

Analysis of the Medium Density Residential Standards (MDRS) against existing built form standards for residential zones in the Christchurch District Plan:

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Introduction

The following document is an analysis of select District Plans zone provisions against the outcomes sought by the National Policy Statement on Urban Development (NPS-UD) and more specifically the Medium Density Residential Standards (MDRS).

The NPS-UD outlines a series of policies, requiring urban environments across the country to make provision for greater intensification. To achieve the outcomes sought by the NPS, it is inevitable that changes will be required to both District Plans and Regional Policy Statements.

The following, is an analysis of the four most common residential zones under the District Plan against the MDRS to determine where there is alignment and conflict. This will help to determine where changes are required to the District Plan in order to give effect to the MDRS and NPS.

Background

In 2020, the new National Policy Statement on Urban Development (NPS-UD) was gazetted. The NPS has a focus on managing and enabling growth and intensification. The objectives of intensification are to support more sustainable compact urban areas and increase housing choice and affordability.

In October 2021, the Government announced the introduction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill which accelerates the implementation of the NPS-UD and outlines new requirements for intensification. The Bill includes a requirement for every residential zone in an urban environment of specified territorial authorities (including Christchurch) to incorporate Medium Density Residential Standards (MDR Standards). In essence, the Bill creates a new ‘bottom line’ whereby more intensive residential development is permitted across urban environments.

Method

The four most common residential zones under the District Plan have been analysed: the Residential Suburban Zone, the Residential Suburban Density Transition Zone, the Medium Density Zone and the Central City Residential Zone. These zones account for the majority of residentially zoned land within the Christchurch district.

A colour coding system has been used (refer to attached table) to visually indicate where there is strong alignment. Red indicates that the District Plan built form standard and MDRS do not align (weak alignment), orange indicates that there is some alignment and green indicates that there is strong alignment.

Weak alignment	Some alignment	Strong alignment
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Findings

Overall, there is relatively poor alignment between the MDRS and the built form standards for the Residential Suburban and Residential Suburban Density Transition Zone. It is only the setback from internal boundaries and landscaping standards where there is some alignment. This poor alignment is reflective of the fact that the RS and RSDT Zones provide principally for low to medium density residential development whereas the MDRS provide for a higher density of development (more akin to medium density development).

There is slightly greater alignment between the MDRS and the built form standards for the Central City Residential Zone (RCC). Alignment is evident with regards to building height, landscaping and outdoor living (ground floor units only) standards.

Of the four zones analysed, the Residential Medium Density zone (RMD) built form standards have the greatest alignment with the MDRS. Alignment is evident with regards to site density, landscaping, building height, setback from internal boundaries, site coverage and outdoor living space (one bedroom units only).

Notification

As detailed below, under the District Plan, non-notification clauses are attached to specific breaches of built form standards.

- In the RS and RSDT zones, limited and public notification is precluded for non-compliance with site coverage (below a specific threshold), outdoor living space, road boundary setback, fencing, landscaping and service space standards.
- In the RMD Zone, limited and public notification is precluded for non-compliance with outdoor living space, fencing, minimum unit size, landscaping, building overhangs, ground floor habitable space, and service space standards. Limited and public notification is also precluded for the establishment of three or more units.
- In the RMD Zone, limited and public notification is precluded for non-compliance with road boundary setback, fencing, landscaping, minimum unit size, ground floor habitable room, outdoor living space, service space and minimum density standards. Limited and public notification is also precluded for the establishment of three or more units.

Notification regarding non-compliance with all remaining built form standards (not covered above) is determined on a case by case basis and will factor in the scale/extent of breach (activity status and matters of discretion) and the likely effects on the wider and immediate environment.

In contrast, under the MDRS notification is not tied to non-compliance with a specific standard. The notification rules are more simple and blanket rules apply. For up to three units where one or more standards are breached, public notification is precluded. For more than four units, limited and public notification is precluded if the proposal complies with all standards (with the exception of 9AA Number of Residential Units per site).

