
SECTION 5 - RESIDENTIAL

INTRODUCTION

Housing is one of the most fundamental needs of the District's population. People's wellbeing is amongst other things a reflection of their quality of housing and general living environment. Approximately 40% of the District's population live in an urban residential environment, with most of those living in Waimate, the District's principal settlement. The other settlements having a predominantly residential rather than rural form are St Andrews, Makikihi, Morven, Glenavy and Hakataramea.

Waimate District generally exhibits population trends typical of the rural Districts nationally. That is, the average household unit is becoming smaller, moving towards 2.6 persons per household. This reduction in the number of people per household is particularly evident in the urban area. This has resulted in further residential building activity (and subsequently an increase in the number of occupied dwellings) concurrent with an ageing and slightly declining population.

There has also been an upsurge of demand for rural-residential blocks, particularly around Waimate. This has been a nation wide-trend due to a desire by some people to live in a rural environment without necessarily having any employment connection with that rural area. This Section (Section 5) of the District Plan deals with the residential areas of the District. Matters relating to rural-residential type development are dealt with in Section 4 Rural.

ISSUES

The following are the resource management issues relevant to the residential and township areas of Waimate District. The objectives and policies which address these issues and which relate to the Residential Zone are then referred to. Finally, where the Council intends to implement the objectives and policies associated with the issues by means other than District Plan Rules, these means are listed.

Issue 1 - Maintaining the Pleasantness and Amenity of Residential Areas

Description

People's perception of well being is enhanced by a coherent and pleasant living environment. This is often a reflection of the existing character of their living areas. Components of this character are the location and scale of open space, density of residential development generally and within sites, heights of buildings and dominant residential building styles. Most of these components lead to a general appreciation of an area, while others relate to the development of individual sites. The way individual sites are developed and their relationship to adjoining sites are important factors in ensuring that residential properties have adequate access to sunlight, daylight and privacy and a feeling of not being closed in or overlooked. In controlling these matters, however, the desirability of allowing reasonable individual flexibility in siting, layout and building design must be acknowledged, including the need to maximise the benefits from good access to solar energy.

Relevant Objectives and Policies

- Residential Zone: Objective 1 and Policies
- Residential Zone: Objective 2 and Policy 2A
- Residential Zone: Objective 3 and Policy 3A

Issue 2 - Non-Residential Activities in Residential Areas

Description

Residential areas have always contained a range of complementary non-residential activities relating to the educational, welfare, safety, spiritual, social, recreational and day-to-day economic needs of the residents. Many of these require a residential location because of the local service they provide to residents, such as doctors' surgeries and pre-schools. Some of these activities can have an adverse impact when they involve the generation of significant traffic and on-street parking, such as occurs with some churches, sports clubrooms and schools. In addition, the activity itself may give rise to noise or glare, particularly from the use of outside areas, which causes annoyance to neighbours. It is important, therefore, to ensure a compatibility between residential and non-residential activities if the standard of pleasantness and amenity in these areas is to be maintained at an acceptable level.

Some community activities, particularly emergency services facilities such as fire stations, are characterised by a different function, appearance and effects to other activities within the surrounding environment. These activities are usually well established facilities representing significant investment in building and site development, and are a type of activity which provide a valuable service to the community and its visitors. They often require distribution around a community. Wider environmental issues such as energy efficiency and the environmental effects associated with fuel usage also support the distribution of those activities in closer proximity to the customer or user. Such a distribution can be supported in residential amenity term through providing for community activities subject to compliance with performance standards which seek to maintain existing amenity in residential areas.

An aspect of non-residential activities, which provides residents with a source of employment with many social and economic advantages, but which can cause problems in residential areas, is the operation of business activities based in homes, commonly called "home occupations". The range of activities and their character and scale vary considerably. Like other non-residential activities, it is often the traffic-generating and noise aspects of these activities which is of concern. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing involved. Limitations on the extent of retailing, the scale of activities in terms of areas and the involvement of persons not living on the site are commonly adopted to mitigate these adverse effects.

In the townships, particularly those on SH1 businesses serving the travelling public and surrounding farming areas have always been the physical and economic focus of these towns. They are therefore, in general, considered by the residents to be an acceptable part of those towns.

Relevant Objectives and Policies

- Residential Zone: Objective 4 and Policies

Issue 3 - Expansion of Residential Areas

Description

Although generally subject to population decline, the need for further land for residential purposes arises with the continuing growth in new housing stock and a changing preference of some people for a very low density alternative to suburban living. New residential development can also be located in areas which are within, or adjacent to, existing serviced development, in locations which can make the most efficient and productive use of existing urban infrastructure, such as water supply and sewage disposal systems. In addition the new residents can be close to existing employment, services, commercial and community facilities. The demand for new housing areas beyond the residential zone boundaries that existed in the previous District Plan only exists for the Waimate Urban Area and not for the townships which have adequate vacant land to provide for likely future growth. In making land available for residential use near Waimate it is necessary to balance the need for urban expansion against a statutory requirement promoting the sustainable management of the locality's resources.

Land to the north, east and south of Waimate consists of highly productive and versatile soils. The present, and probably the future, welfare of the residents of the District is principally reliant on primary production. Subdivision and use of these soils for residential use would result in them being covered by buildings, hard-standing and other unproductive investment, making their long-term productive use most unlikely and preventing them being able to meet the needs of future generations for primary production. Any expansion of Waimate other than to the west would result in the built development of productive soils. This loss must be balanced against the sustainable management of other natural and physical resources, such as energy and the existing servicing infrastructure.

Energy - For reasons of energy conservation, it is prudent to enable people's place of residence to be within as short as distance as possible from their workplace, shopping facilities, schools and other social or community facilities. This enables people to limit the time and distance travelled by motor vehicle and thus potentially constrains the use of fossil fuels. Such proximity also enables people to walk or cycle to work, their business or to school. Waimate Urban Area is the principal employment, business, educational and social centre for the District. Concentration of additional residential activity in close proximity to this town and intensification of residential

activity within the town, provide the most efficient means of energy conservation. Unfortunately no vacant areas of land suitable for residential development, other than on a very small scale, exist close to the town centre. However, areas are available for future development on the fringe of Waimate.

Servicing - The availability of cost efficient servicing connections with existing systems such as reticulated water supply and sewage disposal is a major determinant in what areas around the outskirts of the Waimate Urban area are realistically available for future residential development. Connections are possible to the northwest of Waimate which require no additional pumping unlike areas to the northeast.

Relevant Objectives and Policies

- Residential Zone: Objective 5 and Policies 5A and 5B.

Issue 4 – Natural Hazards

Description

Communities of the Waimate District are vulnerable to a variety of natural hazards. Some natural hazards have the potential to affect the whole District, such as an earthquake whilst, others such as a Tsunami will affect only coastal areas.

When assessing the “risk” of natural hazards to the communities, two aspects are considered. The first aspect is the nature of the hazard. For example, an earthquake may occur infrequently but cause widespread damage; whereas, a river flood may be frequent but cause damage to a localised area. The second aspect is the vulnerability of the community to a particular hazard. For example, intensive development on a flood plain may increase the number of assets and hence the vulnerability of that community to flooding.

The communities within the Waimate District are at most potential risk from the following natural hazards:

- Flooding
- Severe Climatic Extremes – Drought, Floods, Snowfall, Wind
- Coastal erosion and inundation from the sea
- Earthquakes

The Council is required under the Resource Management Act 1991 to control any actual or potential effects of the use, development, or protection of land including for the purpose of the avoidance or mitigation of natural hazards. Flooding, coastal erosion, and riverbank erosion are three natural hazards that can most effectively be avoided or mitigated by providing “protection” (e.g. stopbanks, breakwaters) or by guiding communities away from areas exposed to these hazards. The provision of “protection” works can in themselves lead to adverse effects on the environment such as altering the natural character of riparian and coastal areas. Where “protection” works are to be constructed on land not located in the coastal marine area, the Council is required to take account of any adverse effects associated with those measures seeking to mitigate the adverse effects associated with natural hazards.

Drought is a severe climatic extreme which is likely to be of less importance in the Residential Zone than the Rural Zone in the District. However, these areas may still be vulnerable to damage from snow or from other hazards such fire.

The frequency and extent of flooding from various rivers in the District is dependent on the particular characteristics of each river. For example, although the Waitaki River is the largest in the district it is relatively “incised” and has no flood plain. Consequently flooding has not been an problem, rather erosion of its banks is more of a concern. On the other hand rivers such as the Waihao, Pareora, Makikihi and Hakataramea and the Waimate Creek have formed a low gradient flood plain. These flood plains are vulnerable to flooding.

The District’s coastline consists of eroding coastal cliffs and gullies, and low lying areas with beaches broken by the eight river systems and a lagoon draining the District. The rates of coastal erosion vary throughout the length of the coastline and vary overtime and from place to place e.g. Morven – Glenavy Cliffs average 0.5 - 0.8m a year and Otaio – St Andrews Cliffs 0.5 m per year. Seawater flooding in low lying areas can have dramatic effects on residential activities.

