

## **MRZ Medium Density Residential Zone**

### **Overview**

There is an increasing need to enable a variety of housing typologies and densities to accommodate residential development and growth in the district's urban areas. The District has a good supply of larger 3-5 bedroom homes, but has a shortage of affordable 1- and 2-bedroom homes and alternative dwelling typologies. The Medium Density Residential Zone plays a key role in achieving a compact urban environment that provides for connected and liveable communities, contributes to the supply and affordability of housing, and makes efficient use of land and infrastructure.

To provide for residential intensification, diversity in housing choice, and affordable housing options, the Medium Density Residential Zone provides for the most infill development potential in the district. The zone enables a moderate concentration of buildings and a variety of housing typologies and densities, such as detached, semi-detached, and terraced housing, and low-rise apartments proximate to the Taupō Town and Neighbourhood Centres.

Maintaining an overall residential character and encouraging good amenity value within the zones whilst enabling intensification is an important focus for managing urban development. The District Plan includes standards for buildings and outdoor living spaces to ensure an appropriate level of density is achieved and complemented by reasonably private and sunny outdoor living areas, and landscaping. Domestic scale rainwater harvesting and renewable electricity generation systems are encouraged through exemptions to performance standards.

The purpose of the zone is to provide for residential intensification, though a range of non-residential activities are also enabled where these are compatible with the role, function, and amenity of the zone for residential activities.

Urban growth and development can put pressure on existing infrastructure services and Council provided amenities. Infrastructure services must be carefully considered to ensure that an adequate service level is provided to the development, as well as ensuring there is no detrimental impact on existing levels of services.

### **MDZ - Objectives**

MRZ-01 Development does not detract from the planned urban form of the Medium Density Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.

MRZ-02 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Medium Density Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

MRZ-03 Development in the Medium Density Residential Zone is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

MRZ-04 Land within the Medium-Density Residential Zone is used efficiently for residential development that:

1. increases housing supply and choice;
2. is of a greater density and scale than the General Residential Zone; and
3. is responsive to housing demand and the planned urban character of neighbourhoods.

MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.

MRZ-O6 Small-scale renewable electricity generation and rainwater harvesting systems are enabled, at household and community scales.

MRZ-O7 To enable PREC1-NEWZRZ-New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

MRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

MRZ-O9 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character and minimises offsite effects, while:

- a) ensuring the risk of erosion of, and exacerbation of flood risk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated; and,
- b) maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable.
- c) ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

## **MDZ - Policies**

MRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Medium Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

MRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

MRZ-P3 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider infrastructure network is not compromised, including the needs of anticipated future development.

MRZ-P4 Encourage growth and intensification within the Medium Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

MRZ-P5 Ensure that housing development is complimentary to planned neighbourhood and street character by:

1. controlling the bulk and density of buildings;
2. requiring permeable surfaces and on-site landscaping be provided on-site and integrated with new housing developments;
3. encouraging the retention of established, mature vegetation;

4. encouraging the use of CPTED principles; and
5. requiring consideration of infrastructure and services available to service development.

MRZ-P6 Development within the Nukuhau Structure Plan Area shall:

1. achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Structure Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
2. avoid, or appropriately remedy or mitigate, any adverse traffic effects from subdivision and development within the Nukuhau Precinct on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge.
3. avoid, or appropriately remedy or mitigate, any significant risk of erosion and flooding within the natural gully system identified in the Nukuhau Structure Plan.

MRZ-P7

1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

MRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.

