>	<p>Activity status when compliance is not achieved with R4.1: DIS</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>

	<ul style="list-style-type: none"> a. The time period within which the building will be placed on its foundations. b. Identification of, and the time period to complete reinstatement works to the exterior of the building. c. Provision of servicing. d. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond. 	
MRZ-R5	Accessory buildings and structures	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The building is ancillary to a permitted activity. <p>And the activity complies with the following rule requirements:</p> <ul style="list-style-type: none"> 1. For buildings or structures of more than 10m², MRZ-S2 to MRZ-S6; or 2. For buildings or structures of 10m² or less, MRZ-S2 - MRZ-S5. 	<p>Activity status when compliance is not achieved with R5.1: DIS</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R6	Residential Activity	
Medium Density Residential Zone	Activity Status: PER	
MRZ-R7	Visitor accommodation	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The visitor accommodation is undertaken within a residential unit and is ancillary to a residential activity; 2. The maximum occupancy is 6 guests per night; and 3. The access to the site is not shared with another site. <p>And the activity complies with the following rule requirements: MRZ-S13</p>	<p>Activity status when compliance is not achieved with R7.1 or R7.2: Discretionary</p> <p>Activity status when compliance is not achieved with R6.3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effects of the activity on the amenity and safety of any sites sharing access. <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R8	Home Business (unless otherwise specified in MRZ-R9 or MRZ-R15)	
Medium Density	<p>Activity Status: PER</p> <p>Where:</p>	<p>Activity status when compliance is not achieved with R8.1 to R8.6: Discretionary</p>

Residential Zone	<ol style="list-style-type: none"> 1. The home business is undertaken within a residential unit; 2. The maximum floor area occupied by the home business is no more than 30m²; 3. Any employee engaged in the home business resides on-site; 4. the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and 5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day. <p>And where the activity complies with the following rule requirements: MRZ-S13</p>	<p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R9 Childcare Services		
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The childcare service is undertaken within a residential unit and is ancillary to a residential activity; and 2. The maximum number of children in attendance at any one time is 6, excluding any children who live on-site. <p>And the activity complies with the following rule requirements: MRZ-S13</p>	<p>Activity status when compliance is not achieved with R9.1 or R9.2: Discretionary</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R10 Signs		
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one sign per site; 2. The sign relates to the site on which it is located; 3. The sign does not exceed 0.5m² in area; 4. The sign is not illuminated and does not use reflective materials; 5. The sign is fixed and does not move; and 6. The sign does not obscure driver visibility to and from access ways. 	<p>Activity status when compliance is not achieved with R10.1 – R10.6: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effect on amenity values of neighbouring properties. 2. The effect on amenity values of the neighbourhood, and in particular on the character of the streetscape. 3. The effect on the safe and efficient operation of the roading network.

	<i>Note: This rule applies in addition to the controls on signage contained in Section 12 – District Wide Rules and Performance Standards.</i>	
MRZ-R11	Excavation	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site. 	<p>Activity status when compliance is not achieved with R11.1 – R11.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, volume and area of earthworks. b. The effect on amenity values or safety of neighbouring properties. c. The effect on water bodies and their margins. d. The impact on visual amenity and landscape character. e. Any effects on the road network arising from the excavation. f. Any effects on archaeological, heritage or cultural values. g. Any mitigation measures proposed.
MRZ-R12	Convenience Retail activities	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: MRZ-S2 to MRZ-S5.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Whether the proposed activity will primarily service the surrounding residential area. b. Hours of operation. c. Amenity effects on neighbouring properties, including noise, disturbance and privacy. d. Outdoor storage, including rubbish collection areas. e. The location and design of car parking and loading areas and access. 	<p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R13	Retirement Villages	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: MRZ-S2 to MRZ-S6.</p> <p>Matters of discretion are restricted to:</p>	<p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>

	<ul style="list-style-type: none"> a. Integration of vehicle, cycle and pedestrian access with the adjoining road network. b. Provision of landscaping, open space, on-site amenity for residents, recreational facilities and stormwater systems. c. Design and layout of pedestrian circulation. d. Parking and access. e. Traffic generation, including impact on the wider transport network. f. Residential amenity for neighbours in respect of outlook and privacy. g. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	
MRZ-R14	Community facilities	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: MRZ-S2 to MRZ-S6.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location and design of car parking and loading areas and access. b. Design and layout of on-site pedestrian and cycling connections. c. Hours of operation. d. Noise, disturbance and loss of privacy of neighbours. e. Location, size and numbers of signs. f. Traffic generation and impact on the transport network. g. Landscaping. h. Site layout. i. The scale of activity. j. Scale, form and design of buildings. 	<p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
MRZ-R15	Any activity not otherwise listed in MRZ-R1 to MRZ-R13 or MRZ-R15 to MRZ-R18	
Medium Density Residential Zone	Activity Status: DIS	
MRZ-R16	Industrial Activities	
Low Density	Activity Status: NC	