Relevant Objectives and Policies

- Residential Zone: Objective 6 and Policy 6A
- Residential Zone: Objective 6 and Policy 6B
- Subdivision: Objective 6 - Avoidance of Natural Hazards

RESIDENTIAL ZONE

Description

This zone incorporates the Waimate Urban Area, St Andrews, Makikihi, Morven, Glenavy and Hakataramea.

OBJECTIVES AND POLICIES

Objective 1 - Maintenance of Residential Character

Maintenance of the residential character of the residential zone.

Reasons

- There is a community expectation that the areas in which people live will be fundamentally residential in character.
- There is a community expectation that the character of residential areas will be the same or similar to that which already exists.

Policy 1A - Zoning

To create residential areas which enable residential activities or other activities to take place if they meet Site Standards and Zone Standards or can avoid, remedy or mitigate their adverse effects.

Explanation and Reasons

- As for Objective 1
- To recognise and maintain the character of existing residential areas to ensure that the effects of activities in these areas are consistent with the character of these residential areas.
- To continue the "residential" character into new residential areas.

Policy 1B - Effects Controls

To control the adverse effects arising from building bulk, density, height and location of buildings, and the external appearance of relocated houses to maintain the current character of residential areas, to extend this character to new residential areas and to maintain groundwater quality.

Explanation and Reasons

- As for Objective 1
- The size of allotments, the proportion of allotments which are not covered by buildings, the height of buildings, and the setback of buildings from streets in residential areas are factors which give these areas their fundamental visual character. These factors therefore need to be controlled if that character is to be maintained and/or continued into new residential areas.
- The relocation of houses into existing neighbourhoods can have an adverse visual impact if they are in poor condition. It is appropriate therefore that the Council has powers in the District Plan to require the external appearance of buildings to be brought up to an acceptable standard.
- In areas which are not reticulated for sewage disposal and/or water supply it is necessary to ensure the density of dwellings and their respective sewage disposal fields is such that there is minimal risk of groundwater contamination.

Anticipated Environmental Results

Objective 1 and associated policies are anticipated to result in the following outcomes:

- Maintenance of the primary residential character of areas already established as residential
- An extension of the primary character of existing areas into new living areas.
- One to two storey development
- Low to medium density of allotments
- A balance of open space and plantings in relation to buildings
- 4.5m front yard without buildings
- Groundwater quality unaffected by sewage disposal systems.

Methods of Implementation

Objective 1 and associated policies will be implemented through the following methods:

District Plan Rules

- The Residential Zone
- Permitted, Controlled and Discretionary Activities - 2, 3 & 4

- Residential Density - 6a
- Building Coverage - 6b
- Height of Buildings - 6c
- Setback from Streets - 6d
- Family flat removal - 6g
- Relocated houses - 6j
- Standards - excluding forestry, mining, service, industrial and factory farming activities -7 d, e, & f

Other Legislation

- Administration of the Health Act, the Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act 1991, Hazardous Substances and New Organisms Act, Building Act and Waimate District Council's Bylaws.

Objective 2 - User Friendly Sites

Maintaining the practicability of allotments (sites) and building platforms for residential use by their occupiers.

Reasons

- It is important that any allotments created by subdivision are of such an area that there is some flexibility in the development of that allotment for residential purposes.
- It is important that development of allotments for residential purposes ensures that there is reasonable access to outdoor areas and that there is adequate area on site for carparking.
- Where there is a known flood risk it is appropriate that the floor levels of residential buildings are such as to avoid probable flooding.

Policy 2A - Density

To control the minimum density of development to ensure adequate and practicable areas are available for residential activity including areas for carparking.

Explanation and Reasons

- As for Objective 2

Anticipated Environmental Results

Objective 2 and associated policy are anticipated to result in the following outcomes:

- Sites which of a shape and size which allow flexibility of use.
- Avoidance of risk to life and significant property damage from flooding in Hakataramea.
- Allotments with sufficient area to enable a reasonable level of Residential Activity.
- Area available on site for the parking of 1 car.

Methods of Implementation

Objective 2 and associated policy will be implemented through the following methods:

District Plan Rules

- Residential Density - 6a
- Floor Levels Hakataramea - Rule 6l
- Section 9 - Transportation - Rule 2a
- Section 10 Subdivision - Rule 6a

Other Legislation

- Administration of the Health Act, the Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act 1991, Hazardous Substances and New Organisms Act, Building Act and Waimate District Council's Bylaws.

<h3>Objective 3 - Pleasantness</h3>
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Maintenance of Residential areas as a pleasant place to live.

Reasons

- While Objective 1 aims primarily at maintaining the visual character of residential areas, particularly as viewed from the street, this Objective (3) has the purpose of maintaining those aspects of the character of residential areas which contribute to making these areas pleasant places to live in.

- This Objective (3) is concerned with limiting the off site impacts of activities on other residential activities in the vicinity.

Policy 3A - Effects Controls

To control aspects of residential and non-residential activities such as noise, glare, traffic generation, bulk and location of neighbouring buildings to maintain an acceptable living environment.

Explanation and Reasons

- As for Objective 3
- Noise, glare, extra vehicle generation and bulky buildings located close to boundaries on adjoining properties are effects of activities which can adversely effect the enjoyment of properties within the residential and they are also effects which can be readily monitored.
- The range of activities which are part of normal residential use of a property are such that it would be unrealistic to set a maximum noise and traffic generation level on these activities. For example, lawn mowing and house repairs or construction would likely exceed any maximum noise limit set and would therefore require the Council's consent.
- In the townships of Makikihi, St Andrews and Glenavy retailing and service industries, particularly those serving the travelling public, have located sections of those towns fronting State Highway 1. Because of their service to the public and their importance to the viability of these towns it is appropriate that these activities be permitted within these 'residential' areas. Provided the areas in which the retail and service activities are confined are generally that which exist now, it is unlikely that these activities will detract from the amenity of these towns.
- It is important that any allotment created by subdivision and any development of allotments for residential activities is such that a basic level of amenity in terms of access to sunlight and daylight, and privacy is assured.

Anticipated Environmental Results

Objective 3 and its associated policy are anticipated to result in the following outcomes:

- Glare levels which do not detract from the enjoyment of adjacent properties
- Low to medium noise levels from non-residential activities
- Varied noise levels and impacts from residential activities
- Limited retail sales from properties in the Waimate Urban Area
- Adequate privacy and access to sunlight
- Retail sales and servicing limited to confined specified areas fronting State Highway 1 in St Andrews, Makikihi and Glenavy.

Methods of Implementation

Objective 3 and its associated policy will be implemented through the following methods:

District Plan Rules

- Traffic generation - 7j
- Noise - 7h
- Glare - 7g
- Housing of animals - 6f vi
- Keeping and breeding of animals - 4c
- Commercial Activities Townships - 2d
- Retail sales - 4f
- Setbacks from neighbours - 6f
- Recession lines - 6e
- Hours of operation - 7i
- Heavy vehicle storage - 7k
- State of Buildings - 6k

Other Legislation

- Administration of the Health Act, the Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act 1991, Hazardous Substances and New Organisms Act, Building Act and Waimate District Council's Bylaws.

Objective 4 - Non Residential Activities

Non-residential activities in residential areas which meet community needs, but do not detract from the amenities of the area.

Reasons

- Non-residential activities, such as health facilities and churches, are an integral part of residential areas because they provide services to meet community needs, with many aiming principally to meet the needs of local residents.
- Non-residential activities may seek to establish within living areas for a number of reasons, including:
 - When meeting the needs of local residents, a location in close proximity to where people live is desirable;
 - Although not necessarily serving local needs, a residential area location may be desirable given the high level of amenity in such areas, as compared with other locations;
 - Non-residential activity may be closely related to residential activity, such as working from home, and therefore co-location is desirable.
- It is recognised that Non-residential activities have the potential to create adverse effects for neighbouring sites and local communities due to noise, traffic generation, hours of operation, visual detracting, the scale of operation and loss of residential neighbours. A high standard of amenity is sought for residential areas these being particularly sensitive to such adverse effects.

Policy 4A - Community Activities

To protect existing, and to provide for new, community facilities and services to locate within residential areas as long as the adverse effects on the existing amenity values of the area are avoided, remedied or mitigated.

Explanation and Reasons

- As for Objective 4
- By providing for new community facilities as a discretionary activity the Council will be able to ensure these facilities offer services to the community they serve and enjoy a desirable level of amenity without unduly interfering with the general level of amenity in residential areas.

- Specific existing and proposed community facilities (particularly health and emergency services and educational and recreational facilities) within residential areas require specific recognition in the District Plan to enable them to securely continue at the scale and intensity they have operated in the past (e.g. Waimate Hospital and any successor to that facility). The techniques most suited to this are firstly a rule permitting recreational activities, and secondly the use of scheduling for certain health, educational and emergency services facilities.

Policy 4B - Home Based Employment

To enable home based employment opportunities within residential areas consistent with safeguarding the amenity of these areas.