MRZ-P9 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

## MRZ - Rules

MRZ-R1- PER activities	Subject to
(1) Any activity, building, or structure.	(a) Compliance with MRZ-S(1) to (8), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the MRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Home business.	(a) Compliance with <i>relevant</i> MRZ-S(1) to (10), and (b) Compliance with all relevant standards in District Wide chapters
(3) Education, and Community Facilities.	(a) Compliance with <i>relevant</i> MRZ-S(1) to (10) and

	(b) Compliance with all relevant standards in District Wide chapters
<b>MRZ-R2- RDIS activities</b>	<b>Subject to</b>
(1) Any Comprehensive Housing Development	<p>(a) Compliance with MRZ-S(1)-(10), and  (b) Compliance with all relevant standards in District Wide chapters.</p> <p>Any application under MRZ-R2(a) is precluded from public or limited notification under s95A and s95B of the RMA, unless the Council decides that special circumstances exist pursuant to s95A(9) or 95B(10) of the RMA.</p>
	<b>Matters of Restricted Discretion</b>
	<p>(a) The extent to which the development building design, siting and external appearance:</p> <ul style="list-style-type: none"> <li>i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street, and</li> <li>ii. achieves high quality on-site living environments, taking into account the surrounding context, site limitations and planned outcomes for the zone.</li> </ul> <p>(b) The effect that the number of residential units has on residential amenity values and the streetscape.</p> <p>(c) The extent to which the development responds to demand for smaller, affordable homes.</p> <p>(d) The extent to which the development responds to topography and site orientation and minimises significant changes to landform and large-scale retaining walls.</p> <p>(e) The extent to which development retains mature trees and provides landscaping to assist with the integration of the proposed built form with the surrounding context and provides on-site amenity.</p> <p>(f) The extent to which residential units:</p> <ul style="list-style-type: none"> <li>i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street;</li> </ul>

	<ul style="list-style-type: none"> <li>ii. maximise sunlight and daylight access based on orientation, function, window design and location;</li> <li>iii. provide secure and conveniently accessible storage for the number of occupants the dwelling is designed to accommodate; and</li> <li>iv. provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.</li> </ul> <p>(g) The extent to which the activity may adversely impact on network efficiency, road safety, on-site and street parking, and access.</p> <p>(h) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed.</p> <p>(i) The extent to which building design, siting and landscaping of the structures minimises the extent of impervious surfaces.</p> <p>(j) The effects of non-compliance with any relevant Medium Density Residential Zone Standards.</p> <p>(k) The recommendations made in any urban design report or statement prepared by a suitably qualified professional, and submitted with the application for resource consent.</p>
<p>(2) Any home business which does not comply with one or more permitted activity performance standards.</p>	<ul style="list-style-type: none"> <li>(a) The daily vehicle movements expected to and from the allotment.</li> <li>(b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects.</li> <li>(c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</li> <li>(d) The hours of operation for the activity.</li> <li>(e) The location of any carparking.</li> </ul>
<p>(3) Any education, or community facility which does not comply with one or</p>	<ul style="list-style-type: none"> <li>(a) The daily vehicle movements expected to and from the allotment.</li> </ul>

more permitted activity performance standards.	<p>(b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects.</p> <p>(c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</p> <p>(d) The hours of operation for the activity.</p> <p>(e) The location of any carparking.</p>
<b>MRZ-R3- DIS activities</b>	<b>Subject to</b>
(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.	As a discretionary activity all actual and potential effects of the activity to be considered.

## MRZ – Standards

<b>S1 - Footprint</b>	
Maximum building coverage.	<p>55% of the net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>i. Eaves less than 0.6m in width, balconies, and gutters.</li> <li>ii. Timber decks less than 0.5m in height.</li> <li>iii. In-ground swimming pool structures.</li> <li>iv. Rainwater collection tanks.</li> <li>v. Ramps, landings, and other structures to provide access to buildings for the mobility impaired.</li> </ul>
<b>S2 – Outdoor Living Space</b>	
Each dwelling at ground floor level shall be provided an outdoor living space that:	<ul style="list-style-type: none"> <li>(a) Is no less than 35m<sup>2</sup> at ground floor level or 10m<sup>2</sup> above ground level;</li> <li>(b) Is oriented north, east, or west of the dwelling;</li> <li>(c) Is directly accessible from a main living area; and</li> <li>(d) Is free of any parking or manoeuvring areas.</li> </ul>
<b>S3 – Permeable Surfaces</b>	
Minimum permeable surfaces.	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.