Residential Zone		
MRZ-R17	Large format retailing	
Low Density Residential Zone	Activity Status: NC	
MRZ-R18	Noxious Activities	
Medium Density Residential Zone	Activity Status: NC	
MRZ-R19	Buildings on Land Subject to Hazards	
Medium Density Residential Zone	Activity Status: NC Where: 1. The erection of any building (excluding buildings and/or structures associated with network utilities) on any part of a site identified on the planning maps as being subject to a hazard or land that is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.	

Standards

MRZ-S1	Density	Activity Status where compliance not achieved:
Medium Density Residential Zone	1. Where the residential unit is connected to a reticulated sewerage system, the minimum site area per unit is 200m ² . 2. Where the residential unit is not connected to a reticulated sewerage system, the minimum site area per unit is 800m ² .	Where: 3. MRZ-S1.1 is not met, but the minimum site area per unit is 180m ² : DIS Where: MRZ-S1.2 is not met, or MRZ-S1.1 and MRZ-S1.3 are not met: NC
MRZ-S2	Height	
Medium Density Residential Zone (excluding within Precinct 1)	1. The maximum height of buildings and structures must not exceed: <ol style="list-style-type: none"> 11m measured from ground level to the highest part of the building or structure; and 3 storeys. 	Where: MRZ-S2.1 is not met, but the height of the building or structure does not exceed 10m: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Dominance of built form in the surrounding area. Effects on visual amenity values, privacy, outlook and sunlight and

		<p>daylight access for neighbouring properties.</p> <p>c. Any mitigation measures proposed which reduce the adverse effects of the increased height.</p> <p>Where: MRZ-S2.1 is not met, and the height of the building or structure exceeds 10m: NC</p>
Within Precinct 1	<p>2. The maximum height of buildings and structures must not exceed:</p> <p>a. 8.5m measured from ground level to the highest part of the building or structure; and</p> <p>b. 2 storeys.</p>	<p>Where: MRZ-S2.2 is not met: NC</p>
MRZ-S3	Height in relation to boundary	
Medium Density Residential Zone	<p>1. Buildings must be contained within a building envelope defined by the recession plane angles set out in Schedule 1 to the Residential Zone chapter, from points 3.5m above ground level at the boundaries of the site; or from points 2.5m above ground level along boundaries that adjoin the Low Density Residential Zone or Large Lot Residential Zone.</p> <p>2. MRZ-S3.1 does not apply to:</p> <p>a. A boundary with a road.</p> <p>b. Common walls along a site boundary.</p> <p>c. Eaves inclusive of gutters with a maximum depth of 20cm measured vertically.</p> <p>d. Antennas, aerials, satellite dishes (less than 1m in diameter).</p> <p>e. Solar panels which do not project beyond the building envelope by more than 0.5m.</p> <p>f. Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.</p> <p>g. A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. Dominance of built form in the surrounding area.</p> <p>b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties.</p> <p>c. Any mitigation measures proposed which reduce the adverse effects of the breach.</p>

MRZ-S4	Building Coverage	Activity Status where compliance not achieved:
Medium Density Residential Zone	The building coverage of the net area of any site must not exceed 40%.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Compatibility of the built form with the existing or anticipated character of the area. Dominance of built form in the surrounding area. The extent to which a level of openness around and between buildings is retained. Any mitigation measures proposed which reduce the adverse effects of the breach.
MRZ-S5	Setback from road boundary	
Medium Density Residential Zone	Any building or structure shall be setback a minimum of 2m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Any adverse effects on the safety and efficiency of the road network. The extent to which the breach will have adverse effects on visual amenity values, including dominance. Compatibility of the building or structure with the surrounding built environment.
Within 80m of the seal edge of a State Highway	New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Any adverse effects on the operation of the road network, including the potential for reverse sensitivity effects to arise.
MRZ-S6	Setback from internal boundary	
	Any building or structure shall be setback a minimum of:	RDIS Matters of discretion are restricted to:

