

## Medium Density Residential Zone

### Introduction

The Medium Density Residential Zone is located in Fairlie, Takapō / Lake Tekapo and Twizel.

The purpose of the Medium Density Residential Zone is to provide higher density residential living opportunities close to town centres and main roads. The typical housing types include semi-detached, terraced housing and low-rise apartments.

Buildings within the Medium Density Residential 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 provide a high-quality living environment for residents.

Other non-residential activities are anticipated where they support the local population and are compatible with the character and amenity values of the zone.

### Objectives and Policies

Objectives	
<b>MRZ-O1</b>	<b>Zone Purpose</b>
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
<b>MRZ-O2</b>	<b>Zone Character and Amenity Values</b>
The Medium Density Residential Zone is a desirable, higher density, residential living environment, which: <ol style="list-style-type: none"> <li>contains a range of housing typologies including semi-detached, terraced housing and low rise apartments;</li> <li>is well designed with good design outcomes; and</li> <li>provides on-site amenity and maintains the amenity values of adjacent sites.</li> </ol>	
Policies	
<b>MRZ-P1</b>	<b>Residential Activities</b>
Enable residential activities within a range of residential unit types and sizes.	
<b>MRZ-P2</b>	<b>Compatible Activities</b>
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> <li>they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone;</li> <li>they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre and Town Centre Zones; and</li> <li>the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites.</li> </ol>	
<b>MRZ-P3</b>	<b>Retirement living</b>
Provide for retirement living and retirement villages, where: <ol style="list-style-type: none"> <li>the scale, form, composition and design of the retirement living or village maintains the character</li> </ol>	

<p>and amenity values of the surrounding area;</p> <ol style="list-style-type: none"> <li>they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities;</li> <li>any parking and vehicle manoeuvring provided on-site is appropriately designed; and</li> <li>road safety and efficiency is maintained.</li> </ol>	
<b>MRZ-P4</b>	<b>Other Non-Residential Activities</b>
<p>Avoid non-residential activities and buildings not provided for in MRZ-P2 or MRZ-P3, unless:</p> <ol style="list-style-type: none"> <li>the activity is an expansion of an existing activity; and/or</li> <li>any adverse effects of the activity do not compromise the amenity values of the surrounding area; and</li> <li>the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.</li> </ol>	
<b>MRZ-P5</b>	<b>Adverse Effects</b>
<p>Manage development within the Medium Density Residential Zone to ensure:</p> <ol style="list-style-type: none"> <li>built form is of a scale and design that is consistent with the Mackenzie Medium Density Design Guide and is compatible with the character, amenity values and purpose of the zone; and</li> <li>within Specific Control Area 3 that the safety and efficiency of State Highway 8 is maintained.</li> </ol>	

## Rules

<b>MRZ-R1</b>	<b>Residential Units</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>There is a maximum of one residential unit per site; and</li> <li>The site has a minimum site area of 400m<sup>2</sup>.</li> </ol> <p><b>And the activity complies with the following standards:</b></p> <p>MRZ-S2 Height  MRZ-S3 Height in Relation to Boundary  MRZ-S4 Setbacks  MRZ-S5 Coverage  MRZ-S6 Landscaping  MRZ-S7 Outdoor Living Space  MRZ-S8 Minimum Outlook Space  MRZ-S9 Fencing  MRZ-S10 Access</p>	<p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p> <p><b>Activity status when compliance is not achieved with R1.1 or R1.2: RDIS</b></p> <p><b>Where:</b> the activity complies with  MRZ-S1 Density  MRZ-S2 Height  MRZ-S3 Height in Relation to Boundary  MRZ-S4 Setbacks  MRZ-S5 Coverage  MRZ-S6 Landscaping  MRZ-S7 Outdoor Living Space  MRZ-S8 Minimum Outlook Space  MRZ-S9 Fencing  MRZ-S10 Access</p> <p><b>Matters of discretion are restricted to:</b>  Consistency with the Mackenzie Medium Density Design Guide in APP2</p>
<b>MRZ-R2</b>	<b>Buildings and Structures Not Otherwise Listed</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where the activity complies with the following standards:</b></p>	<p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>