Residential Suburban Zone

District Plan Built form standard		Medium Density Residential Standard	Commentary
14.4.2.3- Building height	The maximum height of any building shall be 8m.	Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more.	The MDRS are more permissive and allow for an additional 3-4m of building height as compared to the existing District Plan built form standards.
14.4.2.6- Daylight recession planes	Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram A, from points 2.3m above ground level.	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.	<p>The MDRS are more permissive and allow for more building bulk within proximity to internal boundaries as compared to the District Plan built form standards.</p> <p>Under the District Plan, current built form standards (Appendix 14.16.2 Diagram A), recession plane angles range from 26° (a boundary directly south) to 55° (a boundary directly north) and are measured from 2.3m above ground level.</p> <p>Under the MDRS, a blanket angle of 60° applies to all internal boundaries and importantly recession planes are measured at a higher height of 4m.</p>
14.4.2.7- Minimum setback from internal boundaries	The minimum building setback from internal boundaries is 1m.	1m setback applies to side and rear boundaries.	<p>The District Plan built form standard and MDRS align with both requiring a building setback of 1m from internal boundaries.</p> <p>Under the District Plan, built form standard a greater setback does however apply for buildings abutting a rail corridor and the Avonhead Cemetery.</p>
14.4.2.8- Minimum setback for balconies and living space windows from internal boundaries	<p>The minimum setback from an internal boundary for balconies shall be 4m.</p> <p>Where a wall of a residential unit is located between 1m and 4m from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.</p>	<p>1m setback applies to side and rear boundaries.</p> <p>A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width.</p> <p>All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</p>	<p>The MDRS are more permissive. There is no setback requirement for balconies and only the principle living area requires a 4mx4m outlook space. All other habitable rooms require a 1x1m outlook space.</p> <p>Under the District Plan built form standards, balconies are required to be setback 4m from internal boundaries and living space windows between 1-4m from an internal boundary must be permanently obscured.</p>
14.4.2.9- Road boundary building setback	The minimum road boundary building setback shall be 4.5m or 5.5m where a garage has a vehicle door that faces the road or shared access.	1.5m setback applies to front yards.	The MDRS are more permissive and allow for buildings to be located 3m closer to the road boundary than the District Plan built form standard. There is no setback requirement for garages as parking spaces are no longer required under the NPS-UD.
14.4.2.1 Site density	Each residential unit shall be contained within its own separate site with a minimum net site area of 450m ² .	<p>There must be no more than 3 residential units per site however there is no minimum site size requirement.</p> <p>Instead the size/density of a site is shaped and determined by the various MDRS</p>	<p>The MDRS are more permissive and allow for a higher density of development.</p> <p>Under the MDRS, there is no minimum site size requirement and density is increased through a higher site coverage threshold, an increased building envelope (height, and recession planes) and a reduced outdoor living space requirement.</p>
14.4.2.4 Site coverage	The maximum percentage of the net site area covered by buildings shall be 35% or 40% for multi-units, social housing complexes and older person housing units where all the buildings are single storey.	The maximum building coverage must not exceed 50% of the net site area.	The MDRS are more permissive and allow for an additional 10-15% site coverage as compared to the District Plan built form standard.
14.4.2.5- Outdoor living	<p>Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area of 90m² and dimension of 6m.</p> <p>Multi-unit residential complexes, social housing complexes and older person's housing units shall provide a minimum area of 30m² and dimension of 4m.</p>	<p>20m² x3m at ground level</p> <p>8m² x1.5m when a balcony, patio or roof terrace</p> <p>Can be grouped cumulatively into a communal area</p>	The MDRS require a smaller outdoor living space (20m ² x3m as compared to 90m ² x6m under the District Plan built form standard).
14.4.2.2- Tree and garden planting	For multi-unit residential complexes and social housing complexes only, a minimum of 20% of the site shall be provided for landscaping.	Units at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and	Whilst the landscaping percentage requirement is the same under the District Plan and MDRS, the MDRS are less stringent and allow for the 20% landscaped area to be grass or plants.