Explanation and Reasons

- As for Objective 4
- Providing residential amenity can be preserved, allowing home based employment opportunities to locate in residential areas will contribute to the economic development of Waimate and the townships of the District.
- Standards can be placed on home based employment which control the effects of traffic generation, visual detracting, hours and scale of operation, noise and outdoor advertising.

Policy 4C - Non-Residential Activities

To ensure that non-residential activities which have, or are likely to have significant adverse effects on the amenity of residential areas are controlled in the residential zone.

Explanation and Reasons

- As for Objective 4
- As particular activities such as animal breeding, mining, and panel beating can have serious adverse effects on the enjoyment of property within resident areas it is appropriate that they not be provided for either as permitted or discretionary activities.

Policy 4D - Visitor Accommodation

To provide for a scale of visitor accommodation consistent with safeguarding the amenity of the adjoining residential areas.

Explanation and Reasons

- As for Objective 4
- It is appropriate that transient accommodation at a scale the same or similar to permanent housing be permitted throughout the residential area because of the similarity of use and the limited potential adverse effects on these areas.

Policy 4E - Commercial Activity

Maintenance of commercial activity within Makikihi, St Andrews and Glenavy within defined areas fronting SH1.

Explanation and Reasons

- As for Objective 4
- Because of the physical and economic integration of the businesses in Makikihi, St Andrews and Glenavy with the residential areas it is appropriate that they be provided for within the Residential Zone.
- To provide efficient service to the public and to limit the potential for adverse effects from these businesses on residential activity, it is appropriate to confine general areas already occupied by commercial activities.

Anticipated Environmental Results

Objective 4 and associated policies are anticipated to result in the following outcomes:

- A well distributed but, specific range of established and new non-residential activities in residential area which provides convenient, useful, and critical services in close proximity to the user.
- Maintenance of the local residential environment such that permitted and scheduled activities are of a scale and distribution consistent with maintaining the amenity of residential areas.
- Maintenance of adequate standards of amenity in the residential areas, particularly with respect to visual appearance, impacts of traffic movement, noise generation and safety in

terms of hazardous substances or other nuisances to adjoining properties from permitted and scheduled activities.

- An environment which provides certainty and security for the significant investment in buildings and site development for existing community facilities.
- Increasing home based employment within residential areas which is consistent with the general amenity of the area.
- Limited adverse environmental effects resulting from non-residential activities.
- Occasional development of small scale accommodation within residential areas.
- Maintenance of business activities within confined areas fronting SH1 in Makikihi, St Andrews and Glenavy.

Methods of Implementation

Objective 4 and associated policies will be implemented through the following methods:

District Plan Rules

- Community facilities - Discretionary Activity - 4b
- Scheduled Activities - 2f
- Recreation Activities - 2c & 4d
- Home occupations - 2b
- Employment- 7a
- Hours of operation - 7i
- Retail sales - 4f and 7b
- Heavy vehicle storage - 7k
- Outdoor storage - 6h
- Noise - 7h
- Noxious industry - 7l
- Noxious and unpleasant activities - 7l
- Mining, forestry - 7e & f
- Farming - 3c
- Visitor Accommodation - 2e, 4e and 7c
- Commercial Frontage Townships - 2d

Objective 5 - Size of Residential Zone

Sufficient land area to provide for the residential needs of Waimate's residents up to 2005 consistent with safeguarding the life supporting capacity of the more versatile land of the District.

Reasons

- It is appropriate that areas which are appropriate for residential use be identified in the District Plan to enable the District Council and residents to efficiently provide for their residential needs and servicing in the future.
- The Resource Management Act 1991 requires that the life supporting capacity of soil be safeguarded in providing for people's economic and social wellbeing. However, if the urban areas of the District are to expand this must be at the cost of the life supporting capacity of soils subject to development. As the proposed Regional Policy Statement (Canterbury Regional Council) particularly promotes the avoidance of the more versatile soils for purposes which limit potential for primary production it is appropriate that expansion of Waimate should avoid such land.

Policy 5A - Townships

To maintain the existing town (urban) zone boundaries of Makikihi, St Andrews, Hakataramea, Glenavy and Morven.

Explanation and Reasons

- The areas already zoned for residential and urban purposes in the townships of St Andrews, Makikihi, Hakataramea, Glenavy and Morven contain a number of vacant sites which at current rates of new development will be sufficient for the next 10 years.

Policy 5B - Expansion of Waimate

To provide an expanded area for residential development to the west of the Waimate Urban Area to include land within the block bounded by Allan Street, High Street, South of Princess Street (the old Borough boundary) and Waimate Creek.

Explanation and Reasons

- As for Objective 5
- The Waimate urban area has been experiencing a slow but steady demand for new houses and it is appropriate that this

demand be catered for by an extension to the existing residential area rather than by creation of a separate urban area.

- The area to the west of Waimate has been subject to Deferred Residential zoning and already has a number of new houses developed within it.
- The area to the west is one which can be serviced for water supply and sewage by connection to existing systems. It is also an area which does not contain versatile soils as defined by the Proposed Regional Policy Statement.

Anticipated Environmental Results

Objective 5 and its associated policies are anticipated to result in the following outcomes:

- Gradually residential in filling of the existing townships
- The gradual development of a suburban residential environment to the west of Waimate up to Waimate Creek, Allan Street and High Street.

Methods Of Implementation

Objective 5 and its associated policies will be implemented through the following methods:

District Plan Rules

- Residential Zones of Makikihi, St Andrews, Hakataramea, Glenavy and Morven.
- Residential zoning

Objective 6 – Natural Hazards

Avoid loss of life and avoid or mitigate damage to assets and infrastructure, or disruption to the community of the District, from natural hazards.

Reasons

- The Act requires the Council to have objectives and policies and controls on the actual or potential effects of the use, development, or protection of land for the purpose of mitigation of natural hazards.

- Avoidance of loss and damage to life and property is generally preferable to restoration and compensation for loss where this is possible.

Policy 6A – Proximity To Waterways

To encourage the relocation of existing settlements and buildings away from areas that are at risk from coastal or riverbank erosion and to discourage new buildings being sited in these areas, so as to avoid the potential loss of life and damage to property.

Explanation and Reasons

- As for Objective 6
- The adverse effects of coastal and riverbank erosion and flooding are effectively mitigated by directing new buildings away from these areas or by relocating existing buildings away from these areas.

Policy 6B - Natural Hazard Information

To maintain a high level of community awareness of the risk of natural hazards through the provision of advice and information.

Explanation and Reasons

- As for Objective 6
- Providing information is an effective means of enabling people to avoid the effects associated with natural hazards necessary to achieve Objective 6.

Policy 6C - Effects of Natural Hazard Mitigation Measures

To avoid, remedy, or mitigate the adverse effects on the environment arising from natural hazard mitigation measures.

Explanation and Reasons

- As for Objective 6
- Adverse effects of natural hazard mitigation measures, such as on the natural character of riparian and coastal areas, should be adequately avoided, remedied, or mitigated where such measures are necessary to achieve Objective 6.

Anticipated Environmental Results

Objective 6 and associated policies are anticipated to result in the following outcomes:

- A setback of buildings from waterways which will maintain an acceptable level of risk to life and property.
- Buildings and land use sited in accordance with information on natural hazards that maintains an acceptable level of risk to life and property
- Natural hazard mitigation measures such as physical flood protection and coastal protection works do not adversely affect the natural character and functioning of wetlands, lakes and rivers, or the coastal environment.

Methods of Implementation

Objective 6 and its associated policies will be implemented through the following methods:

Non-Regulatory

- Support for consultative strategies to relocate to an area of lesser risk from erosion.
- Maintain a hazards register to be available for public information.

District Plan Rules

- Setback from Watercourse and Sewerage Ponds - 6m
- Residential Site Standard 6m - Flooding.

Other Legislation

- Civil Defence planning and preparedness under the Civil Defence Act, 1983.
- Resource Management Act 1991 to prevent subdivision in areas prone to erosion.
- Require an Assessment of Environmental Effects with any resource consent application to identify any natural hazards and the methods used to avoid or mitigate a hazard risk for the proposed development in accordance with the requirements of the Fourth Schedule to the Resource Management Act 1991.
- Replacement of alterations of buildings to consider natural hazards under the Building Act 1991.

- Provide information on natural hazards on LIMs and PIMs in accordance with the Local Government Official Information and Meetings Act, 1987.

REASONS FOR RESIDENTIAL ZONE RULES AND STANDARDS

Residential Density and Building Coverage

Form: - Minimum area (m²) per residential unit. Maximum percentage of the site which is permitted to be covered by buildings.

Purpose: - To control the density of residential development and to retain a degree of open space on sites, consistent with the potential needs and expectations of occupiers and local amenity values.

Reason: - These two standards are closely related to one another, and are the major determinant of the character of the residential areas of the District. The size of residential sections and the amount of each section that is retained as open space or available for tree and garden plantings are key factors in determining the visual amenity, spaciousness, levels of privacy, access to sunlight and daylight, and pleasantness of residential areas.