<b>S4 – Minimum Building Setbacks – Front Boundary</b>	
(a) Residential units and accessory buildings.	3m
(b) Garages or carports that face, and have direct access from, a public road.	5m
(c) Any building with frontage to Lake Terrace, between Rifle Range and Taharepa Roads.	10m
<b>S5 – Minimum Building Setbacks – Side or Rear Boundary</b>	
Residential units and accessory buildings.	1.5m  This standard does not apply to: i. Buildings that share a wall along the common boundary. ii. Freestanding or fence rainwater collection tanks with individual storage capacity not exceeding 10,000l.
<b>S6 – Height</b>	
Maximum building height.	No building shall exceed a height of 11m + 1m for pitched roofs.
<b>S7 – Building Envelope</b>	
Height in relation to boundary.	No building shall project beyond a 60-degree recession plane measured from a point 4m vertically above ground level, along side or rear boundaries of the site.  This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Roof mounted solar panels.

<b>S8 – Vehicle Movements</b>	
Maximum vehicle movements per site.	100 car equivalent movements per day.
<b>S9 – Education or Community Facility</b>	
(a) Maximum gross floor area of buildings.	550m <sup>2</sup>
(b) Maximum vehicle movements per site.	100 per day
(c) Hours of operation.	07:00-22:00 Monday to Friday 08:00-22:00 Saturday, Sunday, and Public Holidays
(d) Landscaping	Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.  (a) Minimum 1 specimen tree per 7m of road boundary, excluding any vehicle access point(s). (b) Where more than one tree is required they shall be planted no closer than 5m and no further than 7m apart. (c) Specimen trees shall be planted along the road frontage. (d) Specimen trees shall be a minimum of 1.8m tall at the time of planting.
(e) Location	The facility shall be located on a front site, and: (a) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and (b) The residential block is not left with more than two non-residential activities in that block.
<b>S10 – Comprehensive Housing Development</b>	
In addition to the standards outlined in MRZ-S1-S8, Comprehensive Housing Developments shall comply with:	(a) Residential units with frontage to a street or public space shall contain windows over no less than 20% of the building façade. (b) No fence or wall shall exceed a height of 1.2m along a front boundary of a site. (c) Residential units with frontage to a street shall be provided a distinct pedestrian access to a door that is visible from the street.



## **GRZ General Residential Zone**

### **Overview**

The residential areas within the district include the major communities of Taupō, Tūrangi, Kinloch, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character and density, determined primarily by its size and setting, the basic elements of each are the same.

The General Residential Zone is predominantly for residential activities and dwellings of typical suburban density, in urban areas within the district. Lots will generally contain one or two detached or semi-detached dwellings up to three-storeys in height, and ancillary domestic gardens with ample room for landscaping to occur. Outdoor living areas are of a good size, reasonably private and with access to sunlight.

Whilst the General Residential Zone is anticipated to have an overall lower development density than the Medium Density Residential Zone, some well-designed Comprehensive Housing Developments and non-residential buildings are anticipated. This will increase housing affordability and choice across the district's urban areas. The level of intensification anticipated in each zone is controlled by performance standards and supported by relevant objectives and policies.

Whilst the zone is primarily for residential activities, a range of other compatible activities are anticipated and provided for. Consequently, the General Residential Zone contains the greatest diversity of activities and dwelling densities of all the Residential Zones, and provides for a mix of building types, and compatible residential and non-residential activities.

A comparatively high proportion of the District is Māori freehold or multiple-owned land, and some of this land is located within existing urban settlement areas and close to marae. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

Urban growth and development can put pressure on existing infrastructure services and Council provided amenities. Infrastructure services must be carefully considered to ensure that an adequate service level is provided to the development, as well as ensuring there is no detrimental impact on existing levels of services.

### **GRZ - Objectives**

GRZ-01 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.

GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

GRZ-O4 Development in the General Residential Zone is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

GRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones.