District Plan Built form standard		Medium Density Residential Standard	Commentary
		can include the canopy of trees regardless of the ground treatment below them.	Under the District Plan built form standard at least 50% of the planting has to be trees and shrubs (i.e. not grass), one tree is required for every 250m ² gross site area and at least one tree is required to be planted at the road boundary. Trees must be 1.5m at the time of planting.
14.4.2.12- Service, storage and waste management	For multi-unit residential complexes and social housing complexes only, each residential unit shall be provided with at least 2.25m ² with a minimum dimension of 1.5m of outdoor or indoor space at ground floor level and at least 3m ² with a minimum dimension of 1.5m of outdoor space at ground floor level for washing lines.	N/A	There is no minimum service or storage space requirement under the MDRS. Under the District Plan built form standards, service and storage space is required for multi-unit residential complexes and social housing complexes.
N/A	N/A	Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	The MDRS require a 20% glazing along the street facing façade whereas the District Plan does not have a comparable built form standard.

Residential Suburban Density Transition Zone

District Plan Built form standard		Medium Density Residential Standard	Commentary
14.4.2.3- Building height	The maximum height of any building shall be 8m.	Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.	The MDRS are more permissive and allow for an additional 3-4m of building height as compared to the District Plan built form standard.
14.4.2.6- Daylight recession planes	Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram A, from points 2.3m above ground level.	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.	<p>The MDRS are more permissive and allow for more building bulk within proximity to internal boundaries as compared to the District Plan built form standards.</p> <p>Under the District Plan current built form standards (Appendix 14.16.2 Diagram B), recession plane angles range from 30° (a boundary directly south) to 55° (a boundary directly north) and are measured 2.3m above ground level.</p> <p>Under the MDRS, a blanket angle of 60° applies to all boundaries and importantly recession planes are measured at a higher height of 4m.</p>
14.4.2.7- Minimum setback from internal boundaries	The minimum building setback from internal boundaries is 1 metre.	1m setback applies to side and rear boundaries.	<p>The District Plan built form standard and MDRS align with both requiring a building setback of 1m from internal boundaries.</p> <p>Under the District Plan, built form standard a greater setback does however apply for buildings abutting a rail corridor and the Avonhead Cemetery.</p>
14.4.2.8- Minimum setback for balconies and living space windows from internal boundaries	<p>The minimum setback from an internal boundary for balconies shall be 4m.</p> <p>Where a wall of a residential unit is located between 1m and 4m from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.</p>	<p>1m setback applies to side and rear boundaries.</p> <p>A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width.</p> <p>All other habitable rooms must have an outlook space with a minimum dimension of 1m depth and 1m in width.</p>	<p>The MDRS are more permissive. There is no setback requirement for balconies and only the principle living area requires a 4mx4m outlook space. All other habitable rooms require a 1x1m outlook space.</p> <p>Under the District Plan built form standards, balconies are required to be setback 4m from internal boundaries and living space windows between 1-4m from an internal boundary must be permanently obscured.</p>
14.4.2.9- Road boundary building setback	The minimum road boundary building setback shall be 4.5m or 5.5m where a garage has a vehicle door that faces the road or shared access.	1.5m setback applies to front yards.	The MDRS are more permissive and allow for buildings to be located 3m closer to the road boundary than the District Plan built form standard. There is no setback requirement for garages as parking spaces are no longer required under the NPS-UD.
14.4.2.1 Site density	Each residential unit shall be contained within its own separate site with a minimum net site area of 330m ² .	<p>There must be no more than 3 residential units per site however there is no minimum site size requirement.</p> <p>Instead the size/density of a site is shaped and determined by the various MDRS</p>	<p>The MDRS are more permissive and allow for a higher density of development.</p> <p>Under the MDRS, there is no minimum site size requirement and density is increased through a higher site coverage threshold, an increased building envelope (height, and recession planes) and a reduced outdoor living space requirement.</p>
14.4.2.4 Site coverage	The maximum percentage of the net site area covered by buildings shall be 35% or 40% for multi-units, social housing complexes and older person housing units where all the buildings are single storey.	The maximum building coverage must not exceed 50% of the net site area.	The MDRS are more permissive and allows for an additional 10-15% site coverage as compared to the existing District Plan built form standards.
14.4.2.5- Outdoor living	<p>Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area of 50m² and dimension of 4m.</p> <p>Multi-unit residential complexes, social housing complexes and older person's housing units shall provide a minimum area of 30m² and dimension of 4m.</p>	<p>20m² x3m at ground level</p> <p>8m² x1.5m when a balcony, patio or roof terrace</p> <p>Can be grouped cumulatively into a communal area</p>	The MDRS require a smaller outdoor living space (20m ² x3m as compared to 50m ² 4m under the District Plan built form standard).
14.4.2.2- Tree and garden planting	For multi-unit residential complexes and social housing complexes only, a minimum of 20% of the site shall be provided for landscaping.	Units at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and	Whilst the landscaping percentage requirement is the same under the District Plan and MDRS, the MDRS are less stringent and allow for the 20% landscaped area to be grass or plants.