	<ol style="list-style-type: none"> 1. 1m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake. 	<ol style="list-style-type: none"> a. Adverse effects on privacy, outlook, or shading on the affected property. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the surrounding built environment. d. Any adverse effects on accessibility to the lake.
MRZ-S7	Outdoor Living Space	Activity Status where compliance not achieved:
Medium Density Residential Zone	<p>Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> 1. for units with common living space at ground floor level, of at least 30m² with a minimum dimension of 4m; and 2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 3. located on the north, west or east side of the residential unit and which is accessible from the living space of the residential unit. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Provision of useable outdoor space; and b. Accessibility and convenience for residents; and c. Whether there is suitable alternative provision of public outdoor space, in close proximity, to meet resident's needs.
MRZ-S8	Landscaping	Activity Status where compliance not achieved:
Medium Density Residential Zone	At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Compatibility with the character of the area. b. Balance between built form and open space.
MRZ-S9	Service and Storage Space	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> 1. Each residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. 2. The required spaces can be provided either individually or within a communal space for multiple units. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Provision of useable service and storage space. b. Accessibility and convenience for residents.
MRZ-S10	Outlook Space	Activity Status where compliance not achieved:
	Each residential unit must provide the following minimum outlook spaces:	RDIS

	<ol style="list-style-type: none"> 1. for a principal living room, 4m in depth and 4m in width; 2. for a principal bedroom, 3m in depth and 3m in width; and 3. all other habitable rooms, 1m in depth and 1m in width. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Visual privacy and outlook between habitable rooms of different buildings on the same or neighbouring sites. b. Visual dominance. c. Provision of a sense of space for residents.
MRZ-S11	Fencing	Activity Status where compliance not achieved:
	<p>The maximum height of any fence along a road boundary shall be:</p> <ol style="list-style-type: none"> 1. 1m, where less than 50% of the fence structure is visually transparent; or 2. 1.8m, where 50% or more of the fence structure is visually transparent. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Effects on the streetscape. b. Adequacy of sunlight access to open spaces. c. Privacy for residents. d. The need to mitigate traffic noise on high volume roads.
MRZ-S12	Habitable Rooms	Activity Status where compliance not achieved:
	Each residential unit must have a habitable room located at ground floor level.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Activation of frontages. b. Visual interest. c. Access to ground level open spaces.
MRZ-S13	Car parking	Activity Status where compliance not achieved:
	<p>The following minimum carpark spaces shall be provided on the site:</p> <ol style="list-style-type: none"> 1. One carpark space per residential unit; and 2. Where the activity is a home business, one additional carpark space; and 3. Where the activity is visitor accommodation, one additional carpark space; and 4. Where the activity is a childcare service, one additional carpark space. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any adverse effects on the safety and efficiency of the road network. b. Effects on amenity values of neighbouring properties.

RESIDENTIAL ZONES SUBDIVISION

Introduction

Note: This chapter currently only applies to residential zones, and applies in addition to, and should be read in conjunction with, the district-wide provisions for subdivision contained in Section 16.

Objectives and Policies

Objectives	
SUB-O1	Subdivision Design
The subdivision of land within residential zones creates sites and patterns of development that are consistent with the purpose, character and amenity values anticipated within that zone.	

Policies	
SUB-P1	Creation of new sites
Provide for subdivision within residential zones where it results in allotments that: <ol style="list-style-type: none">1. reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and2. are of a size and dimension that are sufficient to accommodate the intended built form for that zone;3. minimise natural hazard risk to people's lives and properties; and4. are adequately served by public open space that is accessible, useable and well-designed.	
SUB-P2	Dual Use
Recognise the recreation and amenity benefits of the holistic and integrated use of public spaces, through: <ol style="list-style-type: none">1. encouraging subdivision designs which provide multiple uses for public spaces, including stormwater management and flood protection areas; and2. integration of walking and cycling connections with waterways, green spaces and other community facilities.	
SUB-P3	Energy Efficiency
Recognise the benefits of subdivision that encourages energy efficiency through subdivision designs which: <ol style="list-style-type: none">1. maximise solar gain;2. support the uptake of energy efficient technologies; and3. support multi-modal transport choice.	
SUB-P4	Heritage Precincts
Within heritage precincts, require consideration of future buildings on the heritage values and character of the precinct, at the time of subdivision.	