GRZ-O6 Land within the General Residential Zone is used efficiently for residential development that:

- a) Provides a variety of housing types to respond to community needs in different locations;
- b) Is responsive to the planned urban character of neighbourhoods; and
- c) Is consistent with any relevant Structure Plan.

GRZ-O7 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.

GRZ-O8 Small-scale renewable electricity generation and rainwater harvesting systems are enabled, at household and community scales.

GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.

GRZ-O12 A range of housing types and densities is available in the Nukuhau Development Plan Area to meet the needs of all communities and the growth of Taupō.

GRZ-O13 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character, and minimises offsite effects while:

- a) ensuring the risk of erosion of, and exacerbation of floodrisk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated.
- b) maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable.
- c) ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

## **GRZ - Policies**

GRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the General Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

GRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

GRZ-P3 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider infrastructure network is not compromised, including the needs of anticipated future development.

GRZ-P4 Enable growth and intensification within the General Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

GRZ-P5 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.

GRZ-P6 Development in PREC1-NEWRZ should be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.

GRZ-P7 Development in PREC1-NEWRZ should not adversely affect the amenity of the wider Residential Environment.

GRZ-P8 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

GRZ-P9 Ensure a pattern of development in the Lake Ohakuri Development Plan Area that:

- a) is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and
- b) is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and
- c) exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and
- d) is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and
- e) is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.

GRZ-P10 A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in Lake Ohakuri.

GRZ-P11 Development within the Nukuhau Structure Plan Area shall:

- a) enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.

- b) encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan.
- c) achieve an appropriate level of residential amenity and character.
- d) enable the development of a range of housing types, to provide a choice of living environments.
- e) achieve a connected open space and walking-cycling network centred on the natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
- f) significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated.
- g) the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.

GRZ-P12 Ensure that housing development is complimentary to planned neighbourhood and street character by;

- a) controlling the bulk and density of buildings;
- b) requiring permeable surfaces and on-site landscaping be provided on-site and integrated with new housing developments;
- c) encouraging the retention of established, mature vegetation;
- d) encouraging the use of CPTED principles; and
- e) requiring consideration of infrastructure and services available to service development.

GRZ-P13

- i. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
- ii. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

### GRZ - Rules

GRZ-R1- PER activities	Subject to
(1) Any activity, building, or structure.	(a) Compliance with GRZ-S(1) to (8), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the GRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Home business.	(a) Compliance with <i>relevant</i> GRZ-S(1) to (10), and

	(b) Compliance with all relevant standards in District Wide chapters
(3) Education, and Community Facilities.	(a) Compliance with <i>relevant</i> GRZ-S(1) to (10) and (b) Compliance with all relevant standards in District Wide chapters
(4) Papakāinga on Māori customary land and Māori freehold land.	(a) Compliance with GRZ-S4-7 and 11.
<b>MRZ-R2- RDIS activities</b>	<b>Subject to</b>
(1) Any Comprehensive Housing Development	<p>(a) Compliance with MRZ-S(1)-(8), and GRZ-S(10), and (b) Compliance with all relevant standards in District Wide chapters.</p> <p>Any application under GRZ-R2(a) is precluded from public or limited notification under s95A and s95B of the RMA, unless the Council decides that special circumstances exist pursuant to s95A(9) or 95B(10) of the RMA.</p>
	<b>Matters of Restricted Discretion</b>
	<p>(a) The extent to which the development building design, siting and external appearance:</p> <ol style="list-style-type: none"> <li>i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street, and</li> <li>ii. achieves high quality on-site living environments, taking into account the surrounding context, site limitations and planned outcomes for the zone.</li> </ol> <p>(b) The effect that the number of residential units has on residential amenity values and the streetscape.</p> <p>(c) The extent to which the development responds to demand for smaller, affordable homes.</p> <p>(d) The extent to which the development responds to topography and site orientation and minimises significant changes to landform and large-scale retaining walls.</p> <p>(e) The extent to which development retains mature trees and provides landscaping to assist with the integration of the proposed</p>