District Plan Built form standard		Medium Density Residential Standard	Commentary
		can include the canopy of trees regardless of the ground treatment below them.	Under the District Plan built form standard at least 50% of the planting has to be trees and shrubs (i.e. not grass), one tree is required for every 250m ² gross site area and at least one tree is required to be planted at the road boundary. Trees must be 1.5m at the time of planting.
14.4.2.12- Service, storage and waste management	For multi-unit residential complexes and social housing complexes only, each residential unit shall be provided with at least 2.25m ² with a minimum dimension of 1.5m of outdoor or indoor space at ground floor level and at least 3m ² with a minimum dimension of 1.5m of outdoor space at ground floor level for washing lines.	N/A	There is no minimum service or storage space requirement under the MDRS. Under the District Plan built form standards, service and storage space is required for multi-unit residential complexes and social housing complexes.
N/A	N/A	Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	The MDRS require a 20% glazing along the street facing façade whereas the District Plan does not have a comparable built form standard.

Residential Medium Density Zone

District Plan Built form standard		Medium Density Residential Standard	Commentary
14.5.2.1- Site density	There is no site density standard in the Residential Medium Density Zone.	There must be no more than 3 residential units per site however there is no minimum site size requirement. Instead the size/density of a site is shaped and determined by the various MDRS.	<p>The District Plan built form standard and MDRS align with both having no minimum site size requirement.</p> <p>Whilst the MRDS limit the number of units per site to three, as with the District Plan, density is largely shaped by the remaining standards (site coverage, outdoor living space, height, recession planes and building setbacks).</p>
14.5.2.2- Tree and garden planting	A minimum of 20% of the site shall be provided for landscaping, where at least 50% of the landscaping shall be trees and shrubs, and a minimum of one tree for every 250m ² of gross site area. There should be at least one tree adjacent to the road boundary.	Units at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.	<p>Whilst the landscaping percentage requirement is the same under the District Plan built form standard, the MDRS are less stringent and allow for the 20% landscaped area to be <u>grass</u> or plants.</p> <p>Under the District Plan built form standard at least 50% of the planting has to be trees and shrubs (i.e. not grass), one tree is required for every 250m² gross site area and at least one tree is required to be planted at the road boundary. Trees must be 1.5m at the time of planting.</p>
14.5.2.3- Building height and maximum number of storeys	<p>The maximum height of any building shall be 11m provided there is a maximum of 3 storeys.</p> <p>There are a few overlays for specific locations including:</p> <ul style="list-style-type: none"> • 8m - Lower Height Limit Overlay at Central Riccarton • 9.5m - Sumner Residential Medium Density Zone • 13m - Sumner Master plan Overlay, on the two prominent corners • 14m – St Albans in the Commercial Local Zone • 20m – Higher height limit overlay at Deans Ave • 30m – Higher height limit overlay at Carlton Mill Road • 14m – Higher height limit overlay at North Beach • 20m – Higher height limit overlay at Central New Brighton • 11m – Salvation Army Addington Overlay <p>All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road) shall not exceed 5 storeys.</p>	Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.	<p>There is reasonable alignment between the MDRS for building height and the District Plan built form standard. Both apply an 11m height restriction however the District Plan limits buildings to three storeys where there is no equivalent restriction under the MDRS. The MDRS also enable up to 50% of the building's roof to be 12m in height where the roof slopes 15° or more.</p> <p>The District Plan also has both lower and higher height limits which apply to specific locations/overlays across the city.</p>
14.5.2.4 Site coverage	The maximum percentage of the site covered by building shall be 50%	The maximum building coverage must not exceed 50% of the net site area.	The District Plan built form standard and MDRS align with both enabling a maximum building site coverage of 50%.
14.5.2.5 Outdoor living space	Each residential unit with two or more units shall provide onsite an outdoor living space of at least 30m ² , with a minimum of 16m ² of private space. The minimum dimension for an outdoor space provided at ground level is 4m, 1.5m if provided as	<p>20m² x3m at ground level</p> <p>8m² x1.5m when a balcony, patio or roof terrace</p> <p>Can be grouped cumulatively into a communal area</p>	The MDRS require a smaller outdoor living space for ground floor units and upper floor units (as compared to units with two or more bedrooms under the District Plan).