Maintenance of the existing general scale and character of the residential areas also requires site density and open space levels for new development which are consistent with the prevailing character. Site density and open space standards have been set which retain a dominance of open space rather than buildings, with opportunities for tree and garden plantings.

This standard ensures that regardless of the type or pattern of land ownership, all residential units have a minimum area of land available to the occupiers of that unit. This gives a particular character and enables normal residential activities to be carried out without being limited by the area available. The degree to which open space or an open appearance of a site is important depends both on the likely use of the property and the community expectations for property within its local environment.

Height of Buildings and Recession Lines

Form: - Maximum height (m) of buildings above ground level. A building envelope constructed by recession lines inclined inwards from a specified point above the site boundary.

Purpose: - To achieve a scale of development which is consistent with the desired character for an area and to ensure that building development does not unduly deprive neighbouring properties of sunlight. These are indirectly

a means of affording some degree of privacy to property occupiers and some retention of opportunities for outlook and views.

Reason: - These two standards are closely related to one another in controlling the height and bulk of buildings. Building height is a major determinant of the scale and character of the residential areas. Both standards are key factors in determining the visual amenity, dominance of buildings, levels of privacy, access to sunlight and daylight, and spaciousness of residential areas.

The maximum height of buildings has been set at a level which is in keeping with the existing general scale and character of the residential areas within the zone. The height and sunlight standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy through not being overlooked, consistent with suburban living. The limits are intended to allow flexibility of design while providing for the maintenance of the general character of an area.

People value sunlight for health, warmth and planting. To ensure sunlight is not blocked by buildings on adjacent sites it is necessary to require those buildings to fall within an angle which permits sunlight to penetrate onto site, even in mid-winter. The angle of the recession plane is the critical factor determining the potential sunlight admission while the starting point or height of the recession plane influences how close a building can be erected to the site boundary. The aim in setting recession plane standards is to achieve balance in ensuring reasonable amenity protection while acknowledging reasonable property rights. The key to such provision is acknowledgement that tighter controls are necessary for southern boundaries relative to northern ones. The need to avoid shading effects are greatest in the winter when the sun is at its lowest trajectories.

In the case of scheduled community facilities, the height standard is consistent with the building height in the general vicinity. This is to ensure that development does not physically and visually dominate an environment and is comparable in terms of building bulk with that in the adjoining neighbourhood. The quality and amenity of the environment is therefore retained.

Setback from Streets

Form: - Minimum distance (m) from street.

Purpose: - To provide for an attractive street scene and allow adequate daylight admission to roads.

Reason: - The setback of buildings from road boundaries is an important determinant of the visual character of living areas. The degree of setback required affects the visual impact of buildings from across the street, the opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook of people on adjoining sites.

A moderate setback has been required in the Residential Zones, in order to maintain the pleasantness and openness of sites as viewed from the streets and neighbouring properties; and to enable opportunities for tree and garden plantings; but also to enable efficient and practical use of sites.

In the case of scheduled community facilities, a setback from roads is intended to maintain the open appearance and character of such areas.

Setback from Neighbours

Form: - Minimum distance (m) from internal boundaries.

Purpose: - To provide space around buildings for the purposes of:

- ensuring adequate sunlight admission to buildings on the site
- providing access for emergency services, vehicles, etc to the rear of the property
- ensuring a degree of visual and aural privacy and protection from noise from neighbouring properties.

Reason: - A standard separation distance of buildings from adjoining neighbours' boundaries has been required, to reduce the visual dominance of buildings on the outlook of adjoining sites; to enable access along all sides of the site and to daylight; and to provide a degree of privacy consistent with suburban living.

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. Accessory buildings are permitted within the setback, in order to allow more flexible use of this space. However, the length of such accessory buildings is limited to avoid dominance of adjoining sites by the proximity of a lengthy building. The height of the accessory buildings will also be limited by the recession plane standards. Limited intrusions into the setback are also permitted. These are functional and decorative features which would not adversely affect neighbouring properties.

Additional setbacks have been required for buildings housing animals because of their increased potential to interfere with the enjoyment of a residential property as a result of odour or noise.

In the case of scheduled community facilities an increased separation from neighbours has been applied. The reason is to maintain the amenity and quality of environment on adjoining sections, in particular, residential sections from the scale and nature of activities likely on these scheduled sites.

Family Flats

Form: - Requirement to be relocatable and necessity of a bond where the flats do not meet the density, parking and outdoor space requirements of residential units.

Purpose: - To enable the placing of non-conforming separate accommodation for dependent relatives on sites with an existing household unit for as long as it is needed by that dependent relative.

Reason: - Family flats for the care of dependant relatives are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. To protect residential amenity, it is appropriate that all buildings be subject to generally the same standards. However, the Council accepts that in some circumstances the construction and design of family units will be influenced by existing site and building constraints. Rather than prevent such development of family units on this basis, the Council will require measures be undertaken to ensure the family unit can and will be relocated when no longer required by a dependent relative. Additional parking spaces and outdoor living areas are not required for the family flat as the relative occupying the family flat is considered to be an integral part of the family on the site. The requirement for the family flat to be relocatable and for a bond to require relocation when no longer needed is to avoid family flats being used as a separate residential unit without an adequate site area, outdoor space or parking areas.

Recreational Activities

Form: - Limitation to outdoor recreational activities on public reserves.

Purpose: - To ensure that building developments and associated recreational activity and private recreation activities have limited adverse effects on the amenity values in residential areas.

Reason: - Building developments and associated recreational activities, as well as commercial and club recreational activities, have the potential to adversely affect the amenity of residential areas through noisy activities, late hours of operation, bulky buildings causing visual detracting or overshadowing, on-street parking and congestion, litter, loss of security and privacy. Although these effects are also possible with outdoor recreational

activities on reserves, their duration and intensity is likely to be more limited and within level and type of effects anticipated by any resident adjoining a public reserve.

The range and nature of recreational activities is wide. Even small buildings such as toilet facilities or utility buildings have the potential to affect neighbours. On public reserves, the Council is also bound by the provisions of the Reserves Act, which limits the type of activities that can be undertaken to those that are in accordance with the classification of the reserve. That Act also provides a public process for management plans and for leasing of reserve land. These safeguards are not available on private land used for recreational activities. For these reasons, recreational activities within buildings and those that are not undertaken on public reserves will be subject to resource consents to test their suitability within a residential environment.

Retail Sales and Commercial Activities

Form: - Limit on types of commercial activities and retail sales.

Purpose: - To provide for limited retailing outside of commercial areas, but only at a level which will not compromise the local environment and the efficient use of existing commercial or retail areas.

Reason: - The frequent visiting of properties by the general public for retail purposes can cause significant annoyance to people living in the vicinity because of the increased noise and fumes and the general loss of privacy. Retail sales from a site are considered to be a significant determinant in the number of vehicle and pedestrian movements to and from a site generated by any non-residential activity. These movements can be controlled through standards directly specifying the number of permitted vehicle or pedestrian movements. However, measuring and enforcing such standards can be difficult and it is considered that additional controls are necessary over those activities known to generate adverse effects as a result of vehicle and pedestrian movements. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of a suburban residential environment. Not only retail sales, but also the display of goods for sale can attract vehicle and pedestrian movements which are incompatible with a residential area.

By way of applications, goods grown, reared or produced on a site may be able to be sold. Similarly refreshments may be able to be sold to people visiting a site for house and garden tours, for instance. This recognises that sales of such goods may be an integral and necessary part of other activities on the site and may assist in providing home-based employment and income

generation for residents or occupiers of a site. By limiting retail sales from home occupations and rural selling places to those items produced on site a limit on the potential number of customers is created. However, applications may be declined or conditions imposed to limit the scale and nature of the sales, if adverse effects on the residential environment are possible.

Dispersal of commercial activities throughout the residential areas could cause a fragmentation of the present business areas which have established in the centres of the towns. Such dispersal will have the effect of decreasing convenience for the community, increasing the cost of interaction and conducting business, and undermining the viability and efficiency of many commercial activities and their associated community centres.

Visitor Accommodation

Form: - Limits on type of visitor accommodation.

Purpose: - To ensure that visitor accommodation is kept to a scale that is consistent with the amenity and character of the surrounding residential area.

Reason: - This standard recognises that visitor accommodation in residential areas can have adverse affects on the surrounding area as a result of noise, glare, traffic generation, loss of privacy and security and visual dominance of buildings. Visitor accommodation is generally provided for in the Business Zones, where it will be located close to other commercial activities and services and where the effects of the activities will be compatible with the prevailing environment. However, the Plan recognises that small-scale accommodation and accommodation within a residential unit will have no greater effect on the surrounding area than the residential unit and can be permitted within the residential environment.

Scale and Nature of Home Occupations

Form: - Location of material or equipment, and location of activity.

Purpose: - To ensure that home occupations avoid adverse effects on the amenity and character of the residential area.