Rules

SUB-R1	Boundary adjustments	
All Residential Zones	<p>Activity Status: CON</p> <p>Where the activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> 1. The allotments comply with SUB-S1; or 2. Any existing allotment that does not meet SUB-S1 does not decrease in area. <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. The area of the proposed allotments. 2. The location, design and construction of access, and its adequacy for the intended use of the subdivision. 3. Public access requirements. 4. The provision of services and their adequacy for the intended use of the subdivision. 5. Any amalgamations and easements that are appropriate. 6. Any financial contributions necessary for the purposes set out in Section 15 of the Plan. 7. Any other matters provided for in section 220 of the Act. 	Activity Status when compliance is not achieved with R1.1 and R1.2: DIS
SUB-R2	Subdivision to create a network or public utility or a reserve	
All Residential Zones	<p>Activity Status: CON</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. The area of the proposed allotment taking into consideration the proposed use of the allotment, the amenities of neighbouring properties and the site's ability to dispose of waste (if required). 2. The location, design and construction of access, and its adequacy for the intended use of the subdivision. 3. Public access requirements. 4. The provision of services and their adequacy for the intended use of the subdivision. 5. Any amalgamations and easements that are appropriate. 	

	<p>6. Any financial contributions necessary for the purposes set out in Section 15 of the Plan.</p> <p>7. Any other matters provided for in section 220 of the Act.</p>	
SUB-R3	Subdivision where any part of the site is within a Heritage Precinct	
All Residential Zones	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> The application for subdivision consent is submitted concurrently with an application for land use consent under Section 11. <p>Where the activity complies with the following rule requirements: SUB-S1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Those matters specified in SUB-R4. The impact of the proposed subdivision on the heritage values and character of the Heritage Precinct. 	<p>Activity status when compliance is not achieved with R3.1: DIS</p> <p>And the activity complies with the following rule requirements: SUB-S1</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
SUB-R4	Subdivision not otherwise specified	
All Residential Zones	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: SUB-S1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character, and qualities of the applicable zone. The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services. The ability to lawfully dispose of wastewater and stormwater. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision. 	<p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>

	<ol style="list-style-type: none"> 5. The provision of landscaping, including road berms. 6. Earthworks necessary to prepare the site for development occupation, and/or use. 7. Subdivisional design including the shape and arrangement of allotments to: <ol style="list-style-type: none"> i. facilitate convenient, safe, efficient and easy access. ii. achieve energy efficiency, including access to passive solar energy sources. iii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development. iv. maintain and enhance amenity values. v. facilitate adequate access to back land. vi. protect existing water races. 8. The provision of or contribution to the open space and recreational needs of the community. 9. The provision of buffer zones adjacent to roads, network utilities or natural features. 10. The protection of important landscape features, including significant rock outcrops and escarpments. 11. Provision for pedestrian and cyclist movement, including the provision of, or connection to, walkways and cycleways. 12. The provision of esplanade strips or reserves and/or access strips. 13. Any financial contributions necessary for the purposes set out in Section 15 of this Plan. 14. Any amalgamations and easements that are appropriate. 15. Any other matters provided for in section 220 of the Act. 	
SUB-R5	Subdivision of three or more allotments in the Medium Density Residential Zone	
Medium Density	Activity Status: RDIS	Activity status when compliance is not achieved with R5.1: NC

Residential Zone	<p>Where:</p> <ol style="list-style-type: none"> The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. <p>Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Those matters set out in SUB-R4. 	<p>And the activity complies with the following rule requirements: SUB-S1</p> <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
SUB-R6	Subdivision of Land Subject to Hazards	
All Residential Zones	<p>Activity Status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> The subdivision involves land that is subject to or potentially subject to the effects of any hazard as identified on the planning maps; or The subdivision involves land that is likely to be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source. 	

Standards

SUB-S1	Density	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> Where a reticulated sewerage system is available or is installed as part of the subdivision the minimum size of any allotment shall be no less than 200m². Where a reticulated sewerage system is not installed or available, the minimum size of any allotment shall be no less than 800m². 	NC
Low Density Residential Zone	<ol style="list-style-type: none"> Where a reticulated sewerage system is available or is installed as part of the subdivision the minimum size of any allotment shall be no less than 500m². 	NC

	4. Where a reticulated sewerage system is not installed or available, the minimum size of any allotment shall be no less than 800m ² .	
Large Lot Residential Zone (excluding Precincts 1, 2 & 3)	5. The minimum size of any allotment shall be no less than 2000m ² .	NC
Precinct 1	6. The minimum size of any allotment shall be no less than 1000m ² .	NC
Precinct 2	7. The minimum size of any allotment shall be no less than 3000m ² .	NC
Precinct 3	8. The minimum size of any allotment shall be no less than 6000m ² .	NC

Schedule 1 – Height in Relation to Boundary