District Plan Built form standard		Medium Density Residential Standard	Commentary
	<p>a balcony and 4m if provided as a communal space.</p> <p>For one bedroom units there is a minimum private area of 16m² (minimum dimension of 4m for ground floor units and 1.5m for upper floor units).</p>		For one bedroom units, the District Plan requires 16m ² which is relatively comparable to the MDRS requirement of 20m ² .
14.5.2.6- Daylight recession planes	Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram C, from points 2.3m above ground level.	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.	<p>The MDRS are more permissive and allow for more building bulk within proximity to internal boundaries as compared to the District Plan built form standard.</p> <p>Under the District Plan current built form standards (Appendix 14.16.2 Diagram C), recession plane angles range from 35° (a boundary directly south) to 55° (a boundary directly north) and are measured from 2.3m above ground level.</p> <p>Under the MDRS, a blanket angle of 60° applies to all boundaries and importantly recession planes are measured at a higher height of 4m.</p>
14.5.2.7- Minimum setback from internal boundaries and railway lines	<p>The minimum building setback from internal boundaries is 1m, except:</p> <ul style="list-style-type: none"> • Where a building on an adjoining site has a ground floor window within 1m of the common boundary, the building shall be setback 1.8m from the window. • 4m from a rail corridor boundary 	1m setback applies to side and rear boundaries.	<p>The District Plan built form standard and MDRS align with both requiring a building setback of 1m from internal boundaries.</p> <p>Under the District Plan built form standard, a greater setback does however apply for buildings abutting a rail corridor and buildings within proximity to a ground floor window of a building on an adjoining site.</p>
14.5.2.8- Minimum setback for balconies and living space windows from internal boundaries	<p>The minimum setback from an internal boundary for balconies shall be 4m.</p> <p>Where a wall of a residential unit is located between 1m and 4m from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.</p>	<p>1m setback applies to side and rear boundaries.</p> <p>A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</p>	<p>The MDRS are more permissive. There is no setback requirement for balconies and only <u>the principle living area</u> requires a 4mx4m outlook space. All other habitable rooms require a 1x1m outlook space.</p> <p>Under the District Plan built form standards, balconies are required to be setback 4m from internal boundaries and living space windows between 1-4m from an internal boundary must be permanently obscured.</p>
14.5.2.9- Road boundary building setback	<p>The minimum road boundary building setback shall be:</p> <ul style="list-style-type: none"> • 2m in all other instances, except: <ul style="list-style-type: none"> ○ A setback of 4.5m applies where a garage has a vehicle door facing the road, unless the garage door tilts or swings outwards in which case there should be a 5.5m setback. ○ Where a garage has the vehicle door facing a shared accessway, the garage door shall be setback a minimum of 7m or 8m if the door projects outwards ○ Street fronting residential units, garages, carports, and other accessory buildings shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable space of that residential unit. 	1.5m setback applies to front yards.	The MDRS are more permissive and allow for buildings to be located 0.5m closer to the road boundary than the District Plan built form standard. There is no setback requirement for garages as parking spaces are no longer required under the NPS-UD. There is also no requirement for garages to be setback further than the front façade of the unit.
14.5.2.10 Street scene amenity and safety - fences	The maximum height of any fence in the setback from a road boundary on a local road shall be 1.8m where at least 50% of the fence structure is visually transparent and 1m where less than 50% of the fence structure is visually transparent.	N/A	The MDRS do not prescribe any standards regarding fencing.