Reason: - The Plan recognises that home occupations are a desirable and often necessary part of residential activity, providing an important source of employment and local services within the residential areas. However, large scale home occupations, with large numbers of outside employees, have the potential to impact on neighbours both in terms of traffic generation, parking congestion, noise, vibration, glare, loss of privacy and visual effects. Controls on the location of the activities and associated materials are a means of avoiding the potential adverse effects. These limitations are key

factors in ensuring that home occupations are compatible with other buildings and activities in the residential areas; and will remain incidental to residential activities and buildings on the site. These factors are intended to ensure that the residential areas of the District remain as residential environments dominated by residential, rather than non-residential, activity.

Employment of Persons

Form: - Number of fulltime employees other than those residing permanently on-site.

Purpose: - To limit the size of businesses and home occupations in residential areas to that which will not compromise the dominant residential amenity of the site or area.

Reason: - The amount of non-residential employment on a site is a major determinant of the scale of non-residential activities in the residential areas of the District. It is a key determinant in ensuring that non-residential activities are compatible with the scale and effects of other activities in the residential environment and will remain incidental to residential activities on the site. Restrictions on employment are intended to have a direct impact on the scale of non-residential activities and therefore limit the potential increases in traffic, noise, parking congestion and loss of privacy associated with larger operations.

Vehicle Generation

Form: - Specification of maximum number of heavy vehicles and other vehicles that may be generated by an activity.

Purpose: - To limit the number, and therefore the impact, of vehicles in residential areas where the vehicles are generated by non-residential use.

Reason: - The adverse effects of vehicles in a residential area include noise, vibration, fumes, glare, disturbance, loss of privacy, traffic and parking congestion and reduction in traffic safety all of which are incompatible with the anticipated character and amenity of residential environments within the District. Because of the difficulty and inappropriateness of limiting the number of vehicle trips associated with residential or recreational uses in residential areas the control relates only to non-residential or non-recreational use.

Factory Farming

Form: - Exclusion of factory farming.

Purpose: - To avoid the adverse effects of odour, noise, dust, visual detraction and traffic generation from the establishment of factory farming in a residential environment.

Reasons: - The high concentration of animals and the growing of mushrooms in a residential area has the potential to cause significant adverse impacts, such as odour, noise, dust, visual detraction and traffic generation. Such effects are totally incompatible with the amenities anticipated in a residential environment. To avoid these effects, factory farming operations need to be excluded from the Residential Zones.

Lighting

Form: - Direction and strength (lux spill of light) of external lighting.

Purpose: - To limit the amount of illumination received on properties from lights on neighbouring properties.

Reason: - Because illumination from lighting can interfere with the enjoyment of a property and with the sleep of occupiers the standard seeks to limit the amount and intensity of light spillage onto adjacent properties. The standard has been set to reflect the amount of illumination generally anticipated in the residential areas of the District's towns, where there is already a degree of night-time illumination from street and other neighbourhood lighting.

Noise

Form: - Numerical noise limits in decibels.

Purpose: - To avoid adverse effects of noise on health and amenity values.

Reason: - Reaction to noise is determined by not only the sound level of the noise and its characteristics, but also by the expectations people have for the environment in which they live, work or visit. The Plan standards recognise this and vary in accordance with the environmental results anticipated for the different zones. Prevailing noise levels within the existing residential areas are low and the Standards seek to protect these pleasant living conditions. Residential sites adjoining existing business zones are in some instances currently subject to increased noise levels. However, the standards for activities within the business zones require those activities to meet acceptable residential noise limits at the boundary of any property zoned residential.

Noise from residential activities can vary greatly. Although residential noise levels are generally low, on occasions higher levels are generated, such as from raised voices, children's play and garden equipment. These noise levels are an anticipated and accepted part of the residential noise environment and are, therefore, not controlled by the Plan standards. Any particular problems with residential noise, such as from noisy parties, can be dealt with through the excessive noise provisions of the Act.

Within residential areas, people should be able to enjoy the whole of their property without interference or nuisance from excessive noise from neighbouring properties. Therefore, measurement of noise levels in relation to possible impact is most appropriately taken at the property boundary rather than at the house.

Hours of Operation

Form: - Maximum number of hours weekly and hours of operation.

Purpose: - To preserve the character of residential areas from the adverse effects of non-residential activities.

Reason: - The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with residential environments. These effects can be as a result of operations during hours when neighbours can reasonably expect a more peaceful environment; or as a result of the cumulative effects of extended periods of operation from which there is little respite for neighbours. For these reasons, limitations have been placed on the total number of hours of operation and the acceptable hours of operation for each day. Exceptions to these requirements have been included for activities which do not involve visitors, clients or deliveries coming to and from the site and for small-scale home-based activities within buildings, recognising that such activities are less likely to result in disturbance to neighbours.

In the case of scheduled community facilities, the hours of operation have been specified as those which are currently anticipated from the use of the facilities, given their established nature and the limits on the type of permitted activities.

Heavy Vehicle Storage

Form: - Maximum number of heavy traffic vehicles to be stored on any site.

Purpose: - To protect residential areas from the adverse effects of regular heavy traffic movements. To ensure residential properties retain an appearance not cluttered by heavy vehicles stored on the site.

Reason: - Heavy vehicle movements can result in adverse effects, which are significantly greater than those of other vehicle movements, as a result of noise, vibration, fumes, traffic congestion and safety. This standard recognises that the storage of heavy vehicles on a site in a residential area can result in vehicle movements which are at times, or of such a regular nature, that they cause a nuisance to neighbours. At the same time, however, by enabling one heavy vehicle to be stored on a site, the standard also recognises the common need for residents to store their employment-related vehicle at home.

There is also an expectation that residential properties should retain an open appearance. The storage of heavy vehicles because of their bulk and nature compromises this appearance.

Noxious or Unpleasant Activities

Form: - Certain operations disallowed.

Purpose: - To avoid activities in residential areas likely to detract from public health and safety and environmental qualities enjoyed.

Reason: - Certain activities are without exception inappropriate in a residential neighbourhood because of their high potential for significant adverse impacts on local environmental qualities and amenity. People living in and visiting a residential area wish to be assured that such activities will not establish in their vicinity. The effects of such activities can also be very difficult to prescribe as standards, such as odour and vibration levels and lack of visual amenity. Experience has shown that once unacceptable activities establish, even at the level of home occupations, it can be very difficult and time-consuming to remove such activities, with consequent on-going concerns for neighbours. Accordingly, certain activities have been specifically excluded from Residential Zones.

Industrial, Service and Mining Activities

Form: - Exclusion of industrial, service and mining activities.

Purpose: - To avoid the adverse effects of odour, dust, vibration, glare, noise, visual detraction and traffic generation from the establishment of

industrial, service and mining activities in a rural residential environment. To avoid the inefficient use of existing industrial and service areas.

Reason: - The establishment of industrial, service and mining activities in a residential area has the potential to cause significant adverse impacts, such as odour, dust, vibration, noise, glare, visual detracting and traffic generation. Such effects are incompatible with the amenities anticipated in a rural residential environment. To avoid these effects, industrial, service and mining activities are excluded from the Residential Zones, except where they are small-scale, residential in nature, and provided for as home occupations. In the case of mining, the removal of topsoil is often an integral part of subdivision and housing development and will continue to be permitted in the Residential Zones.

Forestry Activities

Form: - Exclusion of forestry activities.

Purpose: - To avoid adverse effects of overshadowing, dominance of outlook, loss of security, dust, noise, vibration and traffic generation from the establishment of forestry activities in a residential environment.

Reasons: - The establishment of forestry activities in a residential area has the potential to cause significant adverse impacts. These can occur at the harvesting stage, such as noise, dust, vibration and traffic generation; or as a result of the growth of a large dense stand of trees within a residential environment causing overshadowing, dominance of outlook, and feelings of loss of security. Such effects are incompatible with the amenities anticipated in a residential environment.

Scheduled Community Facilities - Screening and Landscaping

Form: - Requirements for screening and landscape planting along road and internal boundaries.

Purpose: - To enhance the street scene and minimise the visual impact of development from roads and adjoining residential properties.

Reason: - The scheduled community activities may include buildings which are bulky and high in comparison with buildings which are normally permitted in the residential area. They may also include larger areas of parking and loading, other paved areas, or outdoor storage which is not normally acceptable in a residential area. Landscaping and fencing have the benefits of enhancing the appearance of and/or screening such sites and buildings as viewed from or across streets, or from adjoining properties.

Community Activities

Form: - Listing of community activities as a Discretionary Activity.

Purpose: - To provide for community facilities outside of business areas at a level which will not compromise the amenities of the local environment.

Reason: - There are a range of activities which are necessary for the practical, efficient and pleasant functioning of residential areas. These activities include health services, churches, educational and day-care establishments, and fire stations (community activities), which meet the needs of residents principally within the surrounding residential environment. In many instances it is not practical, suitable or necessary for these activities to establish in business areas. Although, the retention of residential activity on sites within the residential areas is an essential determinant of the character, cohesiveness and pleasantness of the residential environment, residents generally accept a loss of residential activity on a site, if the activity is serving an important local function.

