

C3.1 DESCRIPTION OF THE ZONE

The Residential Zone is characterised by established low density dwellings of generally one per lot. Lot sizes range from 500m² to 2000m² with an average lot size of 800m². There is some multi-unit development within the zone. The Residential Zone is also the location for a variety of community activities, especially those related to education, health and community well-being.

Underground utilities and a general lack of structures in the front yards contribute to the visual amenity and spaciousness of the zone. Low volumes of vehicular traffic and a lack of heavy vehicle movements provide a quiet and safe living environment. The low rise nature of the built environment adds to the feeling of privacy and spaciousness.

Rules including Development and Performance Standards have been developed for the Residential Zone to avoid or mitigate potential adverse effects of activities within the zone.

The intended outcome in the Residential Zone is to maintain or enhance the existing levels of amenity while enabling the community to meet its needs and to provide for its well-being.

Within the Residential Zone are Residential Growth Precincts. These Precincts are to enable greater density residential development, contain a variety of section sizes (including smaller lots) and a variety of housing types to improve housing supply and choice. Amenity values are maintained by providing recreational spaces and achieving attractive streetscapes.

C3.2 OBJECTIVES AND POLICIES

C3.2.1 Objectives

- C3.2.1.1 To ensure development and activities carried out within and adjacent to the residential zone, maintain and enhance the amenity and character of the existing residential environment.
- C3.2.1.2 Residential Growth Precincts are 'communities within a community' enabling greater density of residential development through a range of section sizes and housing types, while providing quality amenity for residents through attractive streetscapes and recreation spaces, and

connectivity is provided through walking and cycling access.

C3.2.2 Policies

- C3.2.2.1 Activities carried out within the residential zone should be of an intensity, design and appearance that avoids or mitigates adverse effects on residential amenity and character.
- C3.2.2.2 Development proposals of more than one dwelling shall be comprehensively designed to avoid or mitigate adverse effects on residential amenity and character, service infrastructure and transportation networks.
- C3.2.2.3 Non-residential activities (including home occupations and visitor accommodation) within the residential zone shall be of an intensity, scale and character which avoids adverse effects on residential amenity values and visual character.
- C3.2.2.4 To enable residential development in Residential Growth Precincts that provides for a variety of housing types by:
- Allowing smaller section sizes;
 - Reduced daylighting requirements (recession plane);
 - Providing for greater site coverage to accommodate smaller section sizes;
 - Allowing an additional minor dwelling or accessory building used for habitation (sleepout) on a property; and
 - Reduced front yards, with the requirement for garage setbacks to contribute to maintaining attractive streetscapes.

C3.3 ACTIVITY STATUS IN THE RESIDENTIAL ZONE

C3.3.1 Permitted Activities

Residential Activity, comprising one of the following:

- Dwelling
- Visitor accommodation
- Home occupation
- Relocated Dwellings where, prior to the building being relocated on to a site a building consent or consents have been granted that covers all of the matters under C3.4.11.

Residential Growth Precinct

- Residential Activity as listed above plus one additional minor dwelling per site that meets the requirements in C3.4.12.

C3.3.2 Restricted Discretionary Activities

- Any permitted activity that doesn't meet any permitted activity standard in C3.4.
 - Council shall restrict to its discretion to matters as identified in Section C3.5.
- More than one dwelling per site.
 - Council shall restrict its discretion to Sections C3.5.3 and C3.5.5.

C3.3.3 Discretionary Activities

Any activity not listed as permitted, controlled or restricted discretionary.

A discretionary activity shall be assessed in accordance with the Resource Management Act 1991 and the criteria specified for assessing discretionary activities in Section 104 and 104B.

C3.4 RULES OF THE RESIDENTIAL ZONE

C3.4.1 Height

- The maximum height of any building or structure in the Residential zone shall be:

8.0 metres

- No part of any building or structure shall exceed a height of 2.0 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary except in a Residential Growth Precinct.
- In a Residential Growth Precinct no part of the building or structure shall project beyond a 45° recession plane 2.7 metres above the ground from the shortest horizontal distance between that part of the building and the nearest site boundary. This standard does not apply to a common wall for a semi-detached dwelling.

Note: See definition of height.