District Plan Built form standard		Medium Density Residential Standard	Commentary
14.5.2.11 Building overhangs	No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.	N/A	The MDRS do not prescribe any standards regarding overhangs.
14.5.2.12 Minimum unit size	The minimum net floor area for any residential unit shall be: <ul style="list-style-type: none"> • Studio 35m² • 1 Bedroom 45m² • 2 Bedroom 60m² • 3 or more Bedrooms 90m². 	N/A	The MDRS do not prescribe any minimum units sizes.
14.5.2.13 Ground floor habitable space	Where the permitted height is 11m or less: <ul style="list-style-type: none"> • Any residential unit fronting a road or public open space, shall have a habitable space located at ground level. • At least 50% of all residential units within a development shall have a habitable space located at ground level. • At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 9m² and a minimum internal dimension of 3m. • Where the permitted height limit is over 11m a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. 	N/A	The MDRS do not prescribe any requirement to have habitable spaces located on the ground floor.
14.5.2.14- Service, storage and waste management	For multi-unit residential complexes and social housing complexes only, each residential unit shall be provided with at least 2.25m ² with a minimum dimension of 1.5m of outdoor or indoor space at ground floor level and at least 3m ² with a minimum dimension of 1.5m of outdoor space at ground floor level for washing lines.	N/A	There is no minimum service or storage space requirement under the MDRS. Under the District Plan built form standards, service and storage space is required for multi-unit residential complexes and social housing complexes.
N/A	N/A	Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	The MDRS require a 20% glazing along the street facing façade whereas the District Plan does not have an equivalent built form standard.

Residential Central City Zone

District Plan Built form standard		Medium Density Residential Standard	Commentary
14.6.2.1 Building height	<p>The maximum height of any building shall be in accordance with Central City Maximum Building Height planning map.</p> <p>A lower 11m height limit applies to a collection of small, unique, predominantly 'residentially intact' east to west streets in the following locations:</p> <ul style="list-style-type: none"> To the east and west of Cranmer Square (Inner City West Neighbourhood). In the Victoria Neighbourhood (Peacock, Beveridge, Conference and Grace field Avenue). In the Moa Neighbourhood (Otley, Melrose, Moa Ely etc.). In the Avon Loop and Chester Street East neighbourhoods. <p>The remainder of the zone has a 14m height limit.</p>	Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.	<p>The District Plan is technically more permissive as it allows a 14m building height over the majority of the zone with only some pockets of the zone having an 11m height limit.</p> <p>Overall however, there is reasonable alignment between the MDRS for building height and the District Plan built form standard. Both allow for a building of at least 11m in height. Neither the MDRS nor District Plan impose a maximum number of storeys.</p>
14.6.2.2 Daylight recession planes	Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram E, from points 2.3m above ground level.	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.	<p>The MDRS are more permissive and allow for more building bulk within proximity to internal boundaries as compared to the District Plan built form standard.</p> <p>Under the District Plan current built form standards (Appendix 14.16.2 Diagram E), recession plane angles range from 50° (a boundary directly south) to 65° (a boundary directly north) and are measured from 2.3m above ground level.</p> <p>Under the MDRS, a blanket angle of 60° applies to all boundaries and recession planes and importantly recession planes are measured at a higher height of 4m.</p>
14.6.2.3 Road boundary building setback	<p>The minimum road boundary building setback shall be:</p> <ul style="list-style-type: none"> 6m for sites fronting Bealey Avenue 4.5m for sites located in the Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback planning map 2m in all other instances, except: <ul style="list-style-type: none"> A setback of 4.5m applies where a garage has a door facing a road, unless the garage door projects outward, in which case the door shall be setback a minimum of 5.5m Where a garage has the door facing a shared accessway, the door shall be setback a minimum of 7m or 8m if the door projects outwards <p>For street fronting residential units, garages, carports, and other accessory buildings shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable space of that residential unit.</p>	1.5m setback applies to front yards.	The MDRS are more permissive and for the majority of the zone allow for buildings to be located 0.5m closer to the road boundary than the current District Plan built form standard. There is no setback requirement for garages as parking spaces are no longer required under the NPS-UD. There is also no requirement for garages to be setback further than the front façade of the unit.
14.6.2.4 Minimum building setbacks from internal boundaries	<p>The minimum building setback from internal boundaries is:</p> <ul style="list-style-type: none"> 1.8m or 1m for buildings that adjoin an access lot or strip. 	1m setback applies to side and rear boundaries.	The District Plan built form standard requires a greater setback of 1.8m (as compared to 1m under the MDRS). In addition, the District Plan built form standard requires balconies and living room windows at first floor to be setback 4m from internal boundaries. There is no equivalent requirement under the MDRS.