The range of these activities, serving an important local function, is wide. Concentrations of such activities may result in residential sites being left without immediate residential neighbours, with consequent adverse effects in terms of loss of security, friendship and fellowship, or loss of visible evidence of residential character. Particular community activities may result in adverse effects to visual character, traffic generation levels, noise levels or the general residential character of areas. Such effects may be cumulative where community activities concentrate in particular vicinities, such as close to business centres.

Because of the variability of community activities in terms of their effects on their surrounding environment; the complex nature of the issues relating to community activities in the way that they are perceived as being acceptable or not in a residential area; and the potential for cumulative effects, this standard requires that each community activity be subject to individual consideration by way of a resource consent.

RULES - RESIDENTIAL ZONE

1 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules shall apply in the Residential Zone:

- Signs - Section 7
- Heritage Protection - Section 8
- Transportation - Section 9
- Subdivision - Section 10
- Utilities - Section 11
- Hazardous Substances - Section 12

2 PERMITTED ACTIVITIES

The following shall be Permitted Activities within the Residential Zone provided they comply with all Site Standards and Zone Standards:

- a **Residential Activities**
- b **Home Occupations**
- c **Recreational Activities** limited to outdoor recreation on public reserves.
- d **Commercial Activities** limited to the areas adjoining "Commercial Frontage" shown on the Planning Maps excluding activities associated with the business of prostitution.
- e **Visitor Accommodation** limited to:
 - i Home stays, accommodating up to a maximum of 8 people, and
 - ii units accommodating up to a maximum of 8 people in total.
- f **Scheduled Activities** listed in Rule 8 below which comply with the standards specified for the particular scheduled activity.

- g **Temporary Activities** listed as permitted activities in Section 2 Clause 5.

3 CONTROLLED ACTIVITIES

- a **Any Activity** which is listed as a Permitted Activity and which complies with all of the relevant Site and Zone Standards, shall where the Site Standards specify be a **Controlled Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified.
- b Temporary Activities listed as Controlled Activities in Section 2, Clause 5.

4 DISCRETIONARY ACTIVITIES

The following shall be Discretionary Activities

- a **Any Activity**, including a Scheduled Activity, listed as a Permitted Activity which complies with all of the Zone Standards but does not comply with any one or more of the Site Standards, shall be a Discretionary Activity. The exercise of Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.
- b **Community Activities**
- c **Farming Activities** excluding:
- i factory farming
 - ii breeding, rearing and/or keeping of pigs.
- d **Recreational Activities** not listed as Permitted Activities.
- e **Commercial Activities** limited to the retail sales of:
- food or beverages from a premises having a gross retail floor area, including storage, not exceeding 75m² or
 - farm and garden produce grown, reared or produced on the site.
 - handcrafts produced on the site.
 - refreshments served to group visits to sites used for farming or residential activities.

- f **Any Other Activity** which is not listed as a Permitted, Controlled or Discretionary Activity and which complies with all of the Zone Standards.

5 NON-COMPLYING ACTIVITIES

Any activity which is not a Permitted, Controlled or Discretionary Activity shall be a Non-Complying Activity.

6 SITE STANDARDS

a **Residential Density**

Minimum net area for any site for each Residential Unit shall be 360m² where public sewage treatment and reticulation is available except:

- i for each elderly persons housing unit with a gross floor area less than 65m² the net area shall be 150m².

Within Morven, Glenavy, Hakataramea, Makikihi, St Andrews and those parts of the Waimate Urban Area where public sewage treatment and reticulation is not available Residential Activity shall be a Controlled Activity in relation to the net area of a site required for a residential unit.

b **Building Coverage**

Maximum % of the site area to be covered by buildings shall be 35% except for Commercial Activities in areas adjoining “Commercial Frontage”;

c **Height of Buildings**

Maximum height of any building shall be 8m.

d **Setback from Streets**

Minimum building setback from road boundaries shall be 4.5m except for Commercial Activities in areas adjoining “Commercial Frontage”.

e **Recession Lines**

Buildings shall not project beyond a building envelope constructed by recession lines from points 2.5m above internal boundaries as shown in Appendix B except for Commercial Activities in areas adjoining “Commercial Frontage”.

f Setback from Neighbours

Minimum setback of buildings from internal boundaries shall be 1.5m: except that:

- i accessory buildings may be located within 1.5m of internal boundaries where the total length of walls of accessory buildings facing, and located within 1.5m of, each internal boundary:
 - does not exceed 10m in length, and
 - does not contain any windows; and
- ii where buildings on adjoining sites have a common wall along a site boundary, no setback is required along that part of the boundary covered by such a wall; and
- iii eaves and bay windows and similar parts of buildings may project into the setback by no more than 0.5m i.e. they may locate up to 1.0m from any internal boundary.
- iv porches and windbreaks opposite a doorway, chimneys, and external stairways, landings and enclosed balconies may project into the setback by no more than 0.5m provided they are no longer than 1.8m parallel to the boundary;
- v buildings shall be setback at least 1m from an accessway on the site which is used as access to another site; and
- vi structures, other than principal residential buildings, designed and/or used for the housing of the following animals shall be setback from internal boundaries, as follows:

Poultry and other birds	4.5m
Dogs	4.5m
- vii no setback shall be required for buildings to be erected or used for Commercial Activities in areas adjoining “Commercial Frontage”.

g Family Flats

Where a family flat does not on its own account separately comply with the Residential Density and Parking Standards for residential units:

- i the family flat building shall be relocatable; and
- ii the landowner shall enter into a bond with the Council (in a form able to be supported by a caveat) to ensure

that the family flat is removed when it is no longer required for the housing of a dependent relative.

h Scale and Nature of Home Occupations

- i No goods, materials or equipment associated with a home occupation, shall be stored outside a building, and
- ii All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles associated with a home occupation shall be carried out within a building.

i Visitor Accommodation

Visitor Accommodation and home stays shall be limited to facilities accommodating up to a maximum of 8 persons per site.

j Relocated Buildings

Residential Buildings to be relocated to or within the Residential Zone other than accessory buildings shall be Controlled Activities in relation to their appearance and design. Council may require a cash bond to ensure compliance with any conditions placed on a consent.

k State of Buildings

All buildings shall be maintained in a safe and non-derelict state (refer Definitions).

l Floor Levels - Hakataramea

All new buildings in the Hakataramea township shall have a minimum floor level of 200.52 metres above mean sea level.

m Flooding

- i Residential buildings within Areas of Flooding Risk identified on the Flood Risk Maps that are assessed to have a Low Flood Risk shall be a Controlled Activity in respect of:
 - a. siting and potential for inundation, riverbank erosion, or coastal erosion, floor heights
- ii There shall be no residential buildings within Areas of Flooding Risk identified on the Flood Risk Maps that are assessed to have a High Flood Risk.

This rule shall not apply to extensions which do not increase the total floor area of the building as at 1 March 1998 by more than 15%.

This rule shall not apply to accessory buildings designed or used for other than human habitation.

Note: A person proposing a residential building in a flood risk area shall supply a flood risk assessment from the Canterbury Regional Council, or any other suitably qualified organisation or person, to establish whether the site is to be in an area with a Low Flood Risk or a High Flood Risk.

n **Setback from Watercourses and Sewage Ponds**

Notwithstanding Residential Zone Site Standard 6m:

- i All buildings shall be set back a minimum of 7m from the bank or edge of open watercourses and open drains.
- ii All residential buildings shall be set back a minimum of 300m from the Waimate Sewage Treatment Pond.

7 ZONE STANDARDS

a **Employment of Persons**

No more than one full-time equivalent person who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the property, other than commercial activities in areas adjoining “Commercial Frontage” and residential, farming and recreational activities.

b **Retail Sales**

Except for Commercial Activities in areas adjoining “Commercial Frontage”:

- i Retail sales shall be limited to:
 - a. sales of garden produce grown, reared or produced on the site;
 - b. sales of handcrafts produced on the site; and
- ii No goods shall be displayed for sale, which are visible beyond the boundaries of the site.

c **Visitor Accommodation**

Visitor Accommodation shall be limited to facilities accommodating up to a maximum of 20 persons per site.