	<p>built form with the surrounding context and provides on-site amenity.</p> <p>(f) The extent to which residential units:</p> <ul style="list-style-type: none"> <li>i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street;</li> <li>ii. maximise sunlight and daylight access based on orientation, function, window design and location;</li> <li>iii. provide secure and conveniently accessible storage for the number of occupants the dwelling is designed to accommodate; and</li> <li>iv. provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.</li> </ul> <p>(g) The extent to which the activity may adversely impact on network efficiency, road safety, on-site and street parking, and access.</p> <p>(h) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed.</p> <p>(i) The extent to which building design, siting and landscaping of the structures minimises the extent of impervious surfaces.</p> <p>(j) The effects of non-compliance with any relevant Medium Density Residential Zone Standards.</p> <p>(k) The recommendations made in any urban design report or statement prepared by a suitably qualified professional, and submitted with the application for resource consent.</p>
<p>(2) Any home business which does not comply with one or more permitted activity performance standards.</p>	<p>(a) The daily vehicle movements expected to and from the allotment.</p> <p>(b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects.</p>

	<p>(c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</p> <p>(d) The hours of operation for the activity.</p> <p>(e) The location of any carparking.</p>
<p>(3) Any education, or community facility which does not comply with one or more permitted activity performance standards.</p>	<p>(a) The daily vehicle movements expected to and from the allotment.</p> <p>(b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects.</p> <p>(c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</p> <p>(d) The hours of operation for the activity.</p> <p>(e) The location of any carparking.</p>
<p>(4) Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more standards in GRZ-S4-7 and 11.</p> <p>(5) Papakāinga on General Land owned by Māori.</p>	<p>(a) Those performance standards which the proposal does not comply with.</p> <p>(b) Any effects on the functioning of the residential environment including effects on residential infrastructure.</p> <p>(c) For GRZ-R2(e), in addition to (a) and (b):</p> <ol style="list-style-type: none"> <li>i. Historical associations of the land to mana whenua and reasons why the land was given general title.</li> <li>ii. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993.</li> <li>iii. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.</li> </ol> <p>Notification: Applications under GRZ-R2-RDIS(4) AND (5) will not be notified.</p>
<b>GRZ-R3- DIS activities</b>	<b>Subject to</b>
<p>(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.</p>	<p>As a discretionary activity all actual and potential effects of the activity to be considered.</p>

## GRZ – Standards

### S1 - Footprint

Maximum building coverage.	35% of the net site area.  This standard does not apply to: <ul style="list-style-type: none"> <li>i. Eaves less than 0.6m in width, balconies, and gutters.</li> <li>ii. Timber decks less than 0.5m in height.</li> <li>iii. In-ground swimming pool structures.</li> <li>iv. Rainwater collection tanks.</li> <li>v. Ramps, landings, and other structures to provide access to buildings for the mobility impaired.</li> </ul>
<b>S2 – Outdoor Living Space</b>	
Each dwelling at ground floor level shall be provided an outdoor living space that:	<ul style="list-style-type: none"> <li>(a) Is no less than 50m<sup>2</sup> at ground floor level or 15m<sup>2</sup> above ground level;</li> <li>(b) Is oriented north, east, or west of the dwelling;</li> <li>(c) Is directly accessible from a main living area; and</li> <li>(d) Is free of any parking or manoeuvring areas.</li> </ul>
<b>S3 – Permeable Surfaces</b>	
Minimum permeable surfaces.	30% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
<b>S4 – Minimum Building Setbacks – Front Boundary</b>	
(a) Residential units and accessory buildings.	5m
(b) Any building with frontage to Lake Terrace, between Rifle Range and Taharepa Roads.	10m
<b>S5 – Minimum Building Setbacks – Side or Rear Boundary</b>	
Residential units and accessory buildings.	1.5m  This standard does not apply to: <ul style="list-style-type: none"> <li>i. Buildings that share a wall along the common boundary.</li> <li>ii. Freestanding or fence rainwater collection tanks with individual storage capacity not exceeding 10,000l.</li> </ul>
<b>S6 – Height</b>	
Maximum building height.	No building shall exceed a height of 8m.
<b>S7 – Building Envelope</b>	