	<p>MRZ-S2 Height  MRZ-S3 Height in Relation to Boundary  MRZ-S4 Setbacks  MRZ-S5 Coverage  MRZ-S6 Landscaping  MRZ-S7 Outdoor Living Space  MRZ-S8 Minimum Outlook Space  MRZ-S9 Fencing  MRZ-S10 Access</p>	
<b>MRZ-R3</b>	<b>Residential Activity</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>	
<b>MRZ-R4</b>	<b>Residential Visitor Accommodation</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. No more than one residential unit on a site is used for residential visitor accommodation; and</li> <li>2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests per night.</li> </ol>	<p><b>Activity status when compliance is not achieved with R4.1: DIS</b></p> <p><b>Activity status when compliance is not achieved with R4.2: RDIS</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. The adequacy of any mitigation measures.</li> </ol> <p><b>Activity status when compliance is not achieved with R4.3: DIS</b></p>
<b>MRZ-R5</b>	<b>Home Business</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The home business is undertaken within a residential building and is ancillary to a residential activity;</li> <li>2. A maximum of one non-resident</li> </ol>	<b>Activity status when compliance is not achieved with R5.1 to R5.4: DIS</b>

	<p>staff member shall be employed in undertaking the activity;</p> <p>3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and</p> <p>4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.</p>	
<b>MRZ-R6</b>	<b>Recreation Activities and Community Gardens</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is not a motorised recreation activity.</p>	<b>Activity status when compliance is not achieved with R6.1: DIS</b>
<b>MRZ-R7</b>	<b>Education Facilities</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is an expansion to an existing activity; or</p> <p>2. The education activity is undertaken within a residential unit and is ancillary to a residential activity; and</p> <p>3. The maximum number of children in attendance at any one time is six, excluding any children who live on site.</p>	<p><b>Activity status when compliance is not achieved with R7.1, R7.2 or R7.3: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate onsite parking.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p> <p>d. The adequacy of any mitigation measures.</p>
<b>MRZ-R8</b>	<b>Community Facilities Not Provided in MRZ-R6</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is an expansion to an existing activity.</p>	<p><b>Activity status when compliance is not achieved with R8.1: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p> <p>d. The adequacy of any mitigation</p>

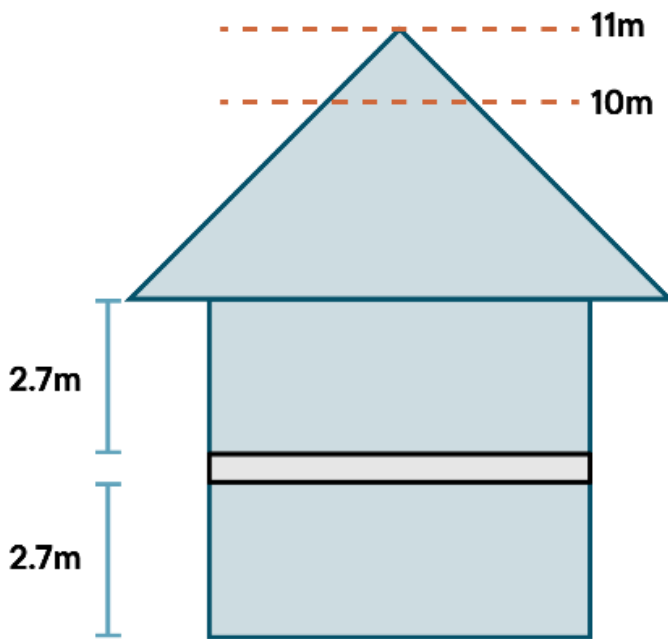
		measures.
<b>MRZ-R9</b>	<b>Retirement Villages</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network.</li> <li>c. Provision of landscaping, open space, and on-site amenity for residents.</li> <li>d. Effects on amenity values of adjoining residential sites including outlook and privacy.</li> <li>e. The adequacy of any mitigation measures.</li> </ol>	
<b>MRZ-R10</b>	<b>Industrial Activities</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity is an expansion to an existing activity.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The nature, scale and intensity of the activity.</li> <li>b. The location, design and appearance of buildings on the site.</li> <li>c. The traffic impacts including the provision of adequate onsite parking and loading areas.</li> <li>d. Effects on amenity values of adjoining residential sites including noise.</li> <li>e. The adequacy of any mitigation measures.</li> </ol>	<b>Activity status when compliance is not achieved with R10.1: NC</b>
<b>MRZ-R11</b>	<b>Commercial Visitor Accommodation</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>MRZ-R12</b>	<b>Commercial Activities Not Provided in MRZ-R5</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	

<b>MRZ-R13</b>	<b>Activities Not Otherwise Listed</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	