- d **Farming**
There shall be no factory farming or free-range pig farming.
- e **Industrial, Service and Mining Activities**
There shall be no industrial, service and/or mining activities, other than the removal of topsoil.
- f **Forestry Activities**
There shall be no forestry activities.
- g **Lighting**
All exterior lighting shall be directed away from adjacent properties and roads;
No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.
- h **Noise**
On any site, activities, other than residential activities and outdoor recreation activities other than motorsport, powered aviation, or shooting, shall be conducted so as to ensure the following noise levels are not exceeded at any point within the boundary of any other site within the Residential Zone:
- | | | |
|-----|----------------------------------|------------|
| i | during daytime | 50 dBA L10 |
| ii | during nighttime | 40 dBA L10 |
| iii | on any day between 2100 and 0700 | 70 Lmax |
- except that for farming activities this standard shall only apply to noise from stationary motors or equipment.
- This rule shall not apply where the noise source is a warning device, used by emergency services.
- All activities must comply with the General Noise Controls contained in Section 2 Clause 15.
- i **Hours of Operation**
Any activity, other than commercial activities in areas adjoining “Commercial Frontage”, and residential, farming, visitor accommodation and outdoor recreation, shall be limited to the following hours of operation:
- | | |
|---|--|
| i | a maximum total number of hours per week - 50 hours, and |
|---|--|

- ii 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays; except where:
- iii the entire activity is located within a building; and
- iv each person engaged in the activity outside the above hours resides permanently on the site, and
- v there are no visitors, customers or deliveries to the activity outside the above hours.

j **Vehicle Generation**

The maximum permitted vehicle trips per site from activities, other than commercial activities in areas adjoining "Commercial Frontage", and residential, farming and recreational, shall be:

Heavy Vehicles	-	2 per day
Other Vehicles	-	20 per day

Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the maximum number of vehicles trips from any site.

k **Heavy Vehicle Storage**

No more than one heavy vehicle shall be stored on any site, except for farming activities.

l **Noxious or Unpleasant Activities**

No activity, other than residential activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing.

m **Fortified Sites**

There shall be no placement of barricades, fences or structure, or any part of such structures that are of solid construction which preclude or inhibit entry by the police or any authorised officer.

n **Home Occupations – Businesses of Prostitution**

No business of prostitution that is provided for as a home occupation shall be established or operated in the Residential zone.

Note: Enforcement provisions under the Act will be used by the Council, where any activity produces vibration, smell or dust or manufactures, stores, uses, transports or disposes of hazardous substances in such a way that has or is likely to be either noxious, dangerous, offensive or objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

8 SCHEDULED ACTIVITIES

The following activities are Scheduled Activities within the Residential Zone:

- a **Waimate Hospital** Res 1861, 2387 and 2968, Naylor, Hillary and Queen Street block.
 - i Health care services
 - ii Hospital activities
 - iii Ambulance facilities
 - iv Car-parking
 - v Residential Accommodation associated with primary use of the site.

- b **St Patricks School** - Cameron Street, Waimate, Lot DP 63638 Private Primary School.
 - i Education and ancillary activities

- c **New Criterion Hotel** TS 347-348 PT 346 WAIMATE TN
 - i commercial activities
 - ii visitor accommodation

- d **Waimate Fire Station** - Paul Street Waimate, Lot 4 DP 27796
 - i Fire Station activities,
 - ii Car-parking,
 - iii Residential Accommodation associated with primary use of the site.

- e **St Andrews Fire Station** - Bluecliffs Road, St Andrews, Lot 7 being Pt RS 103, BLK IV Patiti SD
 - i Fire Station activities,
 - ii Car-parking,
 - iii Residential Accommodation associated with primary use of the site.

- f **Glenavy Fire Station** - Pyke Street, Glenavy, Sec 28 Town of Glenavy, BLK XIV Waitaki SD
- i Fire Station activities,
 - ii Car-parking,
 - iii Residential Accommodation associated with primary use of the site.

g **Standards**

Notwithstanding the above Site and Zone Standards, the following Standards shall apply to the above Scheduled Activities.

Any scheduled activity which complies with all of the standards below shall be a permitted activity, but any scheduled activity which does not comply with any one or more of the standards below shall be discretionary activity (restricted) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Those Standards that apply to the above Scheduled Activities are as follows:

- i **Height of Buildings**
Buildings shall not exceed the following maximum heights:
 - training and hose drying towers associated with fire stations: 15m
 - all other buildings: 10m.
- ii **Recession Lines**
All buildings other than training and hose drying towers associated with fire stations shall comply with the requirements for recession lines applicable to residential buildings along internal boundaries.
- iii **Setback from Streets and Neighbours**
Subject to meeting the recession plane requirement all buildings shall be setback a minimum distance of 3m from internal boundaries.

All buildings shall be setback a minimum distance of 4.5m from road boundaries.

- iv Screening
A landscaped area a minimum width of 1.5m shall be established and maintained along internal boundaries adjoining Residential zoned sections. In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage areas.
- v Landscaping
A landscaped area a minimum width of 1.5m shall be established and maintained along all road boundaries.
- vi Lighting
All fixed exterior lighting shall be directed away from adjacent properties and roads;
No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.
- vii Noise
On any site, activities, other than residential activities, shall be conducted such that the noise levels at the boundary of that site do not exceed the standard in Residential Rule 7h, except where the noise source is a warning device used by emergency services.

9 NON-NOTIFIED RESOURCE CONSENTS

Resource Consents in relation to the following matters shall be non-notified:

Controlled Activity: Relocated Buildings (6j)

10 ASSESSMENT MATTERS - RESOURCE CONSENTS

The Council shall have regard to the following in considering whether or not to grant consent or impose conditions on a resource consent application:

- a **Residential Density and Building Coverage - Residential Zones**
- i The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings.
 - ii The ability to provide adequate opportunity for garden and tree planting around buildings.
 - iii The extent to which there is a need for the decreased site size or increased building coverage in order to undertake the proposed activities on the site.
 - iv The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
 - v The ability to provide adequate vehicle parking and manoeuvring space on site.
 - vi The extent to which decreased site size or increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and day light and loss of opportunities for views.
 - vii The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
 - viii Whether the residential units are to be used for elderly persons housing and the extent to which a decreased site size will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings.
 - ix The ability to mitigate any adverse effects of increased coverage or site density.
 - x In the case of recreational activities the extent to which the additional building coverage will affect the degree to which the land is able to be enjoyed by the general public; will result in a loss of open space which is valuable within the built environment; or will enable the establishment of activities which could adversely affect the surrounding environment by way of noise, glare, traffic generation, loss of privacy or security.
 - xi Whether the net area of the site is of a sufficient size to provide for disposal of sewage by an on-site field system.

- xii The operational efficiency and maintenance and legal implications of having part of a field disposal system for sewage beyond the site.
- xiii Any commitment to an on-site sewage disposal system, other than a field disposal system, that would provide future owners with an effective long term system of sewage treatment and disposal.

b Building Height and Recession Lines

- i The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site.
- ii In the Residential Zones, the extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.
- iii The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
- iv The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment.
- v The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission, beyond that anticipated by the recession plane requirements for the area.
- vi The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.
- vii The extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity, or from roads or public open space in the surrounding area.
- viii The ability to mitigate any adverse effects of increased height or exceedance of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.

- c **Setback from Streets or Roads**
- i The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.
 - ii The extent to which alternative practical locations are available for the building.
 - iii The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
 - iv The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries, which will mitigate the effects of the building intrusion towards the road.
 - v The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites.
 - vi The ability to provide adequate parking and manoeuvring space for vehicles clear of the road.
 - vii The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
 - viii The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.
 - ix The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness other factors in the surrounding environment in reducing the adverse effects, such existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
 - x The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.
- d **Setback from Neighbours**
- i The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site.
 - ii The extent to which alternative practical locations are available for the building.

- iii Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
 - iv Any adverse effects on adjoining sites of the proximity of the building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the surrounding environment.
 - v Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
 - vi The ability to provide adequate opportunities for garden and tree plantings around buildings.
 - vii Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
 - viii The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.
 - ix Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.
 - x Any adverse effects on adjoining sites of the proximity of buildings housing scheduled community or private recreation facilities in terms of noise, glare or vibration which is inconsistent with the surrounding environment.
 - xi The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.
- e **Noise**
- i The degree to which excessive noise generation will affect the enjoyment of any public place or residential area in the vicinity.
 - ii The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
 - iii The nature of measures to mitigate excessive noise levels and the degree to which they are successful.

- f **Family Flats**
- i Where the family flat is not to be removed, any likely long-term needs of the residents of the site to house dependant relatives.
 - ii Any adverse effects of the family flat on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking on-site.
- g **Keeping of Animals (Farming and/or Boarding of Animals)**
- i In the Residential Zones, the nature of and reason for the commercial keeping of animals, the number of livestock, the species and/or breed of animal to be kept and the methods of effluent disposal and the extent to which this activity will detract from the quality and amenity of the residential environment in relation to smell, noise, outlook or nuisance.
 - ii The extent to which the animals will be housed within buildings and the proximity of those buildings to adjoining properties. Where animals are free ranging the means of separating them from boundary fences and other property in separate ownership.
 - iii The volume and type of traffic which may be generated to the site in relation to the keeping of animals and/or pigs and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
 - iv The frequency with which vehicles may visit the site in relation to the keeping of animals and/or pigs, the hours within which they will arrive and depart and the degree of impact this will have on the amenity and privacy of surrounding residential sites.
 - v The degree to which any lighting within the site used in relation to the keeping of animals may adversely affect the amenity and quality of the environment.
 - vi The nature of activities on adjacent sites and the extent to and manner in which the commercial keeping of animals and/or pigs may impact upon those activities.