(e) Location	<p>The facility shall be located on a front site, and:</p> <ul style="list-style-type: none"> <li>(a) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and</li> <li>(b) The residential block is not left with more than two non-residential activities in that block.</li> </ul>
<b>S10 – Comprehensive Housing Development</b>	
<p>In addition to the standards outlined in MRZ-S1-S8, Comprehensive Housing Developments shall comply with:</p>	<ul style="list-style-type: none"> <li>(a) Residential units with frontage to a street or public space shall contain windows over no less than 20% of the building façade.</li> <li>(b) No fence or wall shall exceed a height of 1.2m along a front boundary of a site.</li> <li>(c) Residential units with frontage to a street shall be provided a distinct pedestrian access to a door that is visible from the street.</li> </ul>
<b>S11 – Papakāinga</b>	
<p>In addition to the standards of GRZ-S4-7, Papakāinga developments shall comply with:</p>	<ul style="list-style-type: none"> <li>(a) Maximum building coverage must not exceed 55% of the net site area.</li> <li>(b) 20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.</li> <li>(c) The maximum daily equivalent vehicle movements shall not exceed 100, or 24 per dwelling, per day, whichever is the greater.</li> </ul>

## **LDRZ Low-Density Residential Zone**

### **Overview**

The residential areas within the district include the major communities of Taupō, Tūrangi, Kinloch, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character and density, determined primarily by its size and setting, the basic elements of each are the same.

The Low Density Residential Zone provides for and maintains a low-density residential character, generally around the town's urban fringe or in lakeshore settlement areas. Lots typically contain a single one- or two-storey dwelling with expansive gardens and room for landscaping and planting to occur. This Zone also contains some waterbodies and natural features which provide amenity value to residents.

A comparatively high proportion of the District is Māori freehold or multiple-owned land, and some of this land is located within existing urban settlement areas and close to marae. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

The purpose of the Low Density Residential Zone is to provide for residential and other compatible non-residential activities. The concentration of buildings in this zone is significantly lower than in other Residential Zones, and managed through performance standards which limit their scale and density.

Urban growth and development can put pressure on existing infrastructure services and Council provided amenities. Infrastructure services must be carefully considered to ensure that an adequate service level is provided to the development, as well as ensuring there is no detrimental impact on existing levels of services.

### **LDRZ – Objectives**

LDRZ-01 Elements of the Low-Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.

LDRZ-02 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low-Density Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

LDRZ-03 Ensure that development in the Low-Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.

LDRZ-04 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the Low-Density Residential Zone and any adjacent zones.

LDRZ-05 Residential developments are well-designed, providing good quality internal and external living environments and contributing positively to safe, attractive streetscapes and open spaces.

LDRZ-06 Land within the Low-Density Residential Zone is used efficiently for residential development that:

- a) is sensitive to natural features and landscapes;
- b) is responsive to the planned urban character of neighbourhoods; and
- c) is consistent with any relevant Structure Plan.

LDRZ-07 Small-scale renewable electricity generation and rainwater harvesting systems are enabled, at household and community scales.

LDRZ-08 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

LDRZ-09 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

## **LDRZ – Policies**

LDRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

LDRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

LDRZ-P3 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider infrastructure network is not compromised, including the needs of anticipated future development.

LDRZ-P4 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

LDRZ-P5 Development within the Nukuhau Structure Plan Area shall:

- a) achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Structure Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.

- b) avoid, or appropriately remedy or mitigate, any adverse traffic effects from subdivision and development within the Nukuhau Precinct on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge.
- c) avoid, or appropriately remedy or mitigate, any significant risk of erosion and flooding within the natural gully system identified in the Nukuhau Structure Plan.

LDRZ-P6 Ensure that housing development is complimentary to planned neighbourhood and street character by;

- a) controlling the bulk and density of buildings;
- b) requiring permeable surfaces and on-site landscaping be provided on-site and integrated with new housing developments;
- c) encouraging the retention of established, mature vegetation;
- d) encouraging the use of CPTED principles; and
- e) requiring consideration of infrastructure and services available to service development.