District Plan Built form standard		Medium Density Residential Standard	Commentary
	A 4m setback applies to balconies and living area windows at first floor level.		
14.6.2.5 Fencing and screening	<p>Parking areas shall be screened on internal boundaries to a minimum height of 1.5m. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5m.</p> <p>Fences shall not exceed 1m in height where they are located either:</p> <ul style="list-style-type: none"> • within 2m of the road boundary; • or on the boundary with any land zoned Open Space Community Parks, Open Space Water and Margins and Avon River Precinct except that the maximum height shall be 2m if the whole fence or screening structure is at least 50% transparent. 	N/A	The MDRS do not prescribe any standards regarding fencing or screening.
14.6.2.6- Tree and garden planting	A minimum of 20% of the site shall be provided for landscaping, where at least 50% of the landscaping shall be trees and shrubs, and a minimum of one native tree for every 250m ² of gross site area.	Units at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.	<p>Whilst the landscaping percentage requirement is the same under the District Plan built form standard, the MDRS are less stringent and allow for the 20% landscaped area to be <u>grass</u> or plants.</p> <p>Under the District Plan built form standard at least 50% of the planting has to be trees and shrubs (i.e. not grass), one tree is required for every 250m² gross site. Trees must be 1.5m at the time of planting.</p>
14.6.2.7 Minimum residential unit size	<p>The minimum net floor area for any residential unit shall be:</p> <ul style="list-style-type: none"> • Studio 35m² • 1 Bedroom 45m² • 2 Bedroom 70m² • 3 or more Bedrooms 90m². 	N/A	The MDRS do not prescribe any minimum units sizes.
14.6.2.8 Ground floor habitable space	<p>Any residential unit fronting a road or public open space, shall have a habitable space located at ground level.</p> <p>At least 30% of all residential units within a development shall have a habitable space located at ground level.</p> <p>At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.</p>	N/A	The MDRS do not prescribe any requirement to have habitable spaces located on the ground floor.
14.6.2.9 Outdoor living space	<p>Each residential unit shall provide onsite an outdoor living space of at least 24m².</p> <p>Each residential unit shall have private outdoor living space of at least 8m². The minimum dimension for an outdoor space provided at ground level is 4m, 1.5m if provided as a balcony and 4m if provided as a communal space.</p> <p>50% of the outdoor living space required across the entire site shall be provided at ground level.</p>	<p>20m² x3m at ground level 8m² x1.5m when a balcony, patio or roof terrace Can be grouped cumulatively into a communal area</p>	<p>The MDRS for ground floor outdoor living space of 20m² x3m is relatively comparable to the District Plan built form standard of 24m² x 4m.</p> <p>However for buildings above ground floor level, the MDRS are more permissive. Where the District Plan requires 24m² per unit (which could be made up of a 8m² x1.5m balcony and a ground floor communal space), the MDRS only requires a 8m² x1.5m balcony, patio or roof terrace.</p>
14.6.2.10 Service space	Each residential unit shall be provided with at least 3m ² of indoor or outdoor service space at ground		There is no minimum service or storage space requirement under the MDRS.

District Plan Built form standard		Medium Density Residential Standard	Commentary
	floor level for the dedicated storage of waste and recycling bins.		
14.6.2.11 Minimum site density from development and redevelopment of residential units	The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m ² .	There must be no more than 3 residential units per site.	The MDRS do not prescribe a minimum density requirement and instead imposes a maximum of 3 units per site.
N/A	N/A	The maximum building coverage must not exceed 50% of the net site area.	The District Plan does not prescribe a maximum building site coverage. Instead site coverage is shaped and influenced by other built form standards including the recession plane standard, setback standards from the road and internal boundaries, the landscaping standard, the outdoor living space standard, the minimum unit size standard and the service space standard.
N/A	N/A	Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	The MDRS require a 20% glazing along the street facing façade whereas the District Plan does not have an equivalent built form standard.