In addition, regard should be given to the following assessment matters as described within this section:

- Building Coverage

- Height of Buildings
- Recession Lines
- Setback from Streets
- Setback from Neighbours

h **Recreational Activities**

- i The extent to which the recreational activity will result in levels of traffic and/or pedestrian activity which are incompatible with the character of the surrounding area.
- ii Any adverse effects of the proposed activity in terms of:
 - a. Loss of privacy
 - b. Litter and waste.
 - c. Any cumulative effect from the activity in conjunction with other activities in the vicinity.
- iii The extent to which any proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area, as for i and ii above.
- iv The extent to which any buildings are compatible with, and do not adversely affect, areas which have landscape or natural conservation values.
- v The extent to which the proposed activity will result in a loss of privacy or sense of security for residents within the surrounding environment.
- vi The extent to which the recreational activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity, opportunities to provide open space and tree plantings within the built residential environment; and/or opportunities in rural areas for remote experience recreation.
- vii The extent to which the recreational activity will adversely affect the range of recreational opportunities available in the District or the quality of experience of people partaking of those opportunities.
- viii The ability of the activity to supply water, and dispose of sewage and other wastes, in an environmentally sound manner.
- ix The extent to which the recreational activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level

of public safety impossible or difficult to achieve, and the measures to be used to ensure public safety.

i Commercial Activities

- i The extent to which the sale of goods or services other than those specified in the rules may adversely affect the amenity of the environment through increased generation of vehicles, noise, fumes or advertising.
- ii The extent to which a commercial activity may result in the loss of privacy on adjoining sites.
- iii The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- iv The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- v The extent to which retail sales or commercial activities on the site are an integral and necessary part of other activities being undertaken on the site and/or assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.

In addition, regard should be given to the following assessment matters as described within this section:

- Building Coverage
- Height of Buildings
- Recession Lines
- Setback from Streets
- Setback from Neighbours

j Home Occupations, Outdoor Activities, Employment of Persons and Retail Sales

- i The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used,

- which is out of character with the low density residential or rural environment.
- ii The extent to which the character of the site will remain dominated by open space or tree and garden plantings rather than by buildings and areas of hard surfacing.
 - iii The extent to which the activity will result in the loss of residential activity on the site.
 - iv The extent to which the activities on the site remain dominated by residential or rural activities, rather than by activities which are not associated with or incidental to residential or rural activities on the site.
 - v Any adverse effects of the home occupation in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
 - vi The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding environment.
 - vii The ability to mitigate any adverse effects of the increased scale of activity.
 - viii The extent to which materials or equipment associated with a home occupation need to be stored outside the building,
and
the extent to which all manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation need to be carried outside a building, taking account of:
 - a. The nature, coverage area and height of materials or equipment associated with a home occupation.
 - b. The intended duration of materials or equipment associated with a home occupations to be outside a building.
 - c. The extent to which provisions would be needed for:
 - security
 - control of litter and vermin
 - prevention or containment of fire hazard.
 - ix The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.

- x Any adverse effects of the outdoor activity on the outlook of people on adjoining sites, including the loss of residential or rural character.
 - xi The extent to which the outdoor activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
 - xii The ability to screen outdoor activities from adjoining roads and sites by alternative means.
 - xiii The ability to mitigate any adverse effects of the outdoor activity on adjoining roads and sites.
 - xiv The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
 - xv The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- k **Visitor Accommodation**
- i The extent to which the visitor accommodation will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
 - ii The extent to which visitor accommodation on the site is an integral and necessary part of other activities being undertaken on the site; will assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers on the site; or makes a practical and economical use of an existing building and facilities on the site.
 - iii Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:
 - a. Noise, vibration and glare from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential or rural environment.
 - b. Loss of privacy.
 - c. Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of

- on-street parking, which are inconsistent with the classification of the adjoining road.
- d. Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- iv The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

In addition, regard should be given to the following assessment matters as described within this section.

- Building Coverage
- Height of Buildings
- Recession Lines
- Setback from Streets
- Setback from Neighbours

1 **Community Activities - Discretionary Activity**

- i The nature of the activity, the hours of operation and the frequency with which the activity will take place and the extent to which these factors may affect the amenity and quality of the surrounding residential environment and privacy of adjoining residences.
- ii The extent of traffic that will be attracted to the activity and the ability of the site to accommodate parking, loading, manoeuvring and access requirements without adversely affecting the quality and amenity of the residential or rural environment or the safety and efficiency of the road network.
- iii The impact of noise and lighting that will be generated by the community activity, the location of the activity either indoors or outdoors and the extent to which this will affect the quality and amenity of the environment.

In addition, regard should be given to the following assessment matters as described within this section.

- Building Coverage
- Height of Buildings

- Recession Lines
 - Setback from Streets
 - Setback from Neighbours
- m **Setback from Waterways, Stopbanks and Sewage Ponds and Areas of Flooding Risk**
- i The extent to which protection works could limit damage to property and life from flooding and erosion.
 - ii The probability of a natural hazard occurring which would cause loss of life or property damage, and if so the extent of such damage.
 - iii Whether the area is high risk and in particular whether the product of the water depth (metres) times the water velocity (metres per second) is greater than or equal to one, in which case the potential loss of life and damage to property is significant.
 - iv Whether the floor height of a building, in a low risk flood area should be set a minimum height based on a 500 year flood (0.2% annual exceedance probability) plus 150mm.
 - v Whether the building is an extension which does not increase the total floor area by more than 15%.
 - vi The topography, vegetation and climatic factors that might reduce the impact of potential odour from the sewage ponds.
 - vii The use of the buildings proposed, and in particular whether people will reside in them.
- n **Heavy Vehicle Storage**
- i The number and type of heavy vehicles to be stored on a site and the extent to which they may detrimentally affect the quality and amenity of the environment.
 - ii The degree to which the vehicles being stored can be viewed from adjoining sections, the road and public places and the extent to which screening (either by fences, buildings or landscaping) may mitigate any adverse visual impact.
 - iii The degree of noise that may be generated from the starting, manoeuvring and mechanical repair of vehicles on site and the degree to which this will contrast with the existing noise environment.
 - iv The degree to which lighting associated with the storage of heavy vehicles for general lighting and security

- purposes may adversely affect the surrounding environment.
- v The frequency and timing of vehicle movements and the impact these may have on the surrounding environment in terms of noise, generation of fumes and the safety and efficiency of the road network.
 - vi The nature of any goods that may be stored on vehicles, the length of time they would remain on the vehicle and their potential impact on the surrounding environment.
 - vii Where a heavy vehicle to be stored has been used for the cartage of animals the procedures to be adopted for the washing down of the vehicles and the disposal of the waste and wash water.
 - viii The nature of activities on adjacent sites and the extent to and manner in which the storage of heavy vehicles may impact upon those activities, including the privacy of adjoining residential sites or loss of identity for communities.
 - ix Where a building is to be erected for the purpose of storing heavy vehicles the following matters of assessment shall be given regard to:
 - Building Coverage
 - Height of Buildings
 - Recession Lines
 - Setback from Roads
 - Setback from Neighbours
- o Noxious or Unpleasant Activities**
- i The nature and scale of the activity proposed to be established and the extent to which it will adversely affect the amenity and quality of the surrounding area.
 - ii The hours of operation or frequency with which the activity is proposed to be undertaken and the extent to which this will affect the amenity of the area in terms of noise generation, vibration, effect on traffic safety and efficiency, privacy and community identity and character.
 - iii The level, duration and frequency of noise to be generated and the degree to which this will contrast with the existing noise environment and impact on any cumulative increase.

- iv The nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
- v The extent to which the visual characteristics of the activity to be established are compatible with the amenity of the surrounding area and the extent to which screening or landscaping are able to mitigate any adverse impact.
- vi The extent to which lighting associated with the activity may adversely affect adjoining sites and the potential to mitigate any effect and the likely success of these measures.
- vii The potential for noxious or objectionable smells to be generated and the degree to which mitigation measures are likely to be successful.
- viii The nature of any goods or products, including hazardous substances, that are to be used or stored on the site and the degree to which they may affect the quality or amenity of the locality or public safety.
- ix The extent to which the proposed activity and associated storage areas are visible from adjoining sites, the road or public places.
- x The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements including the frequency and timing of vehicle movements and the extent to which these may have an effect on the surrounding environment in terms of noise, generation of fumes and the safety and efficiency of the road network.

In addition, regard should be given to the following assessment matters as described within this section.

- Building Coverage
- Height of Buildings
- Recession Lines
- Setback from Roads
- Setback from Neighbours

- p **Relocated Buildings**
 - i The physical conditions and appearance of the relocated building and the extent to which it can be rehabilitated to a standard similar to that of buildings in the vicinity.

- q **Lighting**
 - i The degree to which glare may affect the enjoyment, character or amenity of any public place or residential area in the vicinity having regard to the time, duration and intensity of the light and the extent to which it illuminates adjoining land areas.
 - ii The location of the source of glare and the potential to relocate or redirect the source within the site to mitigate any nuisance, including the safety of vehicles travelling along adjoining road networks and the degree to which this can be achieved successfully.
 - iii The extent to which the light source is necessary to enable certain activities to take place.

11 ZONE RULES AND STANDARDS - PURPOSE AND REASONS

Refer to the end of the Objectives and Policies for the Residential Zone for a detailed explanation of the form, purpose and reasons for the rules and standards.