#### LDRZ-P7

- i. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
- ii. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

LDRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.

LDRZ-P9 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

LDRZ-P10 Enable and Encourage development in the Kinloch Low Density Residential Areas to be carried out in a manner which reflects the intent of the Kinloch Community Development Plan Area.

#### LDRZ – Rules

LDRZ-R1- PER activities	Subject to
(1) Any activity, building, or structure.	(a) Compliance with LDRZ-S(1) to (7), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the LDRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Home business.	(a) Compliance with <i>relevant</i> LDRZ-S(1) to (10), and

	(b) Compliance with all relevant standards in District Wide chapters
(3) Education, and Community Facilities.	(a) Compliance with <i>relevant</i> LDRZ-S(1) to (10) and (b) Compliance with all relevant standards in District Wide chapters
(4) Papakāinga on Māori customary land and Māori freehold land.	(a) Compliance with LDRZ-S4-6 and 9.
<b>LDZ-R2- RDIS activities</b>	<b>Matters of Restricted Discretion</b>
(1) Any home business which does not comply with one or more permitted activity performance standards.	(a) The daily vehicle movements expected to and from the allotment. (b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects. (c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. (d) The hours of operation for the activity. (e) The location of any carparking.
(2) Any education, or community facility which does not comply with one or more permitted activity performance standards.	(a) The daily vehicle movements expected to and from the allotment. (b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects. (c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. (d) The hours of operation for the activity. (e) The location of any carparking.
(3) Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more standards in LDRZ-S4-6 and 9. (4) Papakāinga on General Land owned by Māori.	(a) Those performance standards which the proposal does not comply with. (b) Any effects on the functioning of the residential environment including effects on residential infrastructure. (c) For LDRZ-R2(4), in addition to (a) and (b): i. Historical associations of the land to mana whenua and reasons why the land was given general title. ii. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993. iii. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori

	<p>administration and maintenance of the land title.</p> <p>Notification: Applications under LDRZ-R2-RDIS(3) and (4) will not be notified.</p>
<b>LDRZ-R3- DIS activities</b>	<b>Subject to</b>
(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.	As a discretionary activity all actual and potential effects of the activity to be considered.

## LDRZ – Standards

<b>S1 - Footprint</b>	
Maximum building coverage.	<p>10% of the net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>i. Eaves less than 0.6m in width, balconies, and gutters.</li> <li>ii. Timber decks less than 0.5m in height.</li> <li>iii. In-ground swimming pool structures.</li> <li>iv. Rainwater collection tanks.</li> <li>v. Ramps, landings, and other structures to provide access to buildings for the mobility impaired.</li> </ul>
<b>S2 – Permeable Surfaces</b>	
Minimum permeable surfaces.	65% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
<b>S3 – Minimum Building Setbacks – Front Boundary</b>	
Residential units and accessory buildings.	10m
<b>S4 – Minimum Building Setbacks – Side or Rear Boundary</b>	
Residential units.	10m
Accessory buildings.	5m
	This standard does not apply to freestanding or fence rainwater collection tanks with individual storage capacity not exceeding 10,000l.
<b>S5 – Height</b>	





<p>(j) Location</p>	<p>(h) Specimen trees shall be a minimum of 1.8m tall at the time of planting. The facility shall be located on a front site, and:</p> <p>(c) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and</p> <p>(d) The residential block is not left with more than two non-residential activities in that block.</p>
<p><b>S9 – Papakāinga</b></p>	
<p>In addition to the standards of LDRZ-S4-6, Papakāinga developments shall comply with:</p>	<p>(a) Maximum building coverage must not exceed 55% of the net site area.</p> <p>(b) 20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.</p> <p>(c) The maximum daily equivalent vehicle movements shall not exceed 100, or 24 per dwelling, per day, whichever is the greater.</p>