

## C3: RESIDENTIAL ZONE

### 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 500m<sup>2</sup> to 2000m<sup>2</sup> with an average lot size of 800m<sup>2</sup>. 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.

### C3.2 OBJECTIVES AND POLICIES

#### C3.2.1 Objective

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.

#### C3.2.3 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

### **C3.3 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.

#### **C3.3.3 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.

#### **C3.3.4 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.

Note: See definition of height.

#### **C3.4.2 Yards**

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

5.0 metres

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

1.5 metres

Note: 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.

#### **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.

#### **C3.4.4 Signs**

- The maximum signage on any site shall not exceed:

Maximum Area	0.5 m <sup>2</sup>
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 40m<sup>2</sup>.
- 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.

### **C3.5 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.