C3.4.2 Yards

Front Yard

- Except in a Residential Growth Precinct the minimum distance between any building or structure and the front boundary of the site shall be:

5.0 metres

- In a Residential Growth Precinct, the following standards apply:
 1. The minimum distance between any building or structure front façade and the front boundary of the site shall be:

3.0 metres
 2. The minimum distance between the garage door and road boundary of the site shall be 5.4 metres. Except garages that are positioned parallel to the front road boundary can utilise the front façade setback as shown in Diagram C3.4.2 below.

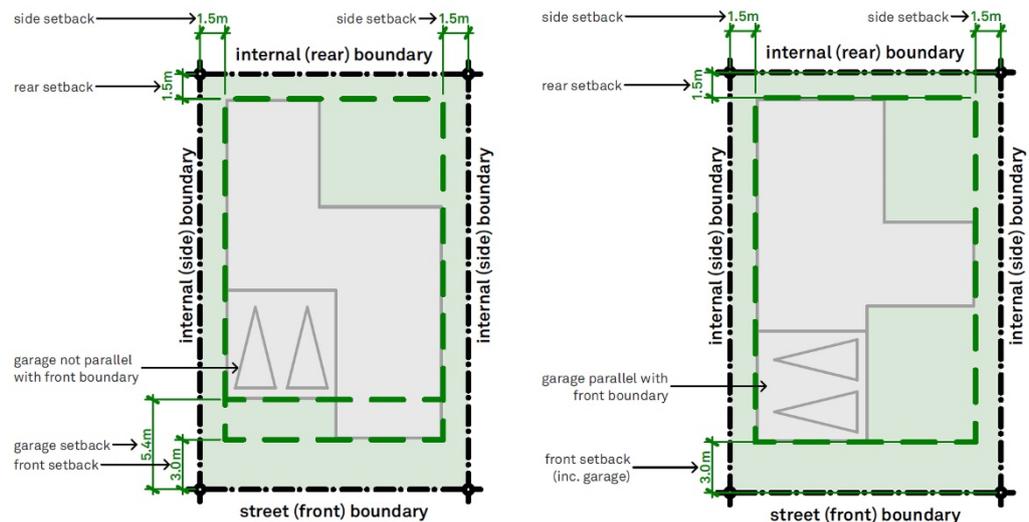


Diagram C3.4.2 – Positions of garage that comply with front yard setback in Residential Growth Precinct

Side and rear yards

- The minimum distance between any building or structure and the side or rear boundary of the site shall be:

1.5 metres

Except:

- This distance can be reduced subject to the written consent of the owner of land whose boundary is within 1.5 metres of the building. In the case of an access under shared ownership written consent shall be required from all persons having legal interest in the access.

- In a Residential Growth Precinct, the 1.5 metre side boundary standard does not apply to the common wall boundary of semi-detached dwellings designed for two sites and where the dwellings are constructed contemporaneously (at the same time). One side boundary of 1.5 metres must be retained on each site.

C3.4.3 Density Coverage

- The maximum area of a site covered by all buildings shall not exceed 35%.
- There shall be a maximum density of one dwelling house or one household-unit per site.
- Except in a Residential Growth Precinct, where the following standards apply:
 1. The maximum area of a site covered by all buildings shall not exceed 50%.
 2. One additional minor dwelling or accessory building used for habitation (sleepout) is allowed. The additional minor dwelling or accessory building used for habitation must meet the permitted standards in Rule C3.4.12.

C3.4.4 Signs

- The maximum signage on any site shall not exceed:

Maximum Area	0.5 m ²
Maximum Height Above Ground Level	2.0 metres

- Off-site signs which are located so as to be visible from the State Highway, are an exception to these rules, and shall be classed as a discretionary activity.

C3.4.5 Traffic Management

The rules set out in Section C10: Traffic Management shall apply.

C3.4.7 Natural, Cultural and Heritage Features

The rules set out in Section C8: Natural, Cultural and Heritage Features shall apply.