**Standards**

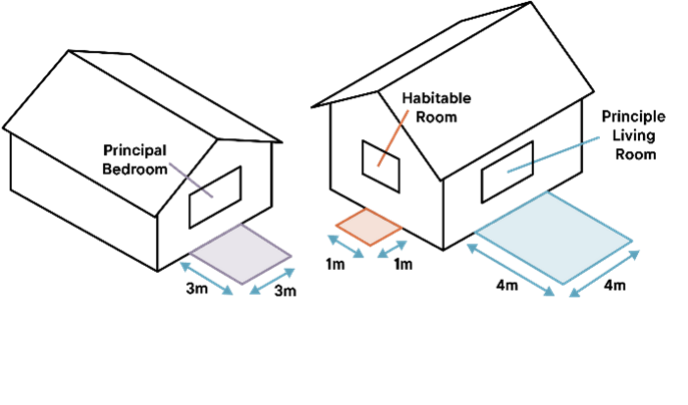
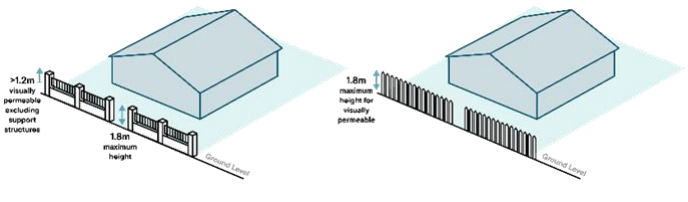
<b>MRZ-S1</b>	<b>Density</b>	<b>Activity Status where compliance not achieved:</b>
<b>Medium Density Residential Zone</b>	1. The minimum site area per residential unit is 200m <sup>2</sup> .	<b>DIS</b>
<b>MRZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>

<b>Medium Density Residential Zone</b>	<ol style="list-style-type: none"> <li>The maximum height of any building or structure shall not exceed 10m above ground level except a gable roof may exceed the maximum height by no more than 1m.</li> <li>All floors shall have a minimum ceiling height of 2.7m.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD1 Height</p>
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<b>MRZ-S3</b>	<b>Height in Relation to Boundary</b>	<b>Activity Status where compliance not achieved:</b>
<b>Medium Density Residential Zone</b>	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 Height in Relation to Boundary

MRZ-S4	Setbacks	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> <li>1. Any building or structure shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Lakeside Drive, Takapō / Lake Tekapo shall have any building or structure setback a minimum of 4.5m.</li> <li>2. Any building or structure shall be setback a minimum of 2m from any internal boundary.</li> <li>3. Any building or structure on the true right bank of the Tekapo River shall be setback a minimum of 6m from the edge of the upper terrace.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD3 Setbacks</p>
MRZ-S5	Coverage	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> <li>1. The maximum building coverage of any site shall not exceed 40%.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD4 Coverage</p>
MRZ-S6	Landscaping	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> <li>1. The minimum percentage of landscaping on any site shall be 30%.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD5 Landscaping</p>
MRZ- S7	Outdoor Living Space	Activity Status where compliance not achieved:
Medium Density Residential Zone	<ol style="list-style-type: none"> <li>1. All residential units shall be provided with an outdoor living space, directly accessed from a living area, of at least: <ol style="list-style-type: none"> <li>a. 25m<sup>2</sup> at ground level with a minimum dimension of 3m; or</li> <li>b. a balcony of at least 12m<sup>2</sup> with a minimum dimension of 2m.</li> </ol> </li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD6 Outdoor Living Space</p>
MRZ-S8	Minimum Outlook Space	Activity Status where compliance not achieved:

<p><b>Medium Density Residential Zone</b></p>	<p>1. All habitable rooms shall have minimum outlook space of at least:</p> <ul style="list-style-type: none"> <li>a. 4m in depth and 4m in width, for principal living rooms;</li> <li>b. 3m in depth and 3m in width, for principal bedrooms; and</li> <li>c. 1m in depth and 1m in width, for other habitable rooms.</li> </ul> 	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD7 Minimum Outlook Space</p>
<p><b>MRZ-S9</b></p>	<p><b>Fencing</b></p>	<p><b>Activity Status where compliance not achieved:</b></p>
<p><b>Medium Density Residential Zone</b></p>	<p>1. All fencing along the road boundary shall be:</p> <ul style="list-style-type: none"> <li>a. No higher than 1.8m above ground level; and</li> <li>b. Any part of the fence higher than 1.2m above ground level shall be visually permeable, excluding support structures.</li> </ul> 	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD8 Fencing</p>
<p><b>MRZ-S10</b></p>	<p><b>Access</b></p>	<p><b>Activity Status where compliance not achieved:</b></p>
<p><b>Specific Control Area 3</b></p>	<p>1. All activities shall obtain vehicular access to State Highway 8 from Lakeside Drive. No direct access from State Highway 8 is permitted.</p>	<p><b>NC</b></p>