C3.4.8 Noise

- a) Every activity, other than a residential activity, shall be conducted to ensure noise from the site shall not exceed the following limits when measured at or within the boundary of any other residential zoned site or the notional boundary of any rural lifestyle zoned site:
 - 0700 to 2200 hours 50dBA L_{Aeq}
 - 2200 to 0700 hours 40dBA L_{Aeq}
 - 65dBA L_{Amax}
- b) The noise shall be measured in accordance with the requirements of *NZS6801:2008 Acoustics – Measurement of Environmental Sound* and assessed in accordance with the requirements of *NZS6802:2008 Acoustics – Environmental Noise*.
- c) Construction noise from sites shall not exceed the limits set out in *NZS6803:1999 Acoustics – Construction Noise*.

C3.4.9 Home Occupation

- Maximum floor area of the home occupation shall not exceed 40m².
- No selling of corporeal goods shall occur on the premises.
- A maximum of 2 persons who are resident on-site shall be employed by the business.
- The outdoor storage of materials, plant or equipment is screened from public view and other properties.

C3.4.10 Visitor Accommodation

- The manager(s) of the accommodation shall reside on-site.
- Maximum of 4 guests per night.

C3.4.11 Relocated Dwellings are subject to the following requirements:

- i) The building shall be located on permanent foundations approved by building consent, no later than 2 months from the building being moved to the site.
- ii) Any relocated dwelling must be accompanied by a building inspection report that confirms the suitability of the building for use as a dwelling and identifies all reinstatement work required to the exterior of the building.
- iii) All work required to reinstate the exterior of any relocated building shall be completed within 12 months of the building being moved onto the site.

C3.4.12 Additional minor dwelling or accessory building used for habitation in a Residential Growth Precinct

- The one additional minor dwelling or accessory building (sleep out) is secondary to a principal dwelling of no less than 90m² excluding decks and garage.
- The additional minor dwelling or accessory building used for habitation:
 1. Must be attached to the principal dwelling or be an integrated part of the building.
 2. Must not exceed 65m² excluding decks and garages.

Note: The additional dwelling or accessory building used for habitation must also meet the other permitted standards in section C3.4 (including yard setback, height and density coverage).

C3.4.13 Servicing

Any development within a Residential Growth Precinct shall demonstrate compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

C3.5 RESTRICTED DISCRETIONARY ACTIVITIES

Matters to which council will restrict its discretion:

C3.5.1 Height

When assessing an application to exceed the Height rules Council will restrict the exercise of its discretion to the following matters:

- The distance of any building from the boundary.
- The bulk of the building in relation to the bulk of the buildings in the immediate vicinity.
- The potential for the building or structure to overshadow or overlook other buildings
- The visual appearance of building(s) and any proposed landscape mitigation.

C3.5.2 Yards

When assessing an application to reduce the minimum specified yards the Council will restrict the exercise of its discretion to the following matters:

- The continuity of buildings frontages.
- The existing character and amenity of the streetscape.
- The location and density of landscaping.
- The distance between the proposed building and any other buildings.
- The effect of the building on traffic safety.
- The maintenance of visual and aural privacy.
- The visual appearance of the building(s) and any proposed landscape mitigation.

C3.5.3 Scale/Intensity

Council will restrict its assessment to the following matters:

- The residential character and amenity of the area.
- The design and layout of the site, including carparking location.
- The design and appearance of buildings, including cladding materials, colour schemes and reflectivity.
- The provision of adequate service infrastructure.
- Any potential adverse visual cumulative effects.

C3.5.4 Signs

In assessing an application to increase the maximum standards specified in the Signs rule the Council will restrict the exercise of its discretion to the following matters:

- The size, design, construction, location and illumination of the sign.
- The nature of the information displayed on the sign.
- The effects on amenity and landscape.

C3.5.5 Traffic Management

Refer to Section C10: Traffic Management.

C3.5.6 Natural, Cultural and Heritage Features

Refer to Section C8: Natural, Cultural and Heritage Features.

C3.5.7 Noise

When assessing an application to dispense with the Noise standard the Council will restrict the exercise of its discretion to the following matters:

- The noise environment of the locality.
- The practicality of reducing noise from the activity.
- Any relevant New Zealand Noise Standards.
- New Zealand Standard 6806:2010.

- an acoustic assessment of the effects of proposed activity prepared by an Acoustic Engineer.

C3.5.8 Relocated Dwellings

Council shall restrict the exercise of its discretion to the timeframe for completion of any work required by Rule C3.4